

- MONUMENT LEGEND**
- denotes rebar found as noted
  - ⊠ denotes rebar inside monument box assembly found as noted
  - denotes iron pipe found as noted
  - ⊙ denotes 5/8" diameter x 30" long rebar with "McSTEEN CA 96-026" ID cap set
  - denotes empty monument box found as noted

NOTE: Unless otherwise noted - no occupation lines exist along property lines.

- LEGEND**
- |                  |                  |
|------------------|------------------|
| ASPHALT PAVEMENT | ASPHALT PAVEMENT |
|------------------|------------------|
- C CENTERLINE  
 R/W RIGHT-OF-WAY  
 CALC. CALCULATED DISTANCE OR ANGLE  
 REC. RECORD DISTANCE OR ANGLE  
 FB. FOUND  
 MON. MONUMENT  
 G.C.M.R. GAUGA COUNTY MAP RECORDS  
 G.C.D.R. GAUGA COUNTY DEED RECORDS

**STATE PLANE COORDINATES**

Point	North	East	Description
A	699995.797	2329878.169	1-inch Iron Pipe with ID cap "L. Wilson-5807" @ N.E. Corner of Plat Volume 23, Page 98
B	701692.157	2329823.210	1-inch Iron Pipe @ S.E. Corner of Plat Volume 23, Page 98

**LOT SPLIT & CONSOLIDATION**  
for  
**12846 & 12804 CHARDON WINDSOR ROAD**  
Known as being part of Lot No. 26 in Bond Tract, now situated in the  
**TOWNSHIP OF HAMB DEN**  
**COUNTY OF GAUGA - STATE OF OHIO**

**Mc Steen & Associates**  
LAND SURVEYORS  
1415 East 286th Street Wickliffe, OH 44092  
440.585.9800 Fax 440.585.9801 www.mcsteen.com

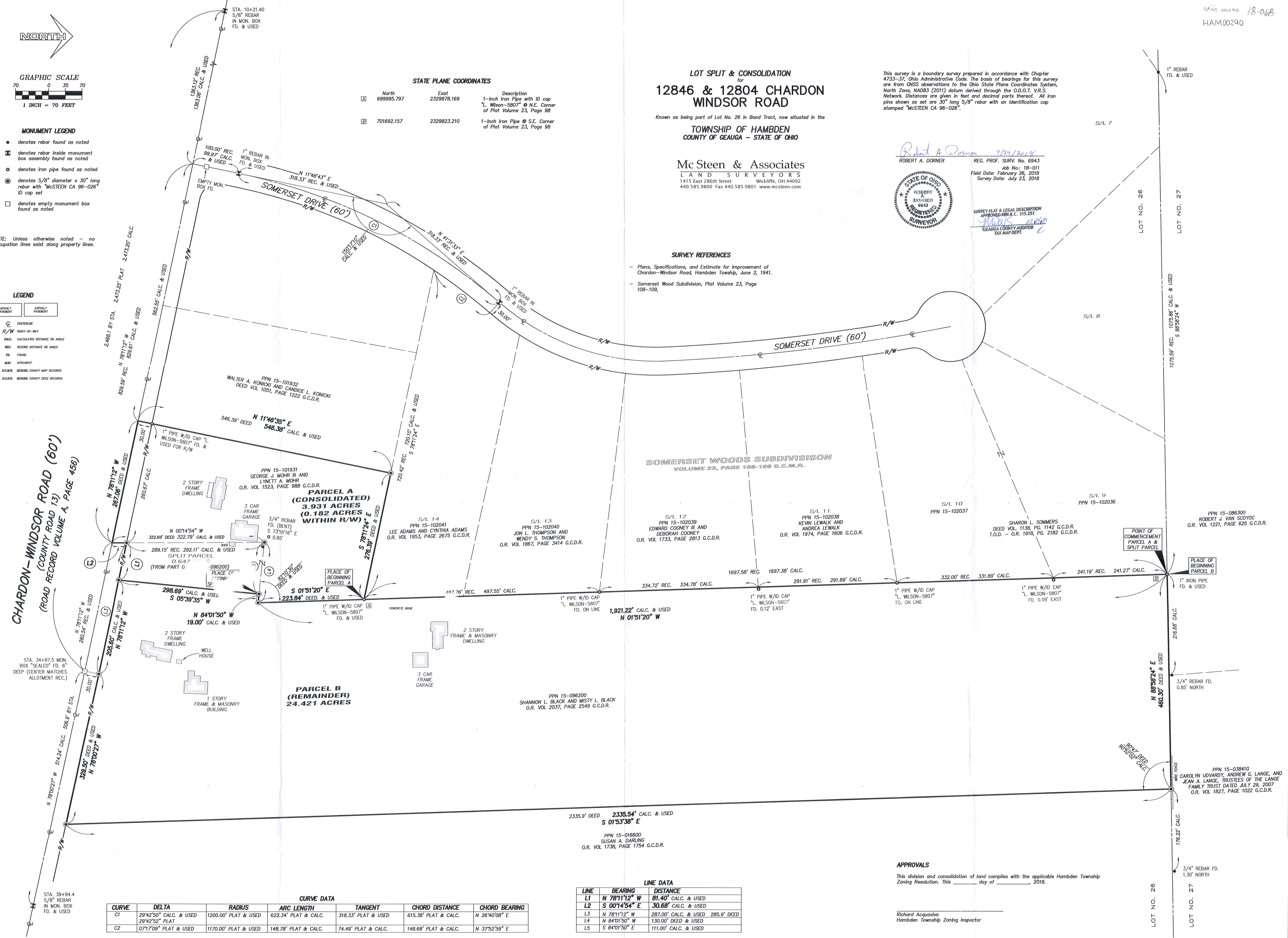
This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 96-026".

