

Bascom Road - 60'

S 01° 01'05" E 2181.96' Dd. / 2176.81' Ad.
1491.44' to Ang. PL
488.27'

S 07° 45' 11" E
171.65' County Rec. Misd.
103.77'

5/8" Iron Pin
Fnd @ 28.35'

N: 715,394
E: 2,345,708

N: 715,535
E: 2,345,716

N: 715,311
E: 2,345,720

1" Iron Pipe
Fnd @ 30.00'

N: 716,433
E: 2,345,600

Sublot 4
6.48 Ac. Total
5.38 Ac. Exc. R/W

N: 715,390
E: 2,345,470

Sublot 3
3.59 Ac. Total
3.27 Ac. Exc. R/W

N: 715,530
E: 2,345,391

Sublot 2
3.16 Ac. Total
3.00 Ac. Exc. R/W

Sublot 1
3.16 Ac. Total
3.00 Ac. Exc. R/W

N: 715,301
E: 2,345,137

Chardon Board of Education
PPN: 15-703200
635/656

Sublot 5
3.51 Ac. Total
3.30 Ac. Exc. R/W

N: 715,825
E: 2,344,943

N: 715,663
E: 2,345,130

Sublot 6
3.77 Ac. Total
3.63 Ac. Exc. R/W

N: 715,017
E: 2,344,935

Kirt & Robin Barber
PPN: 15-068600
Vol. 1537, Pg. 87
(Exception out of Sub
Property)
N: 715,073
E: 2,345,141

Sublot 6
3.77 Ac. Total
3.63 Ac. Exc. R/W
N: 715,424
E: 2,344,920

Sublot 6
3.77 Ac. Total
3.63 Ac. Exc. R/W
N: 715,017
E: 2,344,935

N: 715,525
E: 2,345,133

N: 715,525
E: 2,345,133

N: 715,825
E: 2,344,943

N: 715,667
E: 2,344,806

N: 715,825
E: 2,344,943

N: 715,825
E: 2,344,943

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N: 715,825
E: 2,344,943

813.65' Pd. & Msd.
5 88° 13'35" W

96.89' Dd. / 94.16' Obs.

372.82' Dd. / 372.16' Obs.

404.59'

404.59'

258.00'

258.00'

258.00'

258.00'

258.00'

258.00'

258.00'

258.00'



Graphic Scale
0 30 60
1" = 60'

Proposed Lots

Situated in the Township of Hamblen, County of Geauga and State of Ohio, known as
being part of Original Township Lot 10, Bond Tract
October 2020 - 1"=60'

Zoning

Hamblen Twp Zoning District R-1:
1/2 Mile to 1/4 Mile
100' Min. Front Setback
20' Min. Side Yard (Each side)
20' Min. Rear Yard



W.C. Vandra

WILLIAM C. VANDRA, JR., P.E. / P.S.
LAND DESIGN CONSULTANTS
1000 W. LORAIN ST., SUITE 200
COLUMBIANA, OHIO 43084
734.324.1111
WWW.LANDDESIGNCONSULTANTS.COM

REV. NO.	DATE	BY	DESC.

DATE: 09.16.2020
SCALE: N/A
FILENAME: BOND
COMPUTER: PFE
TAB NAME: PRE

Rick Sommers
PPN: 15-703200
Hamblen Township - Geauga County - Ohio

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Preliminary Plan

SHEET 1 OF 1
SUMMARY: 2001