

PLAT OF CONSOLIDATION

CREATING PARCEL "A"

401 NORTH STREET (PN 10-703200)
409 NORTH STREET (PN 10-709600)
411 NORTH STREET
(PARCEL NOS. 10-709596 THROUGH
PN 10-706599)
421 NORTH STREET (PN 10-709628)

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being part of Sublot Nos. 1 and 2 in the William N. Keeney's Allotment as recorded in Volume 1, Page 19 of Geauga County Plat Records and being part of the Original Chardon Village Lot Nos. 97 and 131 in Tract 3.

OWNERS ACCEPTANCE

I, the undersigned owner of the land shown hereon, do hereby accept this Plat of Consolidation of the same.

Father Dan Redmond
Church of St. Mary's

NOTARY

State of _____ }
County of _____ }

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at _____ this _____ day of _____ 2016.

Notary Public

My commission expires _____

MUNICIPAL APPROVALS

THIS CONSOLIDATION PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF CHARDON, OHIO, BY ANNOUNCEMENT OF DECISION ADOPTED _____

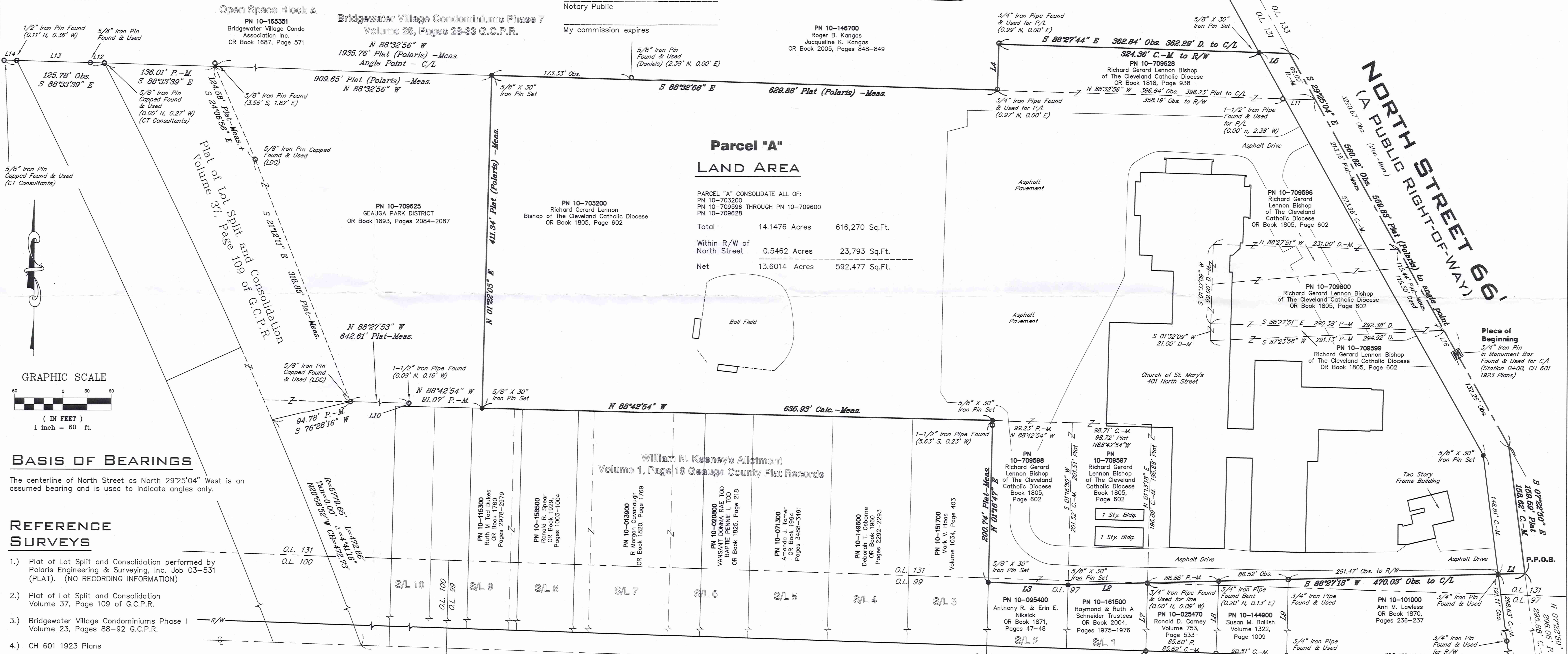
KENNETH R. MILLER, CHAIRMAN DATE _____

THIS PLAT IS APPROVED BY THE MUNICIPAL ENGINEER OF THE MUNICIPALITY OF CHARDON THIS DAY OF _____

DOUGLAS COURTNEY, PE DATE _____
MUNICIPAL ENGINEER

LINE TABLE

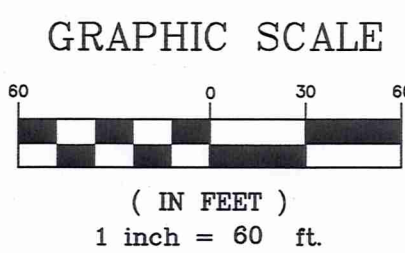
Line	Length	Bearing
L1	33.17' C.-M.	S88°27'18" W
L2	99.02' P.-M.	S88°37'51" W
L3	99.23' P.-M.	N88°16'12" W
L4	57.20' D.-M.	N01°23'22" E
L5	38.48' C.-M.	S88°27'44" E
L6	25.00' R.-M.	N01°12'55" E
L7	240.07' Calc.-Meas.	N01°12'55" E
L8	245.18' Calc.-Meas. 245.31' Deed	N01°57'13" E
L9	250.18' Calc.-Meas.	N01°00'55" E
L10	4.03' P.-M.	N01°29'25" E
L11	38.45' C.-M.	N88°32'56" W
L12	17.43' Obs. 17.13' P	S88°33'39" E
L13	97.83' Obs.	S88°33'39" E
L14	10.52' Obs. 10.21' P	S88°33'39" E
L15	25.00' R.-M.	N01°00'55" E
L16	33.74' C.-M.	N29°25'04" W



Parcel "A" LAND AREA

PARCEL "A" CONSOLIDATE ALL OF:
PN 10-703200
PN 10-709596 THROUGH PN 10-709600
PN 10-709628

Total	14.1476 Acres	616,270 Sq.Ft.
Within R/W of North Street	0.5462 Acres	23,793 Sq.Ft.
Net	13.6014 Acres	592,477 Sq.Ft.



BASIS OF BEARINGS

The centerline of North Street as North 29°25'04" West is an assumed bearing and is used to indicate angles only.

REFERENCE SURVEYS

- Plat of Lot Split and Consolidation performed by Polaris Engineering & Surveying, Inc. Job 03-531 (PLAT). (NO RECORDING INFORMATION)
- Plat of Lot Split and Consolidation Volume 37, Page 109 of G.C.P.R.
- Bridgewater Village Condominiums Phase I Volume 23, Pages 88-92 G.C.P.R.
- CH 601 1923 Plans
- CHV Lot 130-131, Zethmayr, Undated
- Retracement Plat for Ravenna Road, 2014 (Survey)

LEGEND

- ☐ = Monument Box Found
- = Iron Pin or Pipe Found
- = 5/8" Iron Pin Set
- ⊙ = Drill Hole Set / Found
- ⊕ = P.K. Nail Set / Found
- G.C.P.R. = Geauga County Plat Records
- ⊖ = Centerline
- = Property Line
- D = Deed
- P / Plat = Polaris Survey
- P/L = Property Line
- PN = Parcel No.
- R = Record

CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in Accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Edward B. Dudley P.S. No. 6747 Date 4/21/2016
Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"

FIFTH AVENUE 50' (A PUBLIC RIGHT-OF-WAY)

NOTE

All of the various survey monuments shown on this survey as found and/or used are in good condition, undisturbed, unless otherwise noted.

DRAWN BY **RIVERSTONE**

BDK, BS
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONEURVEY.COM

APPROVED

EBD PS NO. 6747

16-043 , PAGE 1 OF 1

**CONSOLIDATION LEGAL DESCRIPTION
OF
PARCEL "A"**

**401 NORTH STREET - (PARCEL NO. 10-703200)
409 NORTH STREET - (PARCEL NO. 10-709600)
411 NORTH STREET (PARCEL NOS. 10-709596 THROUGH 10-709599)
421 NORTH STREET (PARCEL NO. 10-709628)**

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being part of Sublot Nos. 1 and 2 in the William N. Keeney's Allotment as recorded in Volume 1, Page 19 of Geauga County Plat Records and being part the Original Chardon Village Lot Nos. 97 and 131 in Tract 3 and further bounded and described as follows:

Beginning on the centerline of North Street (66 feet wide) at a $\frac{3}{4}$ " iron pin in a monument box assembly found and used (Station 0+00, CH 601 1923 Plans);

Thence South $29^{\circ} 25' 04''$ East along the centerline of North Street, 132.26 feet to angle point;

Thence South $07^{\circ} 22' 50''$ East continuing along the centerline of North Street, 158.62 feet to the **Principal Place of Beginning** of the Consolidated Parcel "A" premises herein described;

