

**Lot Split, Residual and Combination Survey**  
 Ralph Balsiger and Sallie Mae Balsiger, PN: 15-019100  
 Parcel Number 2, OR Book 1948 Page 1396  
 James Robert Aikens and Doris Aikens  
 PN: 15-000200, Deed Volume 734 Page 1224  
 part of Original Lot Numbers 7 & 12, Bond Tract  
 Township of Hambden  
 County of Geauga, State of Ohio

**References:**

Deeds of Record  
 Field Observations made September 2016  
 Rudy Schwartz Clemson Lot Consolidation Survey dated 8-31-2016  
 S.R. 608 undated plans from Lake County to Sisson Road.  
 GCE, County Sytem Road No. 6 Sec A. Plat, No date  
 portions of Lincoln Heights Land Company's Subdivision (unrecorded)

**NOTES:**

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network.  
 Distances are shown as U.S. Foot and decimal parts thereof. This Plat was prepared without the benefit of a Title Exam, and is subject to the results that an independent Title Exam may reveal.  
 This Plat of Survey depicts the results of a Boundary Survey as prepared according to the minimum standards for a Boundary Survey as described in the Administrative Code Chapter 4733-37, by O'Hara Land Surveying, LLC. This Survey is not valid unless it bears an Original Signature and Seal.

**LEGEND**

- 5/8" dia. x 30" long steel rebar set capped "O'Hara"
- survey monument found
- nrd no record distance
- (c) calculated distance
- (s) Survey reference
- (u) used distance
- (m) measured distance
- (r) record distance
- ☁ tree line
- x- fence line
- r/w street right of way
- c/l street centerline
- own through
- or official record
- dv deed volume
- p.o.b. place of beginning

North

**Zoning**

Classification: R-1  
 Lot Acreage: 3 acres  
 Lot Width: 200 feet  
 front setback: 100 feet  
 side setback: 30 feet each, 20 feet accessory bldgs.  
 rear setback: 50 feet each, 20 feet accessory bldgs.  
 no riparian setback areas on these two lots.

Thomas J. O'Hara  
 Professional Land Surveyor #7995  
 within the State of Ohio  
 Dated: 9/22/16



Ronald Harry Hutter  
 PN: 15-027800  
 DV 758 Page 59  
 Parcel No. 1

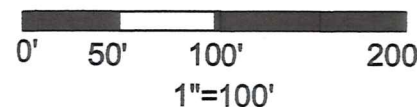
**SURVEY PLAT & LEGAL DESCRIPTION**  
 APPROVED PER R.C. 315.251

GEAUGA COUNTY AUDITOR  
 TAX MAP DEPT.

⊛ 0.0624 acres split from part of Pn: 15-000200

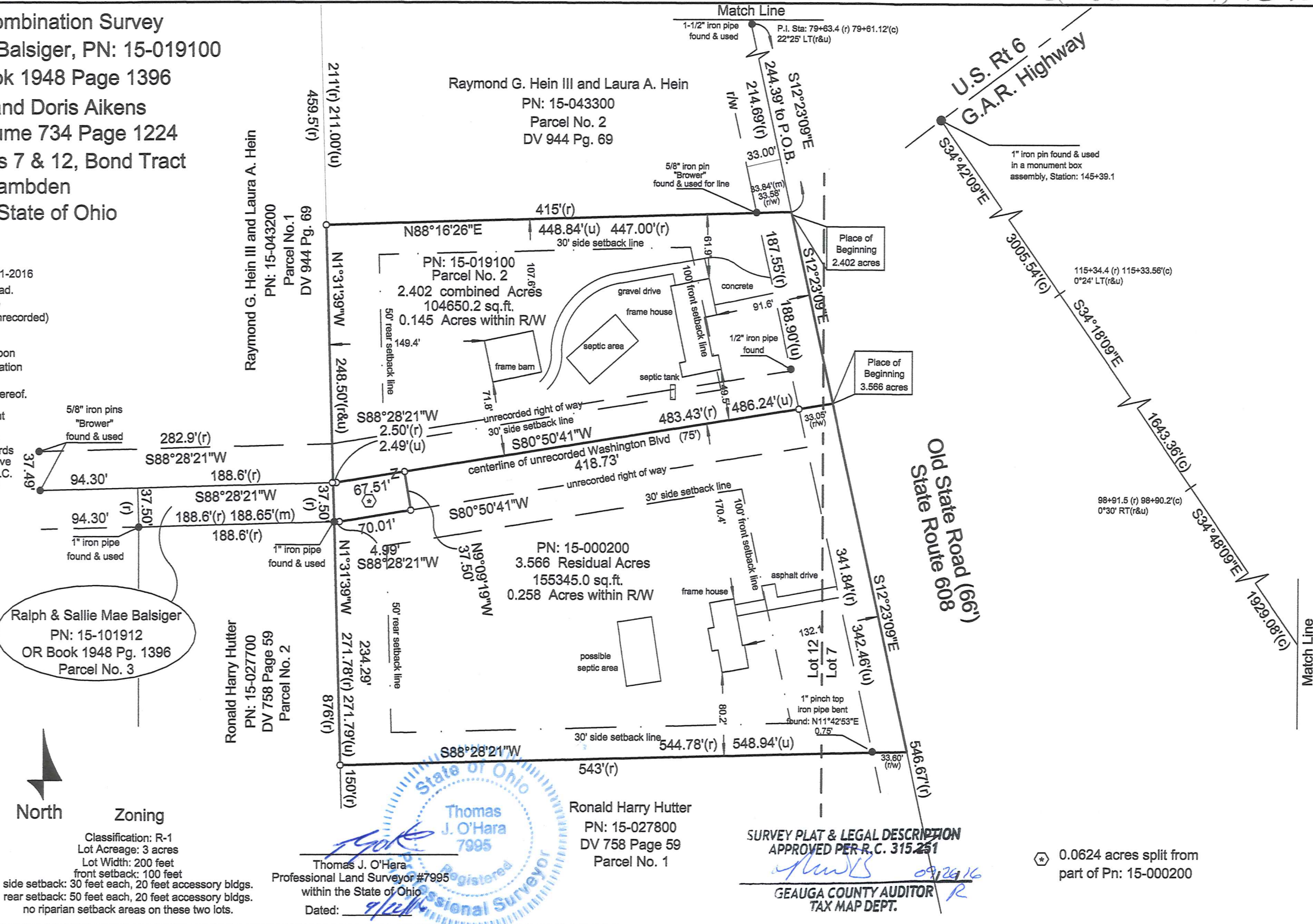
**O'Hara Land Surveying, L.L.C.**  
 P.O. Box 902, Chardon, Ohio 44024  
 oharasurveys@yahoo.com  
 V: 440-286-8417

Date of Survey  
 09-22-2016  
 Project No.: 1710



**Sheet**  
 1  
 of  
 1

This Consolidation/subdivision of land complies with the applicable Hambden Township Zoning Resolution. This \_\_\_\_ day of \_\_\_\_ 2016.  
 By \_\_\_\_\_ Hambden Township Zoning Inspector.