Robert A. Dornier 9/29/2018  
ROBERT A. DORNER REG. PROF. SURV. No. 6943  
Job No.: 18-011  
Field Date: February 26, 2018  
Survey Date: July 23, 2018

STATE OF OHIO  
ROBERT A. DORNER  
6943  
SURVEYOR

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER S.C. 315.251  
GAUGA COUNTY AUDITOR  
TAX MAP DEPT.

- SURVEY REFERENCES**
- Plans, Specifications, and Estimate for Improvement of Chardon-Windsor Road, Hamden Township, June 2, 1941.
  - Somerset Wood Subdivision, Plat Volume 23, Page 108-109.



**CURVE DATA**

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	29°42'50" CALC. & USED	1200.00' PLAT & USED	622.34' PLAT & CALC.	318.33' PLAT & USED	615.39' PLAT & CALC.	N 26°40'08" E
	29°42'52" PLAT					
C2	07°17'09" PLAT & USED	1170.00' PLAT & USED	148.78' PLAT & CALC.	74.49' PLAT & CALC.	148.68' PLAT & CALC.	N 37°52'59" E

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N 78°11'12" W	81.40' CALC. & USED
L2	S 00°14'54" E	30.68' CALC. & USED
L3	N 78°11'12" W	287.00' CALC. & USED 285.9' DEED
L4	N 84°01'50" W	130.00' DEED & USED
L5	S 84°01'50" E	111.00' CALC. & USED

**APPROVALS**

This division and consolidation of land complies with the applicable Hamden Township Zoning Resolution. This \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Richard Acquaviva  
Hamden Township Zoning Inspector



File No. 18-011  
July 23, 2018

### LEGAL DESCRIPTION

#### Split Parcel

To be conveyed from Shannon L. & Misty L. Black  
to George J., III & Lynett A. Mohr

Situated in the Township of Hambden, County of Geauga and State of Ohio, and known as being part of Lot No. 26 in Bond Tract, in said township, being part of a parcel of land now or formerly in the name of Shannon L. Black and Misty L. Black as recorded in OR Volume 2037, Page 2549 (PN 15-096200) of the Geauga County Deed Records, and more fully described as follows:

**Commencing for Reference** at a 1-inch iron pipe found on the northerly line of Lot No. 26, at the northeast corner of the Somerset Woods Subdivision as recorded in Plat Volume 23, Pages 108-109 of the Geauga County Plat Records; Thence, South 01°-51'-20" East, along a westerly line of said Black lands and easterly line of the Somerset Woods Subdivision and a easterly line of land conveyed to George J. Mohr III and Lynett A. Mohr as recorded in Volume 1523, Page 988 (PN 15-101931), passing over 1-inch pipes with ID cap "L. Wilson-5807" at 573.16 feet, 1199.83 feet, and 1697.38 feet, a distance of 1921.22 feet to an iron pin set at a northeasterly corner of said Mohr lands; Thence, North 84°01'50" West, along a northerly line of said Mohr lands, a distance of 19.00 feet to an iron pin set at the **TRUE PLACE OF BEGINNING** of the parcel herein to be described;

**Course No. 1:** thence, **South 05°-39'-35" West**, a distance of **298.69 feet** to an iron pin set on the northerly line of Chardon-Windsor Road (County Road 13) (Road Record Volume A, Page 456) (60 feet wide);

**Course No. 2:** thence, **North 78°-11'-12" West**, along the northerly line of Chardon-Windsor Road, a distance of **81.40 feet** to an iron pin set on an easterly line of said Mohr lands, (a 1-inch Pipe with ID cap "L. Wilson-5807" was found North 78°-11'-12" West at 260.67 feet);

**Course No. 3:** thence, **North 00°-14'-54" West**, along an easterly line of said Mohr lands, a distance of **292.11 feet** to an iron pin set at an interior corner of said Mohr lands (a 3/4-inch iron pin (bent) was found South 73°-18'-16" East at 0.95 feet);

**Course No. 4:** thence, **South 84°-01'-50" East**, along a northerly line of said Mohr land, a distance of **111.00 feet** to the place of beginning, and containing **0.647 acre** of land from part of PPN 15-096200, more or less, as surveyed in May of 2018 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates, Inc.** under Project No. 18-011, and being subject to all legal highways and easements of record.

# McSteen

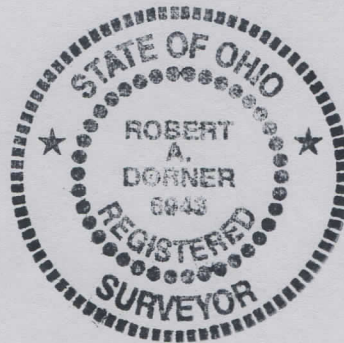
LAND SURVEYORS

File No. 18-011  
July 23, 2018

**LEGAL DESCRIPTION**  
**Split Parcel**  
**To be conveyed from Shannon L. & Misty L. Black**  
**to George J., III & Lynett A. Mohr**

The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30-inch long 5/8-inch diameter rebar with an identification cap stamped "McSTEEN CA 96-026".

*Robert A. Dorner* 7/27/2018  
Robert A. Dorner  
Registered Professional Land Surveyor No. 6943



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

*[Signature]* 07/23/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.





File No. 18-011  
July 23, 2018

**LEGAL DESCRIPTION**  
**PARCEL A (Consolidated)**  
**12804 Chardon Windsor Road**  
**Hambden, Ohio**

Situated in the Township of Hambden, County of Geauga and State of Ohio, and known as being part of Lot No. 26 in Bond Tract, in said township, being a parcel of land now or formerly in the name of George J. Mohr III and Lynett A. Mohr as recorded in OR Volume 1523, Page 988 (PN 15-101931) of the Geauga County Deed Records, and part of a parcel of land conveyed to Shannon L. Black and Misty L. Black by deed recorded in OR Volume 2037, Page 2549 (PN 15-096200), and more fully described as follows:

**Commencing for Reference** at a 1-inch iron pipe found on the northerly line of Lot No. 26, at the northeast corner of the Somerset Woods Subdivision as recorded in Plat Volume 23, Pages 108-109 of the Geauga County Plat Records; Thence, South  $01^{\circ}-51'-20''$  East, along a westerly line of said Black lands and easterly line of the Somerset Woods Subdivision, passing over 1-inch pipes with ID cap "L. Wilson-5807" at 573.16 feet and 1199.83 feet, a distance of 1697.38 feet to a 1-inch pipe with ID cap "L. Wilson-5807" found at the southeasterly corner of said Somerset Wood Subdivision and the **TRUE PLACE OF BEGINNING** of the parcel herein to be described;

