

**LEGEND / ABBREVIATIONS**

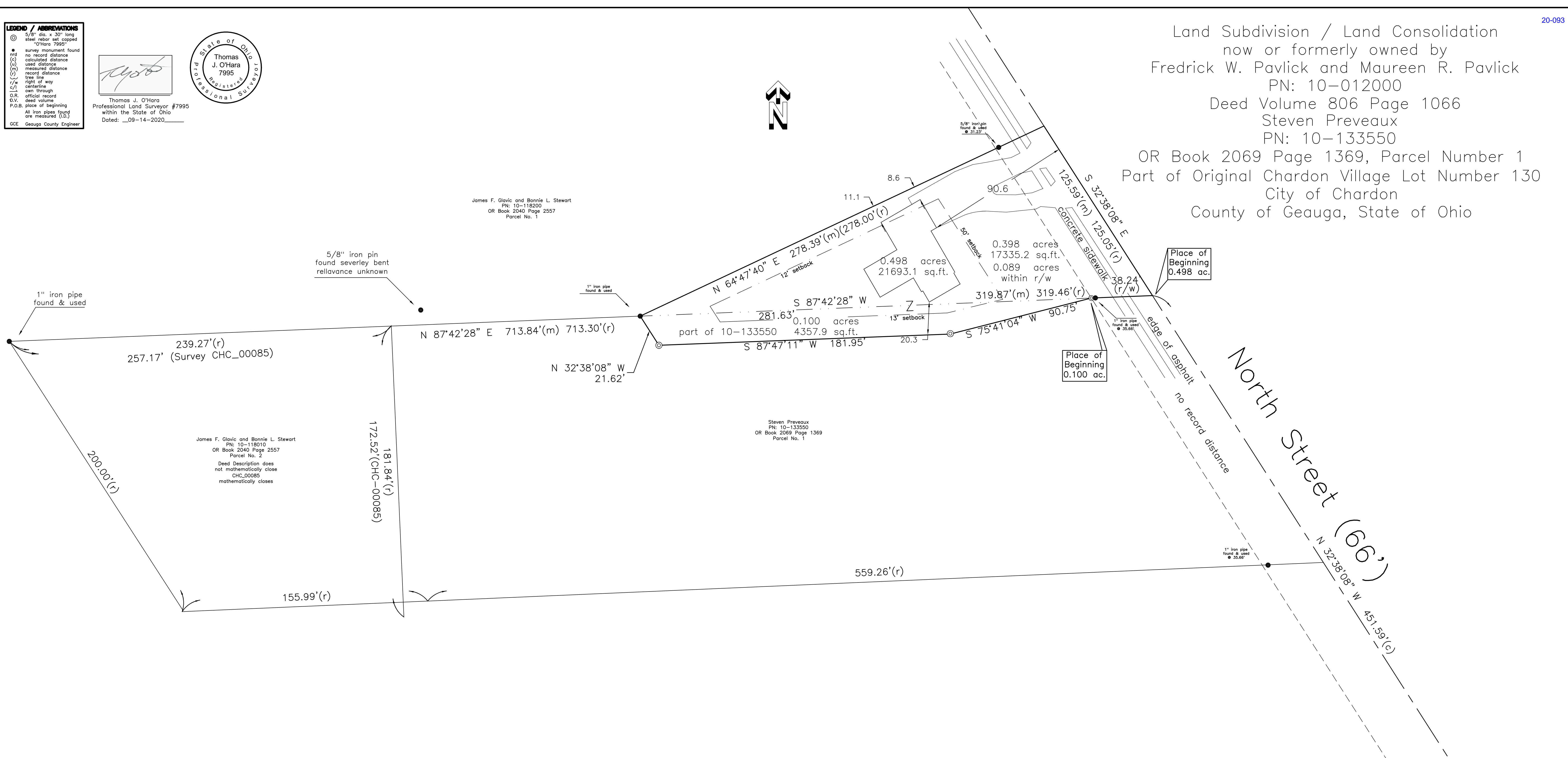
- 5/8" dia. x 30" long steel rebar set capped "O'Hara 7995"
- survey monument found
- no record distance
- calculated distance
- used distance
- measured distance
- record distance
- tree line
- r/w right of way centerline
- own through
- O.R. official record
- D.V. deed volume
- P.O.B. place of beginning
- All iron pipes found are measured (I.D.)
- G.C.E. Geauga County Engineer

*Thomas J. O'Hara*



Thomas J. O'Hara  
Professional Land Surveyor #7995  
within the State of Ohio  
Dated: 09-14-2020

Land Subdivision / Land Consolidation  
now or formerly owned by  
Fredrick W. Pavlick and Maureen R. Pavlick  
PN: 10-012000  
Deed Volume 806 Page 1066  
Steven Preveaux  
PN: 10-133550  
OR Book 2069 Page 1369, Parcel Number 1  
Part of Original Chardon Village Lot Number 130  
City of Chardon  
County of Geauga, State of Ohio



**Approvals**

This Plat approved by the Chardon City Council this \_\_\_ Day of \_\_\_, 2020.

