

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

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- GRAVEL
- EDGE OF WATER
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- G.C.D.R. GEARMA COUNTY MAP RECORDS
- G.C.D.R. GEARMA COUNTY DEED RECORDS

STATE PLANE COORDINATES

North	East	Description
699995.797	2329878.169	1-inch Iron Pipe with ID cap "L. Wilson-5807" @ N.E. Corner of Plat Volume 23, Page 98
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 HAMBLEN
COUNTY OF GAUGA - STATE OF OHIO

McSteen
LAND SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

Robert A. Dornier 3/25/2019
ROBERT A. DORNIER REG. PROF. SURV. No. 6943
Job No.: 18-011
Field Date: February 26, 2018
Survey Date: July 23, 2018
Latest Revision Date: October 15, 2018

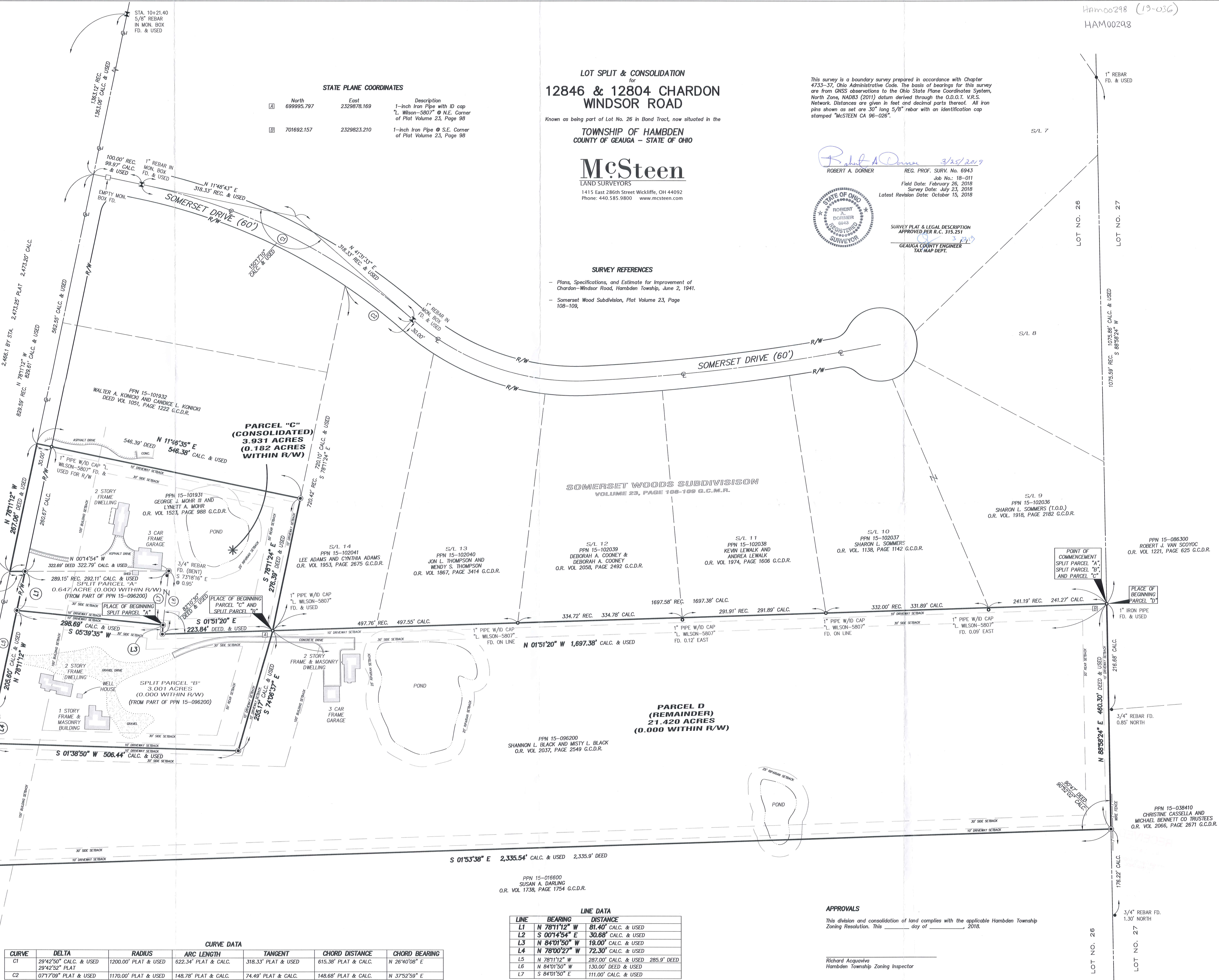
STATE OF OHIO
ROBERT A. DORNIER
REGISTERED PROFESSIONAL SURVEYOR

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

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

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

CHARDON-WINDSOR ROAD (60')
(ROAD RECORD VOLUME A, PAGE 456)
(COUNTY ROAD 13)



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	615.36' PLAT & CALC.	N 26°40'08" E
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 84°01'50" W	18.00' CALC. & USED
L4	N 78°00'27" W	72.30' CALC. & USED
L5	N 78°11'12" W	287.00' CALC. & USED 285.9' DEED
L6	N 84°01'50" W	130.00' DEED & USED
L7	S 84°01'50" E	111.00' CALC. & USED

APPROVALS

This division and consolidation of land complies with the applicable Hamblen Township Zoning Resolution. This _____ day of _____, 2018.

Richard Acquaviva
Hamblen Township Zoning Inspector



File No. 18-011
October 15, 2018

LEGAL DESCRIPTION
SPLIT PARCEL "A"
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** along a new division line 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 (0.000 acres within Chardon-Windsor Road right-of-way), from part of PPN 15-096200, more or less, as surveyed in October 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.





