

LOT SPLIT FOR 9763 OLD STATE ROAD

KNOWN AS BEING PART OF LOT NOS. 18 AND 19, BOND TRACT, NOW SITUATED IN THE

TOWNSHIP OF HAMBDEN COUNTY OF GAUGA - STATE OF OHIO

McSteen

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

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. 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 02236".

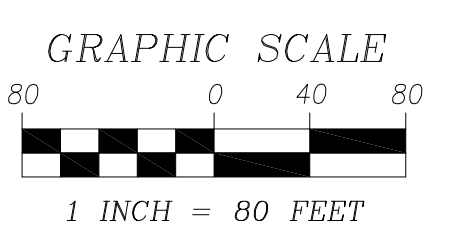
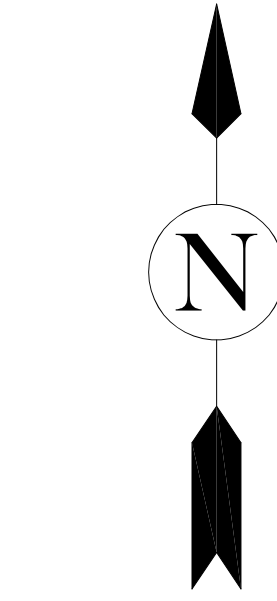
Kyle R. Danals
KYLE R. DANALS

REG. PROF. SURV. No. 8704

Job No.: 20-209
Field Date: December 17, 2020
Survey Date: February 2, 2021
Drawn By: TEE

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan J. Martini
Feb 02 2021
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

21-014



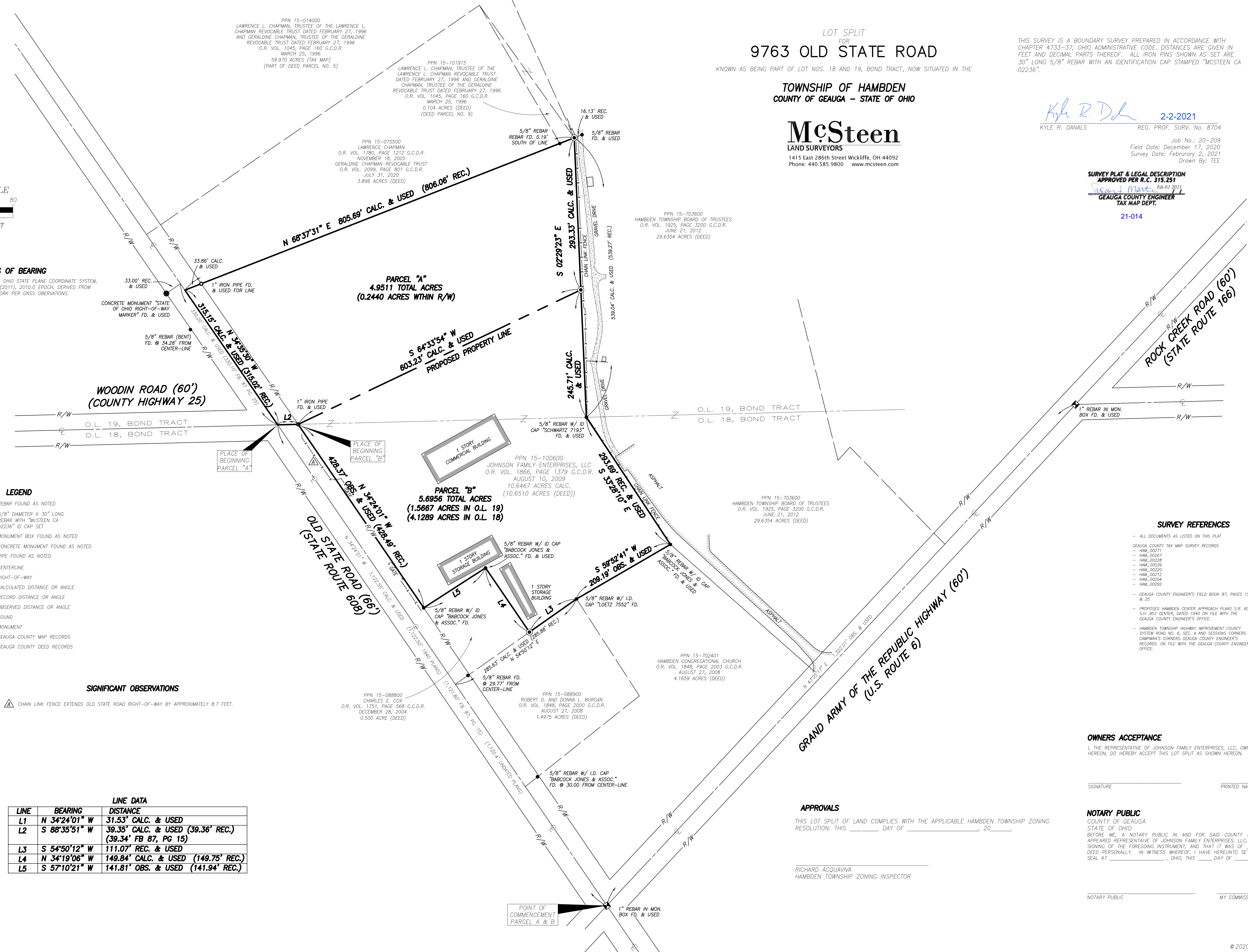
BASIS OF BEARING
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, DERIVED FROM THE O.D.O.T. CORS/VRS NETWORK PER GNSS OBSERVATIONS.

