

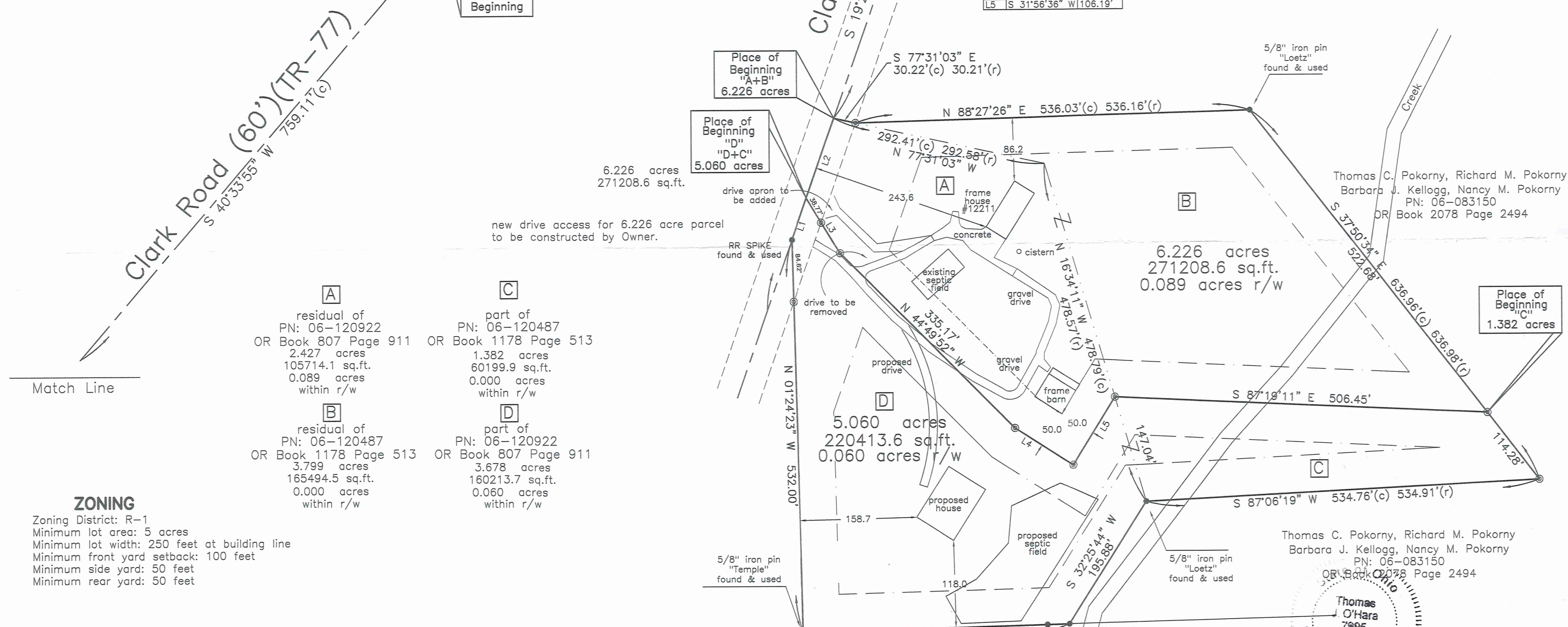
NOTES

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.

Lot Subdivision / Consolidation of land now or formerly owned by James B. Kellogg and Barbara J. Kellogg. All of PN: 06-120487 OR Book 1178 Page 513 with land now or formerly owned by James B. Kellogg and Barbara J. Kellogg PN: 06-120922 OR Book 807 Page 911 Part of Lot Number 7, Tract 1 Township of Chardon County of Geauga, State of Ohio

Lake County - Concord Township / Geauga County - Chardon Township / Lot Number 7 Tract 1

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1 through L5 with bearings and distances.



Residual information for lots A, B, C, and D, including acreage, square feet, and references to previous surveys.

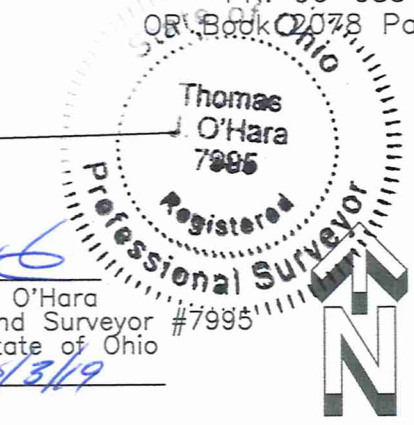
ZONING: Zoning District: R-1. Minimum lot area: 5 acres. Minimum lot width: