

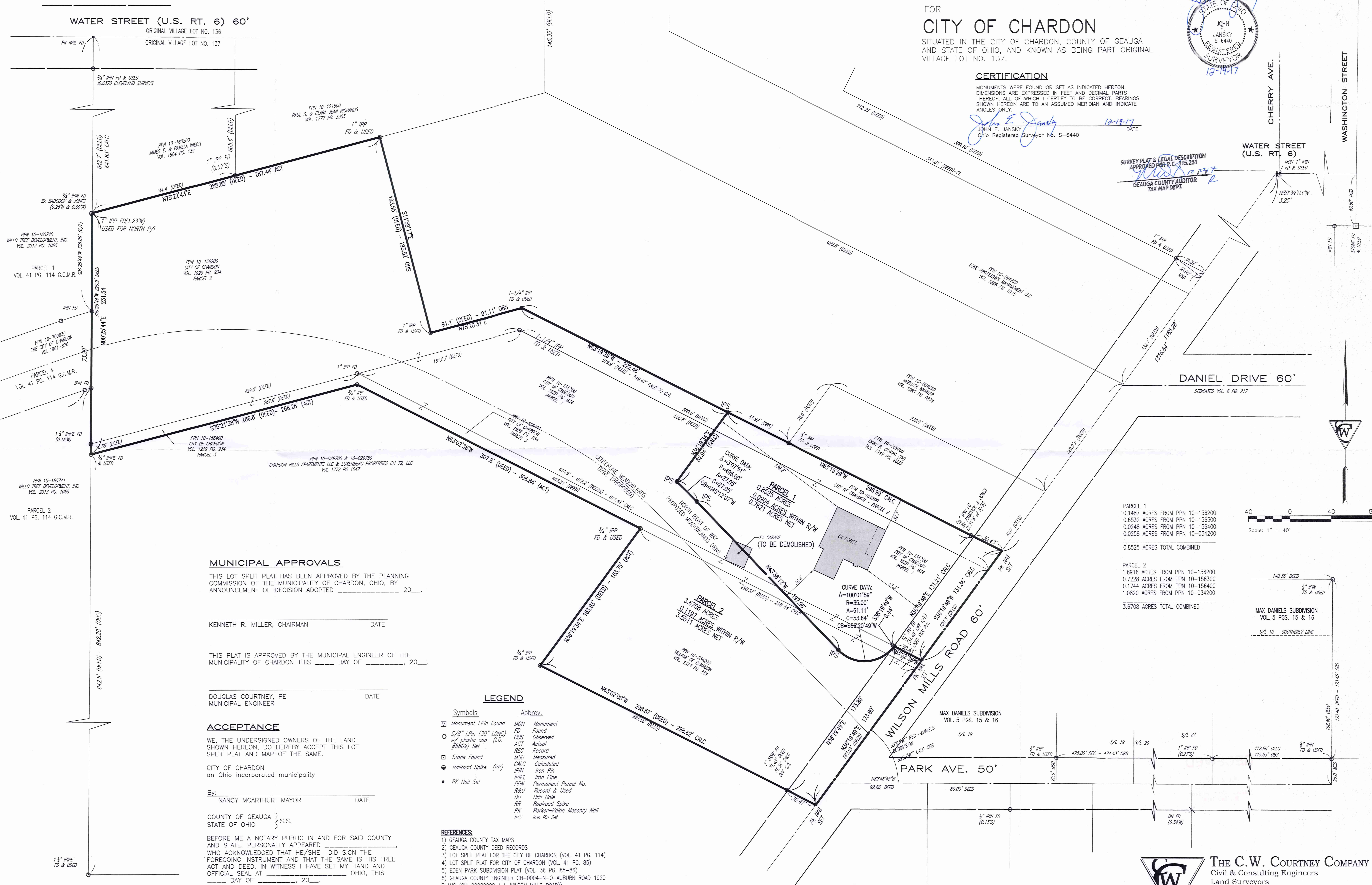
# LOT SPLIT AND CONCOLIDATION PLAT FOR CITY OF CHARDON

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEauga AND STATE OF OHIO, AND KNOWN AS BEING PART ORIGINAL VILLAGE LOT NO. 137.



**CERTIFICATION**  
MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH I CERTIFY TO BE CORRECT. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.  
*John E. Jansky*  
JOHN E. JANSKY  
Ohio Registered Surveyor No. S-6440  
DATE 12-19-17

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.231  
12-27-17  
GEAUGA COUNTY AUDITOR TAX MAP DEPT.



**MUNICIPAL APPROVALS**  
THIS LOT SPLIT PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF CHARDON, OHIO, BY ANNOUNCEMENT OF DECISION ADOPTED \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
KENNETH R. MILLER, CHAIRMAN DATE

THIS PLAT IS APPROVED BY THE MUNICIPAL ENGINEER OF THE MUNICIPALITY OF CHARDON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DOUGLAS COURTNEY, PE MUNICIPAL ENGINEER DATE

**ACCEPTANCE**  
WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT PLAT AND MAP OF THE SAME.  
CITY OF CHARDON  
an Ohio incorporated municipality

By: \_\_\_\_\_  
NANCY MCARTHUR, MAYOR DATE

COUNTY OF GEAUGA } s.s.  
STATE OF OHIO }

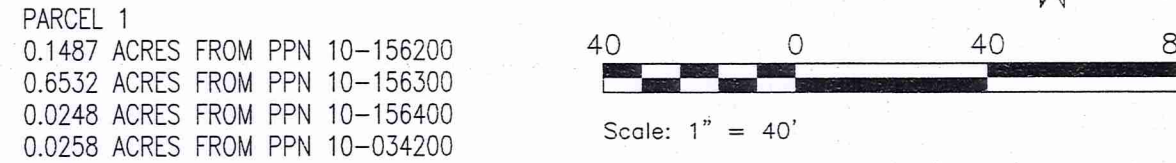
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED THAT HE/SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED. IN WITNESS I HAVE SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_ OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

### LEGEND

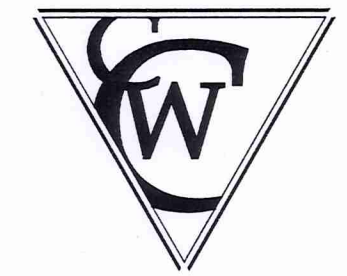
Symbols	Abbrev.	Monument
MON	Found	Monument
FD	Found	Found
OBS	Observed	Observed
ACT	Actual	Actual
REC	Record	Record
MSD	Measured	Measured
CALC	Calculated	Calculated
IPIN	Iron Pin	Iron Pin
IPPE	Iron Pipe	Iron Pipe
PPIN	Permanent Parcel No.	Permanent Parcel No.
R&U	Record & Used	Record & Used
DH	Drill Hole	Drill Hole
RR	Railroad Spike	Railroad Spike
PK	Parker-Kalon Masonry Nail	Parker-Kalon Masonry Nail
IPS	Iron Pin Set	Iron Pin Set

- REFERENCES**
- 1) GEAUGA COUNTY TAX MAPS
  - 2) GEAUGA COUNTY DEED RECORDS
  - 3) LOT SPLIT PLAT FOR THE CITY OF CHARDON (VOL. 41 PG. 114)
  - 4) LOT SPLIT PLAT FOR THE CITY OF CHARDON (VOL. 41 PG. 85)
  - 5) EDEN PARK SUBDIVISION PLAT (VOL. 36 PG. 85-86)
  - 6) GEAUGA COUNTY ENGINEER CH-0004-N-O-ALBURN ROAD 1920 PLANS (CH-00080008-I-L-WILSON MILLS ROAD)



PARCEL 1  
0.1487 ACRES FROM PPN 10-156200  
0.6532 ACRES FROM PPN 10-156300  
0.0248 ACRES FROM PPN 10-156400  
0.0258 ACRES FROM PPN 10-034200  
0.8525 ACRES TOTAL COMBINED

PARCEL 2  
1.6916 ACRES FROM PPN 10-156200  
0.7228 ACRES FROM PPN 10-156300  
0.1744 ACRES FROM PPN 10-156400  
1.0820 ACRES FROM PPN 10-034200  
3.6708 ACRES TOTAL COMBINED



**THE C.W. COURTNEY COMPANY**  
Civil & Consulting Engineers  
Land Surveyors  
700 Beta Drive, Suite 200  
Cleveland, Ohio 44143  
[phone] 440.449.4005 [fax] 440.449.0883  
www.cwcourtney.com  
Job No. 6-139

**LEGAL DESCRIPTION OF PARCEL "1"  
CITY OF CHARDON**

Situated in the City of Chardon, County of Geauga, and State of Ohio and known as being part of Original Village of Chardon Lot No. 137, and further bounded and described as follows:

Beginning at a 1" iron pin found in a monument box marking the easterly centerline of Water Street (99 feet wide) with centerline of Cherry Avenue (50 feet wide);

Thence N89° 39' 03" W along the westerly extension of said Water Street easterly centerline, a distance of 3.25 feet to its intersection with the centerline of Wilson Mills Road (60 feet wide);

Thence S 36° 19' 49" W, along said centerline of Wilson Mills Road, a distance of 1185.28 feet to a P.K. nail set and the principal point of beginning of the premises herein intended to be described;

Course No. 1 – Thence S 36° 19' 49" W, continuing along said centerline of Wilson Mills Road, a distance of 131.36 feet to a P.K. nail set;

Course No. 2 – Thence N 63° 02' 36" W, a distance of 30.41 feet to the westerly line of said Wilson Mills Road where a ¾" iron pipe was found, N 63° 02' 36" W, 1.07 feet;

Course No. 3 – Thence S 36° 19' 49" W, along said westerly line of Wilson Mills Road, a distance of 0.44 feet to an iron pin set at a point of curve;

Course No. 4 – Thence along the arc of the curved turnout between said Wilson Mills Road and the proposed northerly line of Meadowlands Road, deflecting to the right, 61.11 feet, said curve having a radius of 35.00 feet, a delta angle of 100° 01' 59" and a chord which bears S 86° 20' 49" W, a distance of 53.64 feet to an iron pin set at a point of tangency;

Thence continuing along said proposed northerly line of Meadowlands Drive by the following two (2) courses and distances:

Course No. 5 – Thence N 43° 38' 12" W, a distance of 197.96 feet to an iron pin set at a point of curve;

Course No. 6 – Thence along an arc of a curve deflecting to the left, 27.05 feet, said curve having a radius of 495.00 feet, a delta angle of 3° 07' 51", and a chord which bears N 45° 12' 07" W, a distance of 27.05 feet to an iron pin set;

Course No. 7 – Thence N 36° 19' 34" E, a distance of 82.94 feet to an iron pin set on the southerly line of land conveyed to Marilisa Warner (PPN 10-084060) by deed recorded in Volume 1085 Page 874 of Geauga County Deed Records;

Course No. 8 – Thence S 63° 19' 29" E, along said southerly line of land conveyed to Marilisa Warner and the southerly line of land conveyed to Fawn R. O'Hara (Trustee) (PPN 10-169400) by deed recorded in Volume 1949 Page 2835 of Geauga County Deed Records, and passing through at 65.92 feet, a ¾" iron pipe found, and at 263.78 feet, a 5/8" iron pin found 2.79 feet west of the westerly line of said Wilson Mills Road, (ID: Babcock & Jones) a total distance of 296.99 feet to the principal point of beginning and

containing 0.8525 acres of land (of which 0.0904 acres lie within the right of way of Wilson Mills Road) leaving a net acreage of 0.7621 acres of land as surveyed and described by John E. Jansky, Registered Surveyor No. 6440 of the C.W. Courtney Co. in December, 2017 be the same more or less and subject to all legal highways and easements of record.

Basis of bearings cited within the above description are referenced to those shown on the Lot Split Plat for the City of Chardon recorded in Volume 41 Page 114 of Geauga County Map Records. West Line of Original Lot 137 being N 00° 01' 13" W.

All iron pins set are 5/8" rebar (30" in length) with plastic cap (I.D. C.W. Courtney S-5609).

The intent of this description is to Split and Consolidate:

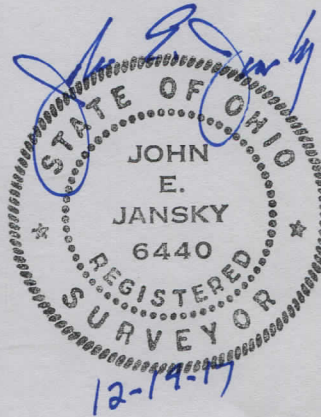
- 0.1487 acres from PPN 10-156200
- 0.6532 acres from PPN 10-156300
- 0.0248 acres from PPN 10-156400
- 0.0258 acres from PPN 10-034200

Deeds of Record: Volume 1929 Page 934  
Volume 1315 Page 884

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

**GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.**

*[Signature]* 12/29/17 *R*



**LEGAL DESCRIPTION OF PARCEL "2"  
CITY OF CHARDON**

Situated in the City of Chardon, County of Geauga, and State of Ohio and known as being part of Original Village of Chardon Lot No. 137, and further bounded and described as follows:

Beginning at a 1" iron pin found in a monument box marking the easterly centerline of Water Street (99 feet wide ) with centerline of Cherry Avenue (50 feet wide);

Thence N89° 39' 03" W along the westerly extension of said Water Street easterly centerline, a distance of 3.25 feet to its intersection with the centerline of Wilson Mills Road (60 feet wide);

Thence S 36° 19' 49" W, along said centerline of Wilson Mills Road, a distance of 1316.64 feet to a P.K. nail set and the principal point of beginning of the premises herein intended to be described;

Course No. 1 - Thence S 36° 19' 49" W, along said centerline of Wilson Mills Road, a distance of 173.80 feet to a P.K. nail set at a northeasterly corner of land conveyed to Chardon Hills Apartments LLC & Luxenberg Properties CH 72, LLC (PPN 10-029750) by deed recorded in Volume 1772 Page 1047 of Geauga County deed records;

Thence along the northerly and easterly lines of said land conveyed to Chardon Hills Apartments LLC & Luxenberg Properties CH 72, LLC by the following four (4) courses and distances:

Course No. 2 - Thence N 63° 02' 00" W, (passing through at 31.36 feet a 1" iron pipe found 0.95 feet easterly from the westerly line of said Wilson Mills Road) a distance of 298.62 feet to a ¾" iron pipe found;

Course No. 3 - Thence N 36° 19' 34" E, a distance of 163.75 feet to a ¾" iron pipe found;

Course No. 4 - Thence N 63° 02' 36" W, a distance of 306.84 feet to a ¾" iron pipe found;

Course No.5 - Thence S 75° 21' 38" W, a distance of 266.28 feet to a ¾" iron pipe found on the easterly line of Parcel 2 as shown on the Lot Split Plat for The City of Chardon recorded Volume 41 Page 114 of Geauga County Map Records;

Course No. 6 - Thence N 0° 25' 44" E, along said easterly line of Parcel 2 and along the easterly lines of Parcel 4 and Parcel 1 in said Lot Split Plat for The City of Chardon, a distance of 231.54 feet to a 1" iron pipe found (1.23' W) and a 5/8" iron pin found (ID: Babcock & Jones)(0.26' N & 0.60' W) at the southwesterly corner of land conveyed to James & Pamela Wiech (PPN 10-160200) by deed recorded in Volume 1584 Page 139 of Geauga County deed records;

Course No. 7 - Thence N 75° 22' 43" E, along the southerly line of land conveyed to said James & Pamela Wiech and along the southerly line of land conveyed to Paul and Clara Jean Richards (PPN 10-121600) by deed recorded in Volume 1777 Page 3355 of Geauga County deed records, a distance of 287.44 feet to a 1" iron pipe found at the northwesterly corner of land conveyed to conveyed to Marilisa Warner (PPN 10-084060) by deed recorded in Volume 1085 Page 874 of Geauga County deed records;

Thence along the westerly and southerly lines of said land conveyed to Marilisa Warner by the following three (3) courses and distances:

Course No. 8 – Thence S 14° 38' 17" E, a distance of 193.52 feet to a 1" iron pipe found;

Course No. 9 – Thence N 75° 20' 31" E, a distance of 91.11 feet to a 1-1/4" iron pipe found;

Course No. 10 – Thence S 63° 19' 29" E, a distance of 222.46 feet to a 5/8" iron pin set;

Course No. 11 – Thence S 36° 19' 34" W, a distance of 82.94 feet to a 5/8" iron pin set on the proposed northerly line of Meadowlands Road;

Thence along said northerly line of proposed Meadowlands Road the following three (3) courses and distances:

Course No. 12 – Thence along the arc of a curve deflecting to the right, 27.05 feet, said curve having a radius of 495.00 feet, a delta angle of 3° 07' 51", and a chord which bears S 45° 12' 07" E, a distance of 27.05 feet to an iron pin set at a point of tangency;

Course No. 13 - Thence S 43° 38' 12" E, a distance of 197.96 feet to a 5/8" iron pin set at a point of curved turnout between said proposed northerly line of Meadowlands Road and Wilson Mills Road;

Course No. 14 - Thence along the arc of said curved turnout between Wilson Mills Road and the proposed northerly line of Meadowlands Road, deflecting to the left, 61.11 feet, said curve having a radius of 35.00 feet, a delta angle of 100° 01' 59" and a chord which bears N 86° 20' 49" E, a distance of 53.64 feet to an iron pin set on the westerly line of said Wilson Mills Road;

Course No. 15 – Thence N 36° 19' 49" E, along said westerly line of Wilson Mills Road, a distance of 0.44 feet to a 3/4" iron pipe found N 63° 02' 36" W, 1.07 feet;

Course No. 16 - Thence S 63° 02' 36" E, a distance of 30.41 feet to the principal point of beginning and containing 3.6708 acres of land (of which 0.1197 acres lie within the right of way of Wilson Mills Road) leaving a net acreage of 3.5511 acres of land as surveyed and described by John E. Jansky, Registered Surveyor No. 6440 of the C.W. Courtney Co. in December, 2017 be the same more or less and subject to all legal highways and easements of record.

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

*[Signature]* 12/24/17  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.** *R*