Thence South $88^{\circ} 27' 18''$ West passing through a $\frac{3}{4}$ " iron pin found on the westerly right of way of North Street at 33.17 feet and being the northeasterly corner of land conveyed to Ann M. Lawless as recorded in the Official Record Book 1870, Pages 236-237 (PN 10-101000) of Geauga County Deed Records and along the northerly line of land conveyed to Susan M. Ballish as recorded in Volume 1322, Page 1009 (PN 10-144900) of Geauga County Deed Records and the northerly line of land conveyed to Ronald D. Carney as recorded in Volume 753, Page 533 (PN 10-025470) of Geauga County Deed Records, 470.03 feet to a $\frac{3}{4}$ " iron pipe found (0.00 feet north and 0.09 feet west) at the northeasterly corner of land conveyed to Raymond and Ruth A. Schneider Trustees as recorded in Official Record Book 2004, Pages 1975-1976 (PN 10-161500) of Geauga County Deed Records;

Thence South $88^{\circ} 37' 51''$ West along the northerly line of land so conveyed to Raymond and Ruth Schneider Trustees, 99.02 feet to a $\frac{5}{8}$ " iron pin set at the northeasterly corner of land conveyed to Anthony R. and Erin E. Nicksick as recorded in



Official Record Book 1871, Pages 47-48 (PN 10-095400) of Geauga County Deed Records;

Thence North $88^{\circ} 16' 12''$ West along the northerly line of land so conveyed to Anthony R. and Erin E. Niksick, 99.23 feet to a $5/8''$ iron pin set on the easterly line of land conveyed to Mark V. Haas as recorded in Volume 1034, Page 403 of Geauga County Deed Records;

Thence North $01^{\circ} 16' 47''$ East along the easterly line of land so conveyed to Mark V. Haas, 200.74 feet to a $5/8''$ iron pin set at the northeast corner thereof and being on the northerly line of the said William N. Keeney's Allotment as recorded in Volume 1, Page 19 of Geauga County Plat Records;

Thence North $88^{\circ} 42' 54''$ West along the northerly line of Sublot 3 through Sublot 8, and a part of Sublot 9 in the William N. Keeney's Allotment, 635.93 feet to a $5/8''$ iron pin set at the southeasterly corner of land conveyed to the Geauga Park District as recorded in Official Record Book 1893, Pages 2084-2087 (PN 10-709625) of Geauga County Deed Records;

Thence North $01^{\circ} 22' 05''$ East along the easterly line of land so conveyed to the Geauga Park District, 411.34 feet to a $5/8''$ iron pin set on a southerly line of the Open Space Block A in the Bridgewater Village Condominiums Phase 7 as recorded in Volume 26, Pages 28-33 of Geauga County Plat Records;

Thence South $88^{\circ} 32' 56''$ East along the southerly line of the Open Space Block A in the said Bridgewater Village Condominiums Phase 7 and along a southerly line of land conveyed to Roger B. and Jacqueline K. Kangas as recorded in Official Record Book 2005, Pages 848-849 (PN 10-146700) of Geauga County Deed Records, 629.88 feet to a $3/4''$ iron pipe found (0.97 feet north and 0.00 feet east);

Thence North $01^{\circ} 23' 22''$ East along an easterly line of land so conveyed to Roger B. and Jacqueline K. Kangas, 57.20 feet to a $3/4''$ iron pipe found (0.99 feet north and 0.00 feet east);

Thence South $88^{\circ} 27' 44''$ East along a southerly line of land so conveyed to Roger B. and Jacqueline K. Kangas, passing through a $5/8''$ iron pin set on the westerly right of way of said North Street at 324.36 feet, 362.84 feet to the centerline of North Street;

Thence South $29^{\circ} 25' 04''$ East along the centerline of North Street and passing through a $3/4''$ iron found in a monument box at 428.36 feet, 560.62 feet to an angle point;

Thence South $07^{\circ} 22' 50''$ East continuing along the centerline of North Street, 158.62 feet to the **Principal Place of Beginning**, containing 14.1476 acres of land, of which 0.5462 acres are within the right of way of North Street, as surveyed and described by Edward B. Dudley, P.S. No. 6747, of the Riverstone Company in April, 2016 and subject to all legal highways, restrictions, reservations and easements.



RIVERSTONE

LAND SURVEYING • ENGINEERING • DESIGN

Note: All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747-PS8646"

Basis of Bearings: The centerline of North Street as North 29° 25' 04" West is an assumed bearing and used to indicate angles only.

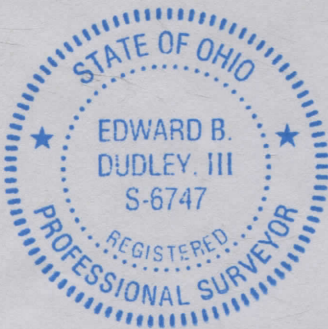
Deeds of Reference: Land conveyed to Richard Gerard Lennon Bishop of The Cleveland Catholic Diocese as recorded in Official Record Book 1818, Page 938 and Official Record Book 1805, Page 602 of Geauga County Deed Records;

4/21/2016

Edward B. Dudley

P.S. No. 6747

Date



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

Handwritten signature
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