HAM00260  
OBSOLETE. SEE  
HAM00264

HAM00260

Aikens-Balsiger (16-109)  
Picked Up 09/27/16  
OBSOLETE SEE 16-114

**James Robert Aikens and Doris Aikens**  
**Part of PN: 15-000200 Deed Volume 734 Page 1224**  
**0.0624 Acres**

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot Number 12, Bond Tract, in said Original Hambden Township. Beginning at the intersection of the centerlines of US Route 6, a.k.a. G.A.R. Highway with the centerline of Old State Road a.k.a. State Route 608, (66'), said intersection being witnessed by a 1" iron pin found in a monument box assembly. Thence South 34°42'09" East along the centerline of Old State Road, a distance of 3005.54 feet to an angle point. Thence South 34°18'09" East along the centerline of Old State Road, a distance of 1643.36 feet to an angle point. Thence South 34°48'09" East along the centerline of Old State Road, a distance of 1929.08 feet to an angle point, said point witnessed by a 1-1/2" iron pipe found. Thence South 12°23'09" East along the centerline of Old State Road, a distance of 433.29 feet to a point, said point being the northeast corner of land formerly owned by James Robert Aikens and Doris Aikens, PN: 15-000200, Deed Volume 734 Page 1224, in Geauga County Record of Deeds, (GCRD), said point being the centerline of Washington Boulevard (75') as proposed but not recorded. Thence South 80°50'41" West along said centerline, and the North line of land now or formerly owned by Aikens, aforementioned, a distance of 418.73 feet to a point, said point being a new property corner created, said point witnessed by an iron pin set, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 09°09'19" East**, along a new property line established, a distance of **37.50 feet** to a point, said point being on the proposed south right of way line of Washington Boulevard, said point witnessed by an iron pin set.

Thence **South 80°50'41" West** along said right of way, a distance of **70.01 feet** to a point said point being an angle point in said right of way, said point witnessed by an iron pin set.

Thence **South 88°28'21" West** along said right of way, a distance of **4.99 feet** to a point, said point being the southeast corner of land now or formerly owned by Ralph Balsiger and Sallie Mae Balsiger, PN: 15-101912, as recorded in OR Book 1948 Page 1396, Parcel No. 3, in GCRD, said point witnessed by a 1" iron pipe found.


Thence **North 01°31'39" West** along the East line of land now or formerly owned by Balsiger, aforementioned, a distance of **37.50 feet** to a point, said point being on said centerline, said point being the southwest corner of land now or formerly owned by Ralph Balsiger and Sallie Mae Balsiger, PN: 15-019100, as recorded in OR Book 1948 Page 1396, Parcel No. 2, in GCRD, said point witnessed by an iron pin set.

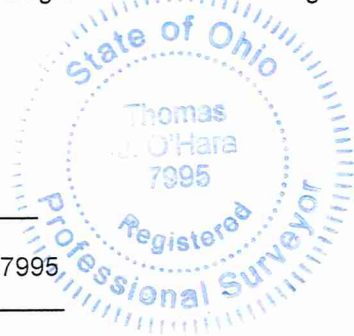
Thence **North 88°28'21" East** along said centerline, and the South line of Balsiger, PN: 15-019100, aforementioned, a distance of **2.49 feet** to an angle point in said centerline and property line, said point witnessed by an iron pin set.

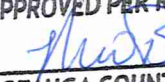
Thence **North 80°50'41" East** along said centerline, and the South line of Balsiger, PN: 15-019100, aforementioned, a distance of **67.51 feet** to a point. Said point being the **Place of Beginning**, and containing **0.0624 acres** of land, 0.000 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (1710) dated September 2016, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof. The intent is to describe a portion of the land now or formerly owned by James Robert Aikens and Doris Aikens, PN: 15-000200, Deed Volume 734 Page 1224, in Geauga County Record of Deeds.

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

  
Thomas J. O'Hara, P.S.  
Ohio Registered Surveyor No. 7995  
Dated: 9/27/16



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
 09/26/16  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**

**Ralph Balsiger and Sallie Mae Balsiger**  
**All of PN: 15-019100, OR Book 1948 Page 1396, Combine with**  
**James Robert Aikens and Doris Aikens, Part of PN: 15-000200 Deed Volume 734 Page 1224**  
**2.402 Acres Total**

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot Numbers 12 and 7, Bond Tract, in said Original Hambden Township. Beginning at the intersection of the centerlines of US Route 6, a.k.a. G.A.R. Highway with the centerline of Old State Road a.k.a. State Route 608, (66'), said intersection being witnessed by a 1" iron pin found in a monument box assembly. Thence South 34°42'09" East along the centerline of Old State Road, a distance of 3005.54 feet to an angle point. Thence South 34°18'09" East along the centerline of Old State Road, a distance of 1643.36 feet to an angle point. Thence South 34°48'09" East along the centerline of Old State Road, a distance of 1929.08 feet to an angle point, said point witnessed by a 1-1/2" iron pipe found. Thence South 12°23'09" East along the centerline of Old State Road, a distance of 244.39 feet to a point, said point being the southeast corner of land now or formerly owned by Raymond G. Hein III and Laura A. Hein, PN: 15-043300, as recorded in Deed Volume 944 Page 69, Parcel Number 2, in Geauga County Record of Deeds (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **South 12°23'09" East** along the centerline of Old State Road, a distance of **188.90 feet** to a point, said point being the centerline of Washington Boulevard (75') as proposed but not recorded, said point being the northeast corner of land now or formerly owned by James Robert Aikens and Doris Aikens, PN: 15-000200, Deed Volume 734 Page 1224, in (GCRD).