Clerk of Council \_\_\_\_\_

This Plat approved by the Chardon City Planning Commission this \_\_\_ Day of \_\_\_, 2020.

Secretary of Planning Commission \_\_\_\_\_

This Plat approved by the Chardon City Engineer this \_\_\_ Day of \_\_\_, 2020.

City Engineer \_\_\_\_\_

**Acceptance:**

I, Steven Preveaux, Owner of the Land shown hereon, do hereby acknowledge and accept the making and recording of the Land Subdivision as shown hereon.

Owner \_\_\_\_\_ Witness \_\_\_\_\_

Owner \_\_\_\_\_ Witness \_\_\_\_\_

Title \_\_\_\_\_ Witness \_\_\_\_\_

State of Ohio  
County of Geauga

Before me a Notary Public and for said County and State personally appeared the above named \_\_\_\_\_ for Steven Preveaux, who acknowledges the making and signing of the foregoing instrument to be his free act and deed.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

**Acceptance:**

We, Frederick W. Pavlick and Maureen R. Pavlick, Owners of the Land shown hereon, do hereby acknowledge and accept the making and recording of the Land Consolidation as shown hereon.

Owner \_\_\_\_\_ Witness \_\_\_\_\_

Owner \_\_\_\_\_ Witness \_\_\_\_\_

Title \_\_\_\_\_ Witness \_\_\_\_\_

State of Ohio  
County of Geauga

Before me a Notary Public and for said County and State personally appeared the above named \_\_\_\_\_ for Steven Preveaux, who acknowledges the making and signing of the foregoing instrument to be his free act and deed.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

**Recorder Acceptance:**

Received for Record this \_\_\_ Day of \_\_\_, 2020 @ \_\_\_\_\_ in Plat Volume \_\_\_ Page \_\_\_ recording of the Land Subdivision as shown hereon.

Gauga County Recorder \_\_\_\_\_

**Auditor**

Transferred \_\_\_\_\_ 2020 by \_\_\_\_\_

Gauga County Auditor \_\_\_\_\_

**REFERENCES**

Deeds of Record  
Field observations made 06-24-2020  
Plat Volume 25 Page 1-4  
Plat Volume 27 Page 37-41

**NOTES**

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

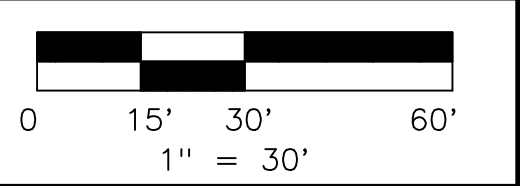
This plat was prepared without the benefit of a title exam, and is subject to the results that an independent title exam may reveal. This Plat of Survey depicts the results of a Boundary Survey as prepared in accordance to the minimum standards for a Boundary Survey as described in Administrative Code Chapter 4733-37, by O'Hara Land Surveying, L.L.C.. This survey is not valid unless it bears an Original Signature and Seal.

