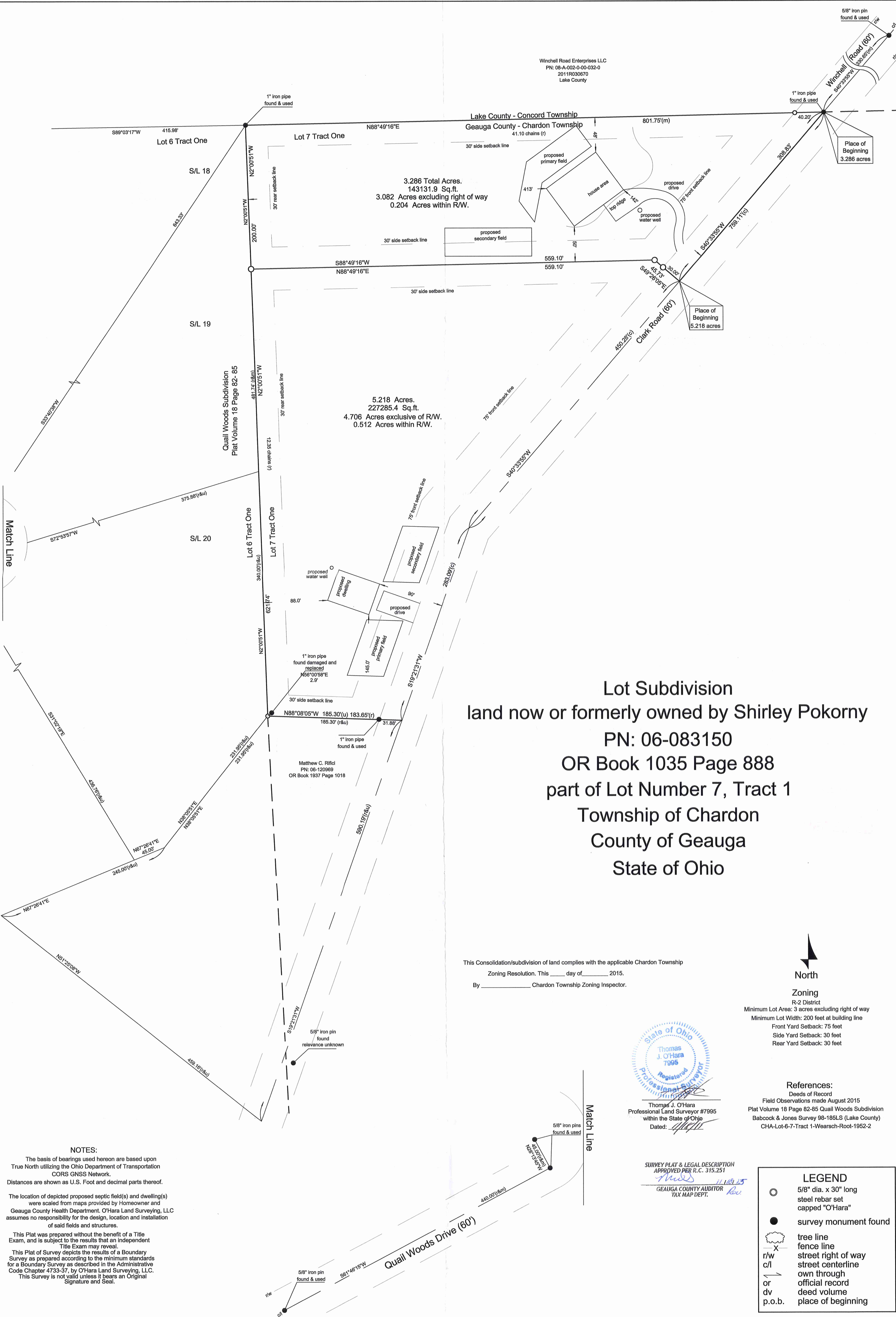


Winchell Road Enterprises LLC  
PN: 06-A-002-0-00-032-0  
2011R030870  
Lake County

Lake County - Concord Township  
Geauga County - Chardon Township



**Lot Subdivision**  
land now or formerly owned by Shirley Pokorny  
PN: 06-083150  
OR Book 1035 Page 888  
part of Lot Number 7, Tract 1  
Township of Chardon  
County of Geauga  
State of Ohio

This Consolidation/subdivision of land complies with the applicable Chardon Township Zoning Resolution. This \_\_\_ day of \_\_\_\_\_ 2015.  
By \_\_\_\_\_ Chardon Township Zoning Inspector.