File No. 18-011
October 15, 2018

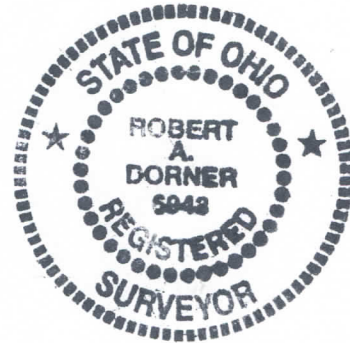
LEGAL DESCRIPTION
SPLIT PARCEL "A"
To be conveyed from Shannon L. & Misty L. Black
to George J., III & Lynett A. Mohr

The intent of this description is to describe a 0.647 acre 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 3/25/2019

Robert A. Dorner
Registered Professional Land Surveyor No. 6943

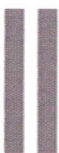


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 Geauga County Engineer
 Tax Map Dept.

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

[Signature] 3/27/19

 GEAUGA COUNTY ENGINEER
 TAX MAP DEPT.





File No. 18-011
October 15, 2018

**LEGAL DESCRIPTION
SPLIT PARCEL "B"
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 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, 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 74°-06'-37" East**, along a New Division Line, a distance of **255.17 feet** to an iron pin set;

Course No. 2: thence, **South 01°-38'-50" West**, along a New Division Line, a distance of **506.44 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 **72.30 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;

HAM 00298

(19-036)



File No. 18-011
October 15, 2018

**LEGAL DESCRIPTION
SPLIT PARCEL "B"
12846 Chardon Windsor Road
Hambden, Ohio**

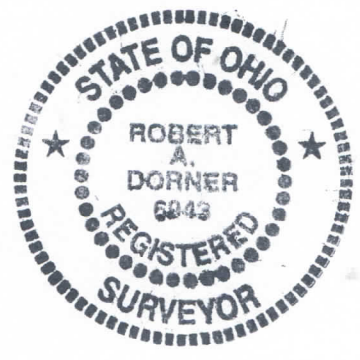
Course No. 7: thence, **North 01°-51'-20" West**, along an easterly line of said Mohr parcel, a distance of **223.84 feet** to the place of beginning, and containing **3.001 acres** of land (0.000 acres within Chardon-Windsor Road right-of-way), more or less, as surveyed in October of 2018 by Robert 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 a 3.001 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 3/25/2019

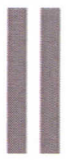
 Robert A. Dorner
 Registered Professional Land Surveyor No. 6943



RECEIVED
 3/27/19
 Geauga County Engineer
 Tax Map Dept.

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

 GEAUGA COUNTY ENGINEER
 TAX MAP DEPT.





File No. 18-011
October 15, 2018

LEGAL DESCRIPTION
PARCEL "C" (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°-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°-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°-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°-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°-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°-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°-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°-11'-12: West, along said centerline at 1,925.61 feet);

HAM 00298

(19-036)



File No. 18-011
October 15, 2018

LEGAL DESCRIPTION
PARCEL "C" (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;

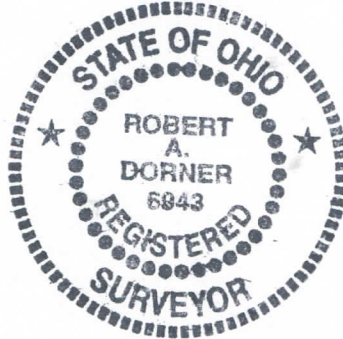
Course No. 8: thence, **South 78°-11'-24" East**, along the southerly line of Sublot No. 14, a distance of **276.39 feet** to the place of beginning, and containing **3.931 acres** of land (0.182 acres within Chardon-Windsor Road right-of-way), more or less, as surveyed in October 2018 by Robert A. Dorner, 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 3/25/2019

Robert A. Dorner
Registered Professional Land Surveyor No. 6943



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

[Signature] 3/27/19
GEAUGA COUNTY ENGINEER
L&L MAP DEPT.



HAM 00298

(19-036)

VOL. 2072 Pg 1664
PN# 15-102641



File No. 18-011
October 15, 2018
Revised March 19, 2019

LEGAL DESCRIPTION
PARCEL "D" (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 Christine Cassella and Michael Bennett, Co Trustees by deed recorded in OR Volume 2066, Page 2671 (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 **257.20 feet** to an iron pin set on a new division;

Course No. 4: thence, **North 01°-38'-50" East**, along a New Division Line, a distance of **506.44 feet** to an iron pin set;

Course No. 5: thence, **North 74°-06'-37" West**, along a New Division Line, a distance of **255.17 feet**, to an iron pipe with ID Cap "L. Wislon-5807" found on the southeasterly corner of Sublot 14 in aforementioned Somerset Woods Subdivision;



HAM 00208

(19-036)



File No. 18-011
 October 15, 2018
 Revised March 19, 2019

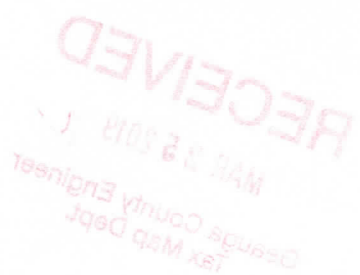
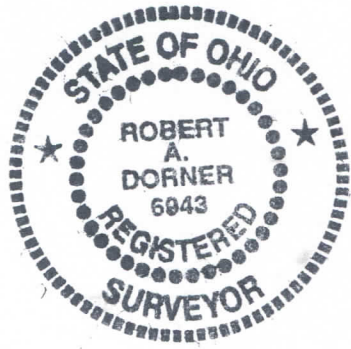
LEGAL DESCRIPTION
PARCEL "D" (Remainder)
12846 Chardon Windsor Road
Hambden, Ohio

Course No. 6: thence, **North 01°-51'-20" West**, along the easterly line of Sublots 14, 13, 12, 11, 10, and 9 in said Somerset Woods Subdivision, passing over 1-inch pipes with ID cap "L. Wilson-5807" found at 497.55 feet, and 1,124.22 feet, a distance of **1,697.38 feet** to the place of beginning, and containing **21.420 acres** of land (0.000 acres within Chardon-Windsor Road right-of-way), more or less, as surveyed in October 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 and 3.001 acres 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 3/25/2019
 Robert A. Dorner
 Registered Professional Land Surveyor No. 6943



SURVEY PLAT & LEGAL DESCRIPTION
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[Signature] 3/27/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

