

LOT SPLIT FOR 9763 OLD STATE ROAD

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

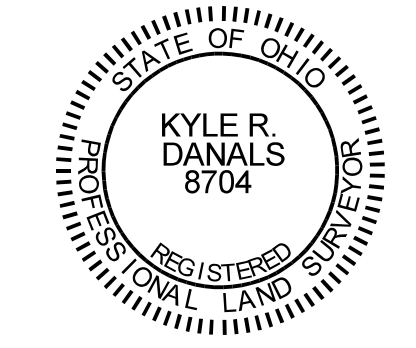
TOWNSHIP OF HAMB DEN COUNTY OF GE AUGA - STATE OF OHIO

McSteen LAND SURVEYORS 1415 East 286th Street Wickliffe, OH 44092

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

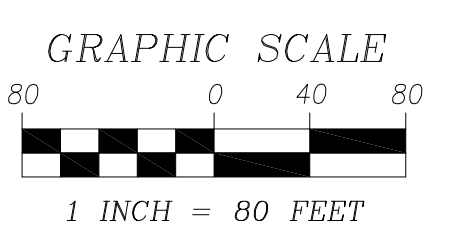
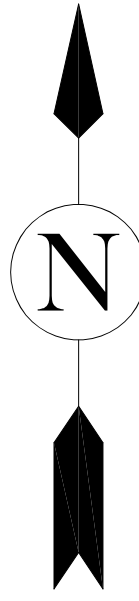
Kyle R. Danals 7-7-2021 KYLE R. DANALS REG. PROF. SURV. No. 8704

Job No.: 20-209 Field Date: June 29, 2021 Survey Date: July 7, 2021 Drawn By: TEE & HJW



Digitally signed by Kyle Danals Date: 2021-07-07 11:37:01 Foxit Reader Version: 10.0.0

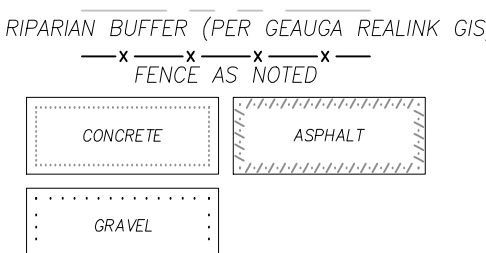
Record Description Reviewed Geauga County Engineer Reviewed under the supervision of Steven M. Simpson, P.E. Date: 7/27/2021



BASIS OF BEARING BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH...

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
WATER METER
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. GE AUGA COUNTY MAP RECORDS
G.C.D.R. GE AUGA COUNTY DEED RECORDS

