

Winchell Road Enterprises LLC
 PN: 06-A-002-0-00-032-0
 2011R030670
 Lake County

8,504 Total Acres.
 370417.3 Sq. ft.
 0.716 Acres within R/W.
 PART OF PLAT 06-083150

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 ____ 2016.
 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

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-Wearsch-Root-1952-2

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.

Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 08/12/15

 Thomas J. O'Hara
 7995
 Registered Professional Surveyor

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

 GEAGA COUNTY AUDITOR
 TAX MAP DEPT.

LEGEND

| | |
|--|--|
| | 5/8" dia. x 30" long steel rebar set capped "O'Hara" |
| | survey monument found |
| | tree line |
| | fence line |
| | street right of way |
| | street centerline |
| | own through |
| | official record |
| | deed volume |
| | place of beginning |

CHA 00175
CHA00175

Pokorny (16-047)
Picked-Up 05/05/16
VOL. 2015 pg 858
PN# 06-120630

**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 **759.11 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. Rifici, 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 Rifici, 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 **821.74 feet** to a point, 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 **8.504 total acres** of land, 0.716 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.

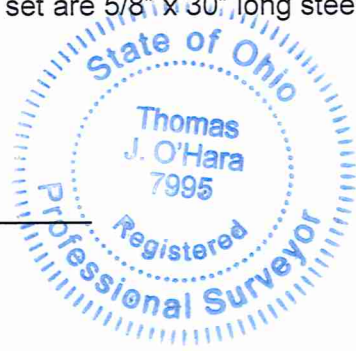
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

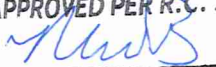
The intent of this description is to describe a Lot Subdivision of a portion of land now or formerly owned by Shirley Pokorny, part of PN: 06-083150, OR Book 1035 Page 888 in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA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



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

Dated: 4/29/16



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


**GAUGA COUNTY AUDITOR
TAX MAP DEPT.**