**Zoning**  
R-2 District  
Minimum Lot Area: 3 acres excluding right of way  
Minimum Lot Width: 200 feet at building line  
Front Yard Setback: 75 feet  
Side Yard Setback: 30 feet  
Rear Yard Setback: 30 feet



Thomas J. O'Hara  
Professional Land Surveyor #7995  
within the State of Ohio  
Dated: 11/18/15

**References:**  
Deeds of Record  
Field Observations made August 2015  
Plat Volume 18 Page 82-85 Quail Woods Subdivision  
Babcock & Jones Survey 98-185LS (Lake County)  
CHA-Lot-6-7-Tract 1-Weersch-Root-1952-2

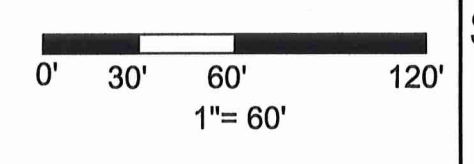
**SURVEY PLAT & LEGAL DESCRIPTION**  
APPROVED PER R.C. 315.251  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

LEGEND	
○	5/8" dia. x 30" long steel rebar set capped "O'Hara"
●	survey monument found
—	tree line
-x-	fence line
r/w	street right of way
c/l	street centerline
—	own through
or	official record
dv	deed volume
p.o.b.	place of beginning

**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.  
The location of depicted proposed septic field(s) and dwelling(s) were scaled from maps provided by Homeowner and Geauga County Health Department. O'Hara Land Surveying, LLC assumes no responsibility for the design, location and installation of said fields and structures.  
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 according to the minimum standards for a Boundary Survey as described in the Administrative Code Chapter 4733-37, by O'Hara Land Surveying, LLC.  
This Survey is not valid unless it bears an Original Signature and Seal.

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

Date of Survey  
08-12-2015  
Project No.: 1531  
Revised 11-18-15



**Sheet**  
1  
of  
1

CHA 00173

CHA00173

Pokorny (15-110)  
Picked Up. 11-19-15

**Lot Subdivision of land now or formerly owned by  
Shirley Pokorny  
Part of PN: 06-083150, OR Book 1035 Page 888**

Situated in the Township of Chardon, County of Geauga, State of Ohio, being part of Lot Number 7, Tract One, within said Township: Beginning at the point of intersection of the centerline of Clark Road (60') with the dividing line between Concord Township, Lake County and Chardon Township, Geauga County, said point also being on the North line of Lot Number 7, Tract Number 1, said point witnessed by a 1" iron pipe found in the pavement. Thence South 40°33'55" West along the centerline of Clark Road a distance of 308.83 feet to a point, said point being a new property corner established, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 40°33'55" West** along the centerline of Clark Road a distance of **450.28** feet to an angle point in Clark Road.

Thence **South 19°21'31" West** along the centerline of Clark Road a distance of **283.09** feet to a point, said point being the northeast corner of land now or formerly owned by Matthew C. Rifci, PN: 06-120969, as recorded in OR Book 1937 Page 1018 in Geauga County Record of Deeds, (GCRD).

Thence **North 88°08'05" West** along the North line of Rifci, aforementioned, passing through a 1" iron pipe found at 31.88 feet, a total distance of **185.30** feet to a point, said point being on the east line of Sublot Number 20 in Quail Woods Subdivision as recorded in Plat Volume 18 Page 82 thru 85, said point also being on the West line of Lot Number 7, said point witnessed by an iron pin set, said pin set being South 56° 00' 58" West a distance of 2.9 feet from a 1" iron pipe found damaged.