**Zoning**

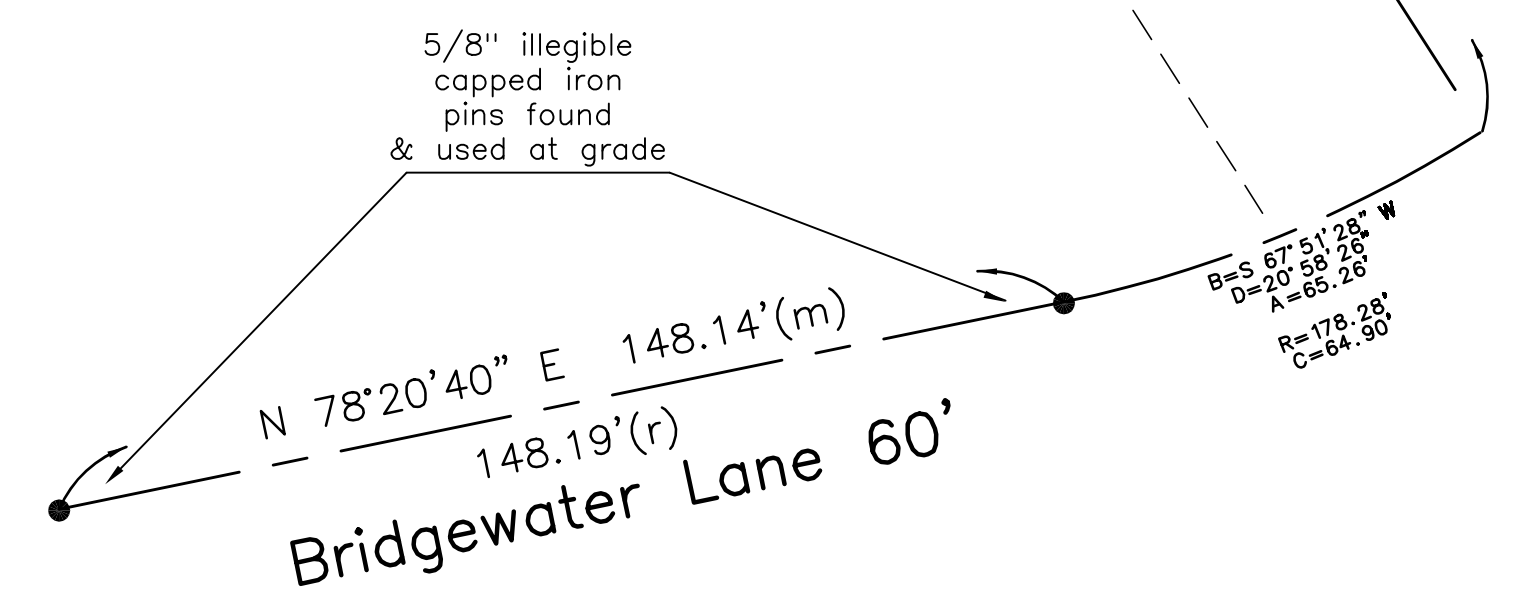
R-2: Low Density Residence  
Minimum Lot Area: 15,000 sq.ft.  
Minimum Width at Building Setback Line: 90 feet  
Minimum Width of Rear Property Line: 55 feet  
Maximum Lot Coverage: 30%  
Building Setback from Right of Way: 50 feet  
Side Setback: 12 feet from one side, 25 feet combined  
Rear Setback: 40 feet  
Minimum Building Separation: 25 feet, 10 feet accessory

**O'Hara Land Surveying, L.L.C.**  
P.O. Box 902, Chardon Ohio 44024  
oharasurveys@yahoo.com, 440-286-8417

Date of Survey  
09/08/2020  
Project No:0633-2



**SURVEY PLAT & LEGAL DESCRIPTION**  
APPROVED PER R.C. 315.251  
*Susan J. Martz* Sep 15 2020  
GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.  
20-093



**Steven Preveaux  
Part of PN: 10-133550, OR Book 2069 Page 1369  
Parcel Number 1, 0.100 Acres**

Situated in the City of Chardon, County of Geauga, State of Ohio, being part of Original Chardon Village Lot Number 130. Beginning at the intersection of the centerline of Bridgewater Lane (60') and the centerline of North Street (66'), as it appears on Plat Volume 25 Page 1-4, said point is along the arc of a curve deflecting to the right, having a radius of 178.28 feet, an arc length of 65.26 feet, a delta angle of 20°58'26", having a chord distance of 64.90, bearing South 67°51'28" West" from a 5/8" iron pin at grade with an illegible cap. Thence North 32°38'08" West along the centerline of North Street, a distance of 451.59 feet to a point, said point being the northeast corner of land now or formerly owned by Steven Preveaux, PN: 10-133550, as recorded in OR Book 2069 Page 1369, Parcel Number One in Geauga County Record of Deeds, (GCRD). Thence South 87°42'28" West along the North line of PN: 10-133550, aforementioned, passing through a 1" iron pipe found at 35.66 feet, a total distance of 38.24 feet to a point at right of way, said point witnessed by an iron pin set, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 75°41'04" West** along a new property line established, a distance of **90.75 feet** to a point, said point witnessed by an iron pin set.

Thence **South 87°47'11" West** along a new property line established, a distance of **181.95 feet** to a point, said point witnessed by an iron pin set.