Thence **South 80°50'41" West** along said centerline, and the North line of land now or formerly owned by Aikens, aforementioned, passing through the right of way of Old State Road as witnessed by an iron pin set at 33.05 feet, a total distance of **418.73 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set

Thence **South 09°09'19" East**, along a new property line established, a distance of **37.50 feet** to a point, said point being on the proposed south right of way line of Washington Boulevard, said point witnessed by an iron pin set.

Thence **South 80°50'41" West** along said right of way, a distance of **70.01 feet** to a point said point being an angle point in said right of way, said point witnessed by an iron pin set.

Thence **South 88°28'21" West** along said right of way, a distance of **4.99 feet** to a point, said point being the southeast corner of land now or formerly owned by Ralph Balsiger and Sallie Mae Balsiger, PN: 15-101912, as recorded in OR Book 1948 Page 1396, Parcel No. 3, in GCRD, said point witnessed by a 1" iron pipe found.

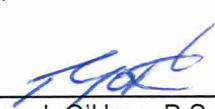
Thence **North 01°31'39" West** along the East line of land now or formerly owned by Balsiger, aforementioned, a distance of **37.50 feet** to a point, said point being on said centerline, said point being the southeast corner of land now or formerly owned by Raymond G. Hein III and Laura A. Hein, PN: 15-043200, as recorded in Deed Volume 944 Page 69, Parcel Number 1, in GCRD, said point witnessed by an iron pin set.

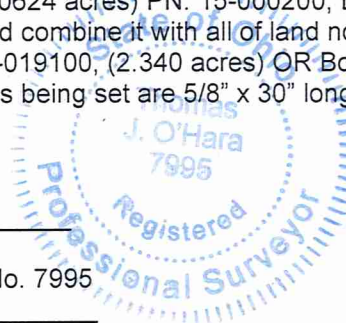
Thence **North 01°31'39" West** along the East line of land now or formerly owned by Hein, PN: 15-043200, aforementioned, a distance of **248.50 feet** to a point, said point being the southwest corner of land now or formerly owned by Hein, PN: 15-043300, aforementioned, said point witnessed by an iron pin set.

Thence **North 88°16'26" East** along the South line of Hein, PN: 15-043300, aforementioned, a distance of **448.84 feet** to a point in the centerline of Old State Road, passing through the right of way line at 33.58 feet as witnessed by a 5/8" iron pin "Brower" found at 33.84 feet. Said point being the **Place of Beginning**, and containing **2.402 acres** of land, 0.145 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (1710) dated September 2016, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

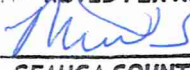
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof. The intent of this description is to describe a portion of the land now or formerly owned by James Robert Aikens and Doris Aikens, (0.0624 acres) PN: 15-000200, Deed Volume 734 Page 1224, in Geauga County Record of Deeds and combine it with all of land now or formerly owned by Ralph Balsiger and Sallie Mae Balsiger, PN: 15-019100, (2.340 acres) OR Book 1948 Page 1396 totalling 2.402 acres.