**Course No. 1:** thence, **South  $01^{\circ}-51'-20''$  East**, along the westerly line of said Black land and a easterly line of said Mohr parcel, a distance of **223.84 feet** to an iron pin set at an interior corner of said Black land, and a southeasterly corner of said Mohr parcel;

**Course No. 2:** thence, **North  $84^{\circ}-01'-50''$  West**, along the northerly line of said Black land and a southerly line of said Mohr parcel, a distance of **19.00 feet** to an iron pin set on a new division line;

**Course No. 3:** thence, **South  $05^{\circ}-39'-35''$  West**, along said new division line, a distance of **298.69 feet** to an iron pin set on the northerly line of Chardon-Windsor Road (60 feet wide);

**Course No. 4:** thence, **North  $78^{\circ}-11'-12''$  West**, along the northern line of Chardon-Windsor Road, a distance of **81.40 feet** to an iron pin set on an easterly line of said Mohr parcel;

**Course No. 5:** thence, **South  $00^{\circ}-14'-54''$  East**, along said easterly line, a distance of **30.68 feet** to the centerline of Chardon-Windsor Road;

**Course No. 6:** thence, **North  $78^{\circ}-11'-12''$  West**, along said centerline, a distance of **267.06 feet** to the southeasterly corner of a parcel of land conveyed to Walter A. Konicki and Candice L. Konicki by Deed recorded in Deed Volume 1051, Page 1222 (PPN 15-101932), (a 5/8" rebar in a monument box was found North  $78^{\circ}-11'-12''$  West, along said centerline at 1,925.61 feet);



File No. 18-011  
July 23, 2018

**LEGAL DESCRIPTION**  
**PARCEL A (Consolidated)**  
**12804 Chardon Windsor Road**  
**Hambden, Ohio**

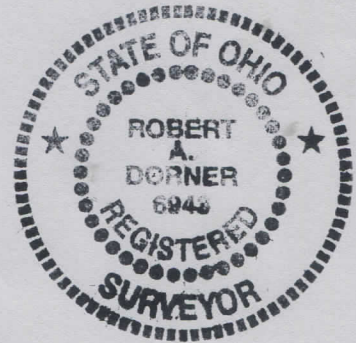
**Course No. 7:** thence, **North 11°-46'-35" East**, along the easterly line of said Konicki land, passing over a 1-inch pipe with ID cap "Wilson-5807" at 30.00 feet, a distance of **546.38 feet** to an iron pin set in the southerly line of Sublot Number 14 in aforementioned Somerset Woods Subdivision;

**Course No. 8:** thence, **South 78°-11'-24" East**, along the southerly line of Sublot No. 14, a distance of **276.39 feet** to the place of beginning, and containing **3.931 acres** of land (0.182 acres within Chardon-Windsor Road right-of-way), more or less, as surveyed in March 2018 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates, Inc.** under Project No. 18-011, and being subject to all legal highways and easements of record.

The intent of this description is to describe all of PPN 15-101931 consolidated with 0.647 acres split from PPN 15-096200.

The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30-inch long 5/8-inch diameter rebar with an identification cap stamped "McSTEEN CA 96-026".

*Robert A. Dorner 7/24/2018*  
Robert A. Dorner  
Registered Professional Land Surveyor No. 6943



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

*[Signature]* 07/24/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.



The logo for McSteen Land Surveyors features the name "McSteen" in a large, blue, serif font. Above the "M" are two small black squares, and below the "n" are two vertical black bars. Underneath the name, the words "LAND SURVEYORS" are written in a smaller, blue, sans-serif font.