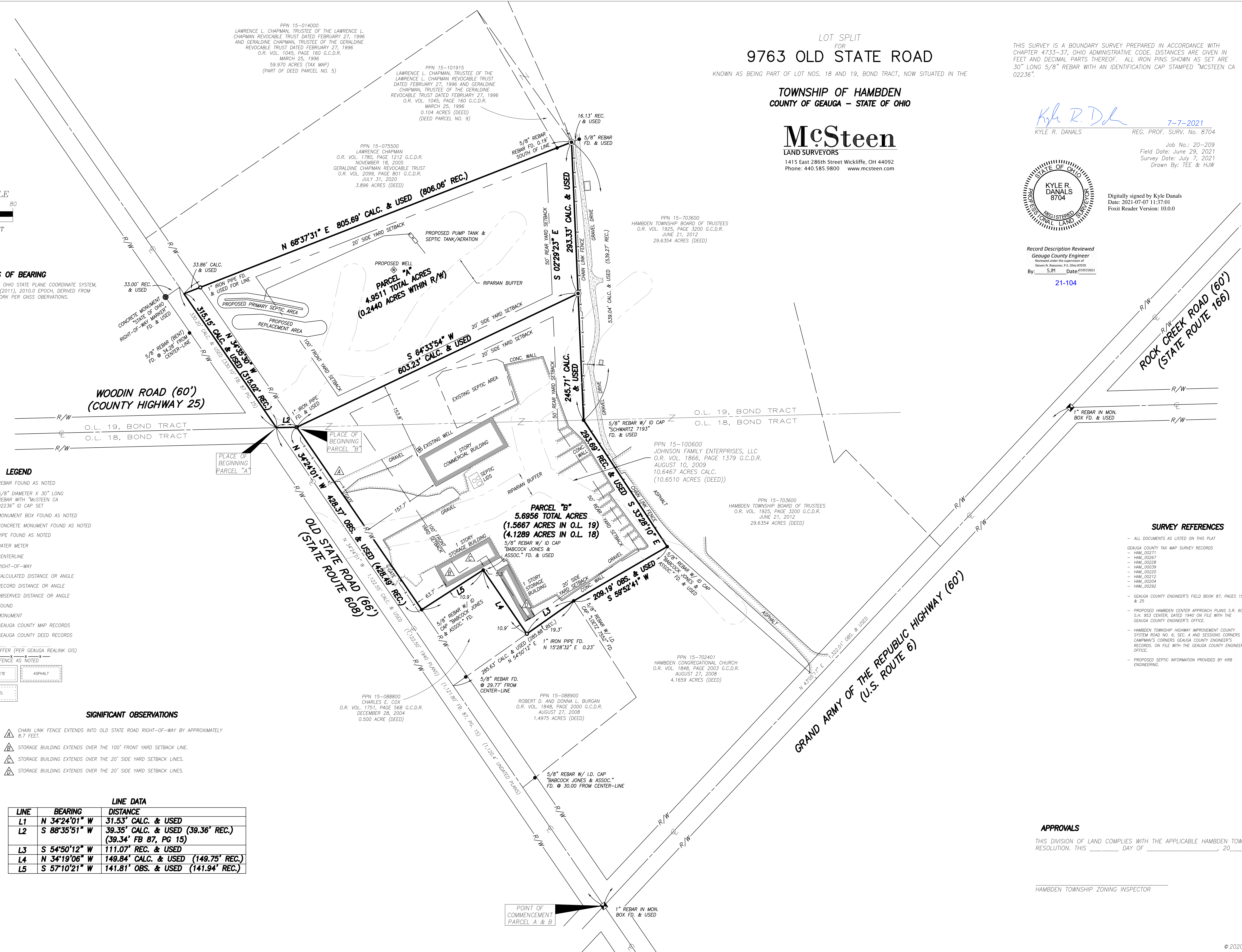


SIGNIFICANT OBSERVATIONS

- CHAIN LINK FENCE EXTENDS INTO OLD STATE ROAD RIGHT-OF-WAY BY APPROXIMATELY 8.7 FEET.
STORAGE BUILDING EXTENDS OVER THE 100' FRONT YARD SETBACK LINE.
STORAGE BUILDING EXTENDS OVER THE 20' SIDE YARD SETBACK LINES.
STORAGE BUILDING EXTENDS OVER THE 20' SIDE YARD SETBACK LINES.

LINE DATA

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 5 rows of line data for the survey.



SURVEY REFERENCES

- ALL DOCUMENTS AS LISTED ON THIS PLAT
GE AUGA COUNTY TAX MAP SURVEY RECORDS
HAMB DEN TOWNSHIP CENTER APPROACH PLANS S.R. 608, S.H. 953 CENTER, DATED 1940 ON FILE WITH THE GE AUGA COUNTY ENGINEER'S OFFICE.

APPROVALS

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE HAMB DEN TOWNSHIP ZONING RESOLUTION. THIS DAY OF 20

HAMB DEN TOWNSHIP ZONING INSPECTOR

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 $34^{\circ}-24'-01''$ 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 $34^{\circ}-35'-30''$ 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 $68^{\circ}-37'-31''$ 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 $02^{\circ}-29'-23''$ 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 $64^{\circ}-33'-54''$ 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;



21-104

File No. 20-209
January 25, 2021

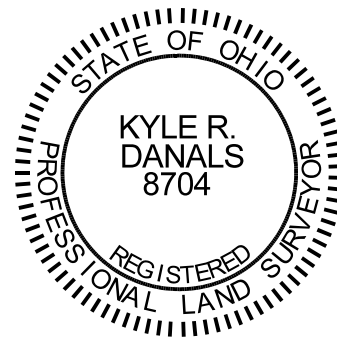
LEGAL DESCRIPTION

**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



Record Description Reviewed
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SJM Date: 07/07/2021

21-104



21-104

File No. 20-209
July 7, 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;



21-104

File No. 20-209
July 7, 2021

LEGAL DESCRIPTION
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 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, witnessed by a 1-inch iron pipe found North 15°-28'-32" East;

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;

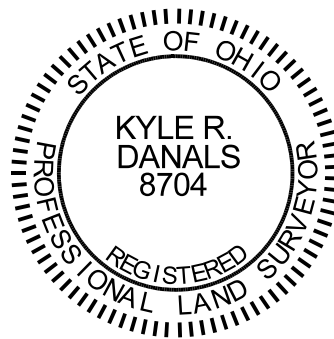
Course No. 7: thence **South 57°-10'-21" West**, coincident with the north line of said 0.500 acres (Deed) parcel, **141.81 feet** to the east right-of-way of said Old State Road;

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".

 7-7-2021
Kyle R. Danals
Registered Professional Land Surveyor No. 8704

Record Description Reviewed
Gauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SJM Date: 07/07/2021



21-104