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

  
Thomas J. O'Hara, P.S.  
Ohio Registered Surveyor No. 7995  
Dated: 9/26/16



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**

 09/26/16  
**GAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**

HAM00260  
OBSOLETE SEE  
HAM00264

16-109

**James Robert Aikens and Doris Aikens**  
**Residual portion of PN: 15-000200 Deed Volume 734 Page 1224**  
**3.566 Acres**

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot Numbers 12 and 7, Bond Tract, in said Original Hambden Township. Beginning at the intersection of the centerlines of US Route 6, a.k.a. G.A.R. Highway with the centerline of Old State Road a.k.a. State Route 608, (66'), said intersection being witnessed by a 1" iron pin found in a monument box assembly. Thence South 34°42'09" East along the centerline of Old State Road, a distance of 3005.54 feet to an angle point. Thence South 34°18'09" East along the centerline of Old State Road, a distance of 1643.36 feet to an angle point. Thence South 34°48'09" East along the centerline of Old State Road, a distance of 1929.08 feet to an angle point, said point witnessed by a 1-1/2" iron pipe found. Thence South 12°23'09" East along the centerline of Old State Road, a distance of 433.29 feet to a point, said point being the southeast corner of land formerly owned by Ralph Balsiger and Sallie Mae Balsiger, PN: 15-019100, as recorded in OR Book 1948 Page 1396, Parcel No. 2, in Geauga County Record of Deeds, (GCRD), said point being the centerline of Washington Boulevard (75') as proposed but not recorded, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 12°23'09" East**, along the centerline of Old State Road, a distance of **342.46 feet** to a point, said point being the northeast corner of land now or formerly owned by Ronald Harry Hutter, PN: 15-027800, as recorded in Deed Volume 758 Page 59, Parcel No. 1, in GCRD.

Thence **South 88°28'21" West** along the north line of land now or formerly owned by Hutter, aforementioned, passing through the right of way line of Old State Road at 33.60 feet as witnessed by a 1" iron pipe found bent, North 11°42'53" West, a distance of 0.75 therefrom, a total distance of **548.94 feet** to a point, said point being the northwest corner of land now or formerly owned by Hutter, aforementioned, said point witnessed by an iron pin set.

Thence **North 01°31'39" West** along the East line of land now or formerly owned by Ronald Harry Hutter, PN: 15-027700, as recorded in Deed Volume 758 Page 59, Parcel No. 2, in GCRD, a distance of **234.29 feet** to a point, said point being on the southerly right of way line of the proposed Washington Boulevard, said point being the northeast corner of land now or formerly owned by Hutter, PN: 15-027700, aforementioned, said point witnessed by a 1" iron pipe found.

Thence **North 88°28'21" East** along a new property line established and said right of way, a distance of **4.99 feet** to an angle point in said right of way, said point being a new property corner established, said point witnessed by an iron pin set.

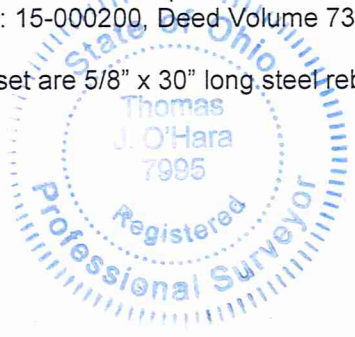
Thence **North 80°50'41" East** along a new property line established and said right of way, a distance of **70.01 feet** to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 09°09'19" West** along a new property line established, a distance of **37.50 feet** to a point, said point being in the centerline of said proposed centerline, said point being on the South line of land now or formerly owned by Ralph Balsiger and Sallie Mae Balsiger, PN: 15-019100, as recorded in OR Book 1948 Page 1396, Parcel No. 2, in GCRD, said point witnessed by an iron pin set.

Thence **North 80°50'41" East** along said centerline, and the South line of Balsiger, PN: 15-019100, aforementioned, a distance of **418.73 feet** to a point in the centerline of Old State Road, passing through the an iron pin set at the right of way at 33.05 feet therefrom. Said point being the **Place of Beginning**, and containing **3.566 acres** of land, 0.258 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (1710) dated September 2016, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof. The intent of this description is to describe the residual portion of the land now or formerly owned by James Robert Aikens and Doris Aikens, PN: 15-000200, Deed Volume 734 Page 1224, in Geauga County Record of Deeds.

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".



Thomas J. O'Hara, P.S.  
Ohio Registered Surveyor No. 7995  
Dated: 9/26/16

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
ThudS 09/26/16  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**