McSteen  
LAND SURVEYORS

File No. 18-011  
July 23, 2018

**LEGAL DESCRIPTION  
PARCEL B (Remainder)  
12846 Chardon Windsor Road  
Hambden, Ohio**

Situated in the Township of Hambden, County of Geauga and State of Ohio, and known as being part of Lot No. 26 in Bond Tract, in said township, being part of a parcel of land now or formerly in the name of Shannon L. Black and Misty L. Black as recorded in OR Volume 2037, Page 2549 (PN 15-096200) of the Geauga County Deed Records, and more fully described as follows:

**Commencing for Reference** at a 1-inch iron pipe found on the northerly line of Lot No. 26, at the northeasterly corner of the Somerset Woods Subdivision as recorded in Plat Volume 23, Pages 108-109, said 1-inch pipe being the **TRUE PLACE OF BEGINNING** of the parcel herein to be described (a 1-inch rebar was found South 89°-58'-24" West, along the northerly line of Lot 26, at 1,075.86 feet);

**Course No. 1:** thence, **North 88°-58'-24" East**, along the northerly line of Lot No. 26, the southerly line of a parcel of land conveyed to Robert J. Van Scoyoc as recorded in volume 1221, Page 625 (PN 15-086300), and the southerly line of land conveyed to Andrew G. Lange and Jean A. Lange, Trustees of the Lange Family Trust Dated July 29, 2007 by deed recorded in OR Volume 1827, Page 1022 (15-038410), a distance of **460.30 feet** to an iron pin set at the northwesterly corner of land conveyed to Susan A. Darling by deed recorded in OR Volume 1738, Page 1754 (PN 15-016600);

**Course No. 2:** thence, **South 01°-53'-38" East**, along the westerly line of said Darling land, a distance of **2,335.54 feet** to an iron pin set on the northerly line of Chardon-Windsor Road (County Road 13) (Road Record Volume A, Page 456) (60 feet wide);

**Course No. 3:** thence, **North 78°-00'-27" West**, along the northerly line of Chardon-Windsor Road, a distance of **329.50 feet** to an iron pin set at an angle point;

**Course No. 4:** thence, **North 78°-11'-12" West**, continuing along said northerly line, a distance of **205.60 feet** to an iron pin set on a New Division Line;

**Course No. 5:** thence, **North 05°-39'-35" East**, along the New Division Line, a distance of **298.69 feet** to an iron pin set on a southerly line of a parcel of land, now or formerly in the name of George J. Mohr III and Lynett A. Mohr by Deed recorded in Deed Volume 1523, Page 988 (PPN 15-101931);

**Course No. 6:** thence, **South 84°-01'-50" East**, along a southerly line of said Mohr lands, a distance of **19.00 feet** to an iron pin set at the southeasterly corner of said Mohr lands;



File No. 18-011  
July 23, 2018

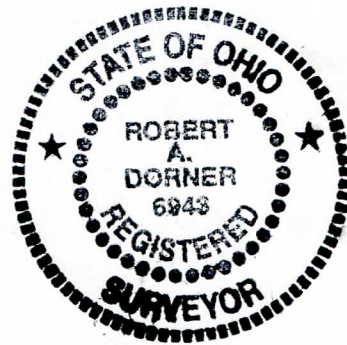
**LEGAL DESCRIPTION  
PARCEL B (Remainder)  
12846 Chardon Windsor Road  
Hambden, Ohio**

**Course No. 7:** thence, **North 01°-51'-20" West**, along an easterly line of said Mohr parcel and the easterly line of Sublots 14, 13, 12, 11, 10, and 9 of the aforementioned Somerset Woods Subdivision, passing over 1-inch pipes with ID cap "L. Wilson-5807" found at 223.84 feet, 721.39 feet, and 1348.06 feet, a distance of **1,921.22 feet** to the place of beginning, and containing **24.421 acres** of land, more or less, as surveyed in May of 2018 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates, Inc.** under Project No. 18-011, and being subject to all legal highways and easements of record.

The intent of this description is to describe the remainder of PPN 15-096200 after a 0.647 acre split.

The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30-inch long 5/8-inch diameter rebar with an identification cap stamped "McSTEEN CA 96-026".

*Robert A. Dorner 7/24/2018*  
Robert A. Dorner  
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