- LEGEND**
- REBAR FOUND AS NOTED
 - 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
 - ⊠ MONUMENT BOX FOUND AS NOTED
 - CONCRETE MONUMENT FOUND AS NOTED
 - PIPE FOUND AS NOTED
 - CENTERLINE
 - R/W RIGHT-OF-WAY
 - CALC. CALCULATED DISTANCE OR ANGLE
 - REC. RECORD DISTANCE OR ANGLE
 - OBS. OBSERVED DISTANCE OR ANGLE
 - FD. FOUND
 - MON. MONUMENT
 - G.C.M.R. GEAUGA COUNTY MAP RECORDS
 - G.C.D.R. GEAUGA COUNTY DEED RECORDS

SIGNIFICANT OBSERVATIONS

- ⚠ CHAIN LINK FENCE EXTENDS OLD STATE ROAD RIGHT-OF-WAY BY APPROXIMATELY 8.7 FEET.

LINE	BEARING	DISTANCE
L1	N 34°24'01" W	31.53' CALC. & USED
L2	S 88°35'51" W	39.35' CALC. & USED (39.36' REC.) (39.34' FB 87, PG 15)
L3	S 54°50'12" W	111.07' REC. & USED
L4	N 34°19'06" W	149.84' CALC. & USED (149.75' REC.)
L5	S 57°10'21" W	141.81' OBS. & USED (141.94' REC.)



- SURVEY REFERENCES**
- ALL DOCUMENTS AS LISTED ON THIS PLAT
 - GEAUGA COUNTY TAX MAP SURVEY RECORDS
 - HAM_00271
 - HAM_00267
 - HAM_00228
 - HAM_00039
 - HAM_00220
 - HAM_00512
 - HAM_00204
 - HAM_00292
 - GEAUGA COUNTY ENGINEER'S FIELD BOOK 87, PAGES 15 & 25
 - PROPOSED HAMBDEN CENTER APPROACH PLANS S.R. 608, S.H. 953 CENTER, DATED 1940 ON FILE WITH THE GEAUGA COUNTY ENGINEER'S OFFICE.
 - HAMBDEN TOWNSHIP HIGHWAY IMPROVEMENT COUNTY SYSTEM ROAD NO. 6, SEC. A AND SESSIONS CORNERS TO CAMPMAN'S CORNERS GEAUGA COUNTY ENGINEER'S RECORDS. ON FILE WITH THE GEAUGA COUNTY ENGINEER'S OFFICE.

OWNERS ACCEPTANCE
I, THE REPRESENTATIVE OF JOHNSON FAMILY ENTERPRISES, LLC, OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AS SHOWN HEREON.

SIGNATURE _____ PRINTED NAME _____

APPROVALS
THIS LOT SPLIT OF LAND COMPLIES WITH THE APPLICABLE HAMBDEN TOWNSHIP ZONING RESOLUTION. THIS _____ DAY OF _____, 20____.

RICHARD ACQUAVIVA
HAMBDEN TOWNSHIP ZONING INSPECTOR

NOTARY PUBLIC
COUNTY OF GEAUGA
STATE OF OHIO
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED REPRESENTATIVE OF JOHNSON FAMILY ENTERPRISES, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF HIS/HER OWN FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

File No. 20-209
January 25, 2021

LEGAL DESCRIPTION

**Parcel A
Old State Road
Hambden, Ohio**

Situated in the Township of Hambden, County of Geauga, State of Ohio, part of Original Hambden Township Lot No. 19, Bond Tract, and being part of a 10.6510 acres (Deed) parcel of land (PPN 15-100600) now or formerly owned by Johnson Family Enterprises, LLC are recorded 8-10-2009 in Official Record Volume 1866, Page 1379 of Geauga County Deed Records and being more completely described as follows:

Commencing for Reference at 1-inch rebar in a monument box found at the intersection of the center-line of Grand Army of the Republic Highway, U.S. Route 6 (60 feet wide) with the center-line of Old State Road, State Route 608 (66 feet wide); thence North 34°-24'-01" West, coincident with the center-line of said Old State Road, 1122.55 feet to the south line of Original Hambden Township Lot 19, Bond Tract, the center-line of Woodin Road, County Highway 25 (60 feet wide), and the **PLACE OF BEGINNING** for the parcel herein described;

Course No. 1: thence **North 34°-35'-30" West**, coincident with the center-line of said Old State Road, **315.15 feet** to the southwest corner of a 3.896 acres (Deed) parcel of land (PPN 15-075500) now or formerly owned by Lawrence Chapman as recorded 11-18-2005 in Official Record Volume 1780, Page 1212 of Geauga County Deed Records and Geraldine Chapman Revocable Trust as recorded 7-31-2020 in Official Record Volume 2099, Page 801 of Geauga County Deed Records;

Course No. 2: thence **North 68°-37'-31" East**, coincident with the south line of said 3.896 acres (Deed) parcel and the the south line of a 0.104 acres (Deed) parcel of land (PPN 15-101915) now or formerly owned by Lawrence L. Chapman, Trustee of the Lawrence L. Chapman Revocable Trust dated February 27, 1996 and Geraldine Chapman, Trustee of the Geraldine Chapman Revocable Trust dated February 27, 1996, as recorded 3-25-1996 in Official Record Volume 1045, Page 160 of Geauga County Deed Records, **805.69 feet** to an iron pin set at a west corner of a 29.6354 acres (Deed) parcel of land (PPN 15-703600) now or formerly owned by Hambden Township Board of Trustees as recorded 6-21-2012 in Official Record Volume 1925, Page 3200 of Geauga County Deed Records, passing over a 1-inch iron pipe found at 33.86 feet;

Course No. 3: thence **South 02°-29'-23" East**, coincident with a west line of said 29.6354 acres (Deed) parcel, **293.33 feet** to an iron pin set;

Course No. 4: thence **South 64°-33'-54" West**, **603.23 feet** to south line of said Original Lot 19 and the east right-of-way of said Old State Road and a 1-inch iron pipe found;

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January 25, 2021

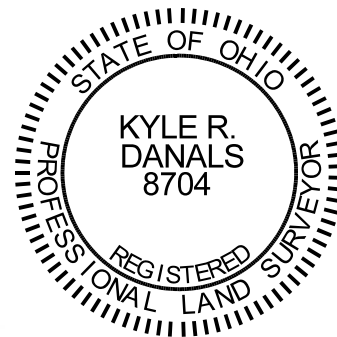
LEGAL DESCRIPTION

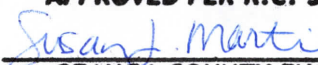
**Parcel A
Old State Road
Hambden, Ohio**

Course No. 5: thence **South 88°-35'-51" West**, coincident with the south line of said Original Lot 19, **39.35 feet** to the **PLACE OF BEGINNING**, containing **4.9511 acres**, more or less, of which 0.2440 acres exist in the present right-of-way of said Old State Road, but subject to all highways, covenants, and easements of legal record surveyed in January 2021 by Kyle R. Danals, Registered Professional Land Surveyor No. 8704 on behalf of **McSteen Land Surveyors** under Project No. 20-209.

Bearing are based on the Ohio State Plane Coordinates System, North Zone(3401), NAD83 (2011), 2010.0 Epoch, as derived from GNSS Observations per the ODOT CORS/VRS Real Time 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 02236".