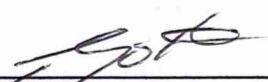
Thence **North 02°00'51" West** along the East line of Sublot Number 20, and Sublot Number 19 in aforementioned Subdivision, and along the West line of Lot Number 7, a distance of **621.74** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 88°49'16" East** along a new property line created a distance of **559.10** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

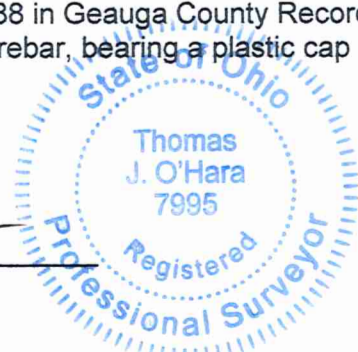
Thence **South 49°26'05" East** along a new property line created a distance of **45.73** feet to a point in the centerline of Clark Road, passing through an iron pin set at 30.00 feet, said point being the Place of Beginning, and containing **5.218 total acres** of land, 0.512 acres within the right of way of Clark Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1531) dated September, 2015, 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 a portion of land now or formerly owned by Shirley Pokorny, part of PN: 06-083150, OR Book 1035 Page 888 in Geauga County Record of Deeds. 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, P.S.,  
Ohio Registered Surveyor No. 7995

Dated: 11/16/15



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

  
\_\_\_\_\_  
**GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.**

**Lot Subdivision of land now or formerly owned by  
Shirley Pokorny  
Part of PN: 06-083150, OR Book 1035 Page 888**

Situated in the Township of Chardon, County of Geauga, State of Ohio, being part of Lot Number 7, Tract One, within said Township: Beginning at the point of intersection of the centerline of Clark Road (60') with the dividing line between Concord Township, Lake County and Chardon Township, Geauga County, said point also being on the North line of Lot Number 7, and Tract 1, said point witnessed by a 1" iron pipe found in the pavement, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 40°33'55" West** along the centerline of Clark Road a distance of **308.83 feet** to a point, said point being a new property corner established.

Thence **North 49°26'05" West** along a new property line created, passing through an iron pin set at 30.00 feet, a total distance of **45.73 feet** to a point, said point being a new property corner established, said point witnessed by an iron pin set.

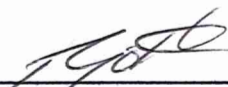
Thence **South 88°49'16" West** along a new property line created a distance of **559.10 feet** to a point, said point being a new property corner established, said point being on the east line of Sublot Number 19 in Quail Woods Subdivision as recorded in Plat Volume 18 Page 82 thru 85, said point also being on the West Line of Lot Number 7, said point witnessed by an iron pin set.

Thence **North 02°00'51" West** along the East line of Sublot Number 19, and the West Line of Lot Number 7, aforementioned, a distance of **200.00 feet** to a point, said point being the northeast corner of Sublot Number 19, aforementioned, and said point being on the North Line of Lot Number 7, Tract Number 1, Chardon Township, Geauga County, said point witnessed by a 1" iron pipe found.

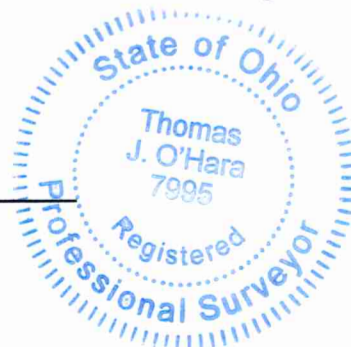
Thence **North 88°49'16" East** along a North Line of Lot Number 7, Tract Number 1, Chardon Township, Geauga County, a distance of **801.75 feet** to a point in the centerline of Clark Road, passing through an iron pin set at 40.20 feet, said point being the Place of Beginning, and containing **3.286 total acres** of land, 0.204 acres within the right of way of Clark Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1531) dated September, 2015, 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.

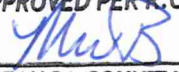
The intent of this description is to describe a Lot Subdivision of a portion of land now or formerly owned by Shirley Pokorny, part of PN: 06-083150, OR Book 1035 Page 888 in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

  
\_\_\_\_\_  
Thomas J. O'Hara, P.S.,  
Ohio Registered Surveyor No. 7995

Dated: 11/16/15



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

  
\_\_\_\_\_  
**GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.** *Rev.* 11/18/15