Thence **North 32°38'08" West** along a new property line established, a distance of **21.62 feet** to a point, said point being on the South line of land now or formerly owned by James F. Glavic and Bonnie L. Stewart, PN: 10-118200, as recorded in OR Book 2040 Page 2557, Parcel Number One (GCRD), said point witnessed by a 1" iron pipe found.

Thence **North 87°42'28" East** along the South line of land now or formerly owned by Frederick W. Pavlick and Maureen R. Pavlick, PN: 10-012000, as recorded in Deed Volume 806 Page 1066 in (GCRD), a distance of **281.63 feet** to a point, said point being the Place of Beginning, and containing **0.100 total acres** of land, 0.000 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (0633-2) dated September, 2020, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

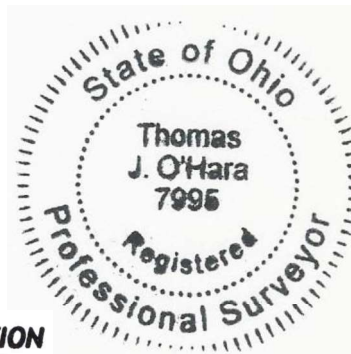
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe part of (0.100 acres) land now owned by Steven Preveaux, PN: 10-133550, as recorded in OR Book 2069 Page 1369, Parcel Number One in Geauga County Record of Deeds, (GCRD).

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".



Thomas J. O'Hara  
Ohio Registered Surveyor No. 7995  
Dated: September 9, 2020



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

*Susan J. Martini* Sep 15 2020  
**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

**Steven Preveaux**  
**Part of PN: 10-133550, OR Book 2069 Page 1369**  
**Parcel Number 1, 0.100 Acres**  
**Consolidated with**  
**Frederick W. Pavlick and Maureen R. Pavlick**  
**All of PN: 10-012000, Deed Volume 806 Page 1066**  
**0.398 Acres**

Situated in the City of Chardon, County of Geauga, State of Ohio, being part of Original Chardon Village Lot Number 130. Beginning at the intersection of the centerline of Bridgewater Lane (60') and the centerline of North Street (66'), as it appears on Plat Volume 25 Page 1-4, said point is along the arc of a curve deflecting to the right, having a radius of 178.28 feet, an arc length of 65.26 feet, a delta angle of 20°58'26", having a chord distance of 64.90, bearing South 67°51'28" West" from a 5/8" iron pin at grade with an illegible cap. Thence North 32°38'08" West along the centerline of North Street, a distance of 451.59 feet to a point, said point being the northeast corner of land now or formerly owned by Steven Preveaux, PN: 10-133550, as recorded in OR Book 2069 Page 1369, Parcel Number One in Geauga County Record of Deeds, (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 87°42'28" West** along the North line of PN: 10-133550, aforementioned, passing through a 1" iron pipe found at 35.66 feet, a total distance of **38.24 feet** to a point at right of way, said point witnessed by an iron pin set,

Thence **South 75°41'04" West** along a new property line established, a distance of **90.75 feet** to a point, said point witnessed by an iron pin set.

Thence **South 87°47'11" West** along a new property line established, a distance of **181.95 feet** to a point, said point witnessed by an iron pin set.

Thence **North 32°38'08" West** along a new property line established, a distance of **21.62 feet** to a point, said point being on the South line of land now or formerly owned by James F. Glavic and Bonnie L. Stewart, PN: 10-118200, as recorded in OR Book 2040 Page 2557, Parcel Number One (GCRD), said point witnessed by a 1" iron pipe found.

Thence **North 64°47'40" East** along a southeast line of PN: 10-118200, aforementioned, a distance of **278.39 feet** to a point in the centerline of North Street, said point witnessed by a 5/8" iron pin found, 31.23 feet therefrom, not at right of way.

Thence **South 32°38'08" East** along the centerline of North Street, a distance of **125.59 feet** to a point. Said point being the Place of Beginning, and containing **0.498 total acres** of land, 0.089 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (0633-2) dated September, 2020, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe all of the land (0.398 acres) now owned by Frederick W. Pavlick and Maureen R. Pavlick, PN: 10-012000, as recorded in Deed Volume 806 Page 1066, in Geauga County Record of Deeds and consolidate it with part of (0.100 acres) now owned by Steven Preveaux, PN: 10-133550, as recorded in OR Book 2069 Page 1369, Parcel Number One in Geauga County Record of Deeds, (GCRD).

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".



Thomas J. O'Hara  
Ohio Registered Surveyor No. 7995  
Dated: September 9, 2020



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