 2-2-2021
Kyle R. Danals
Registered Professional Land Surveyor No. 8704



**SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251**
 Feb 02 2021
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

21-014

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January 25, 2021

LEGAL DESCRIPTION

Parcel B
9763 Old State Road
Hambden, Ohio

Situated in the Township of Hambden, County of Geauga, State of Ohio, part of Original Hambden Township Lot Nos. 18 and 19, Bond Tract, and being part of a 10.6510 acres (Deed) parcel of land (PPN 15-100600) now or formerly owned by Johnson Family Enterprises, LLC are recorded 8-10-2009 in Official Record Volume 1866, Page 1379 of Geauga County Deed Records and being more completely described as follows:

Commencing for Reference at 1-inch rebar in a monument box found at the intersection of the center-line of Grand Army of the Republic Highway, U.S. Route 6 (60 feet wide) with the center-line of Old State Road, State Route 608 (66 feet wide); thence North 34°-24'-01" West, coincident with the center-line of said Old State Road, 1122.55 feet to the south line of said Original Township Lot No. 19 and the center-line of Woodin Road, County Highway 25 (60 feet wide); thence North 88°-35'-51" East, coincident with the south line of said Original Township Lot No. 19, 39.35 feet to a 1-inch iron pin found on the east right-of-way of said Old State Road and the **PLACE OF BEGINNING** for the parcel herein described;

Course No. 1: thence **North 64°-33'-54" East, 603.23 feet** to an iron pin set on a west line of a 29.6354 acres (Deed) parcel of land (PPN 15-703600) now or formerly owned by Hambden Township Board of Trustees as recorded 6-21-2012 in Official Record Volume 1925, Page 3200 of Geauga County Deed Records;

Course No. 2: thence **South 02°-29'-23" East**, coincident with a west line of said 29.6354 acres (Deed) parcel, **245.71 feet** to a 5/8-inch rebar with an identification cap stamped "Schwartz 7193" found at a west corner of said 29.6354 acres (Deed) parcel;

Course No. 3: thence **South 33°-28'-10" East**, coincident with a west line of said 29.6354 acres (Deed) parcel, **293.69 feet** to a 5/8-inch rebar with an identification cap stamped "Babcock Jones & Associates" found at a northeast corner of a 4.1659 acres (Deed) parcel of land (PPN 15-702401) now or formerly owned by Hambden Congressional Church as recorded 8-27-2008 in Official Records Volume 1848, Page 2003 of Geauga County Deed Records;

Course No. 4: thence **South 59°-52'-41" West**, coincident with a northwesterly line of said 4.1659 acres (Deed) parcel, **209.19 feet** to a 5/8-inch rebar with an identification cap stamped "Loetz 7552" found at the northeast corner of a 1.4975 acres (Deed) parcel of land (PPN 15-088900) now or formerly owned by Robert D. and Donna L. Burgan as recorded in Official Record Volume 1848, Page 2000 of Geauga County Deed Records;

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Parcel B
9763 Old State Road
Hambden, Ohio

Course No. 5: thence **South 54°-50'-12" West**, coincident with the north line of said 1.4975 acres (Deed) parcel, **111.07 feet** to an iron pin set at the southeast corner of a 0.500 acres (Deed) parcel of land (PPN 15-088800) now or formerly owned by Charles E. Cox as recorded in Official Record Volume 1751, Page 568 of Geauga County Deed Records;

Course No. 6: thence **North 34°-19'-06" West**, coincident with the east line of said 0.500 acres (Deed) parcel, **149.84 feet** to 5/8-inch rebar with an identification cap stamped "Babcock Jones & Associates" found at the northeast corner of said 0.500 acres (Deed) parcel;

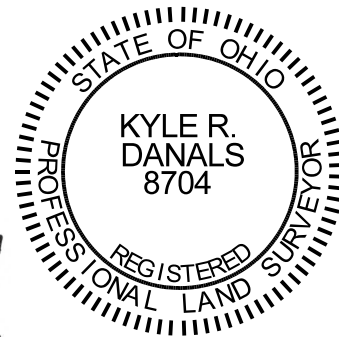
Course No. 7: thence **South 57°-10'-21" West**, coincident with the north line of said 0.500 acres (Deed) parcel, **141.81 feet** to the east right-of-way of said Old State Road;

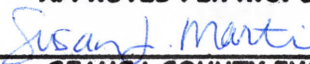
Course No. 8: thence **North 34°-24'-01" West**, coincident with the east right-of-way of Old State Road, **428.37 feet** to the **PLACE OF BEGINNING**, containing **5.6956 acres**, more or less, of which 4.1289 acres exist in said Original Lot No. 18, and 1.5667 acres exist in said Original Lot No. 19, but subject to all highways, covenants, and easements of legal record surveyed in January 2021 by Kyle R. Danals, Registered Professional Land Surveyor No. 8704 on behalf of **McSteen Land Surveyors** under Project No. 20-209.

Bearing are based on the Ohio State Plane Coordinates System, North Zone(3401), NAD83 (2011), 2010.0 Epoch, as derived from GNSS Observations per the ODOT CORS/VRS Real Time 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 02236".



Kyle R. Danals
Registered Professional Land Surveyor No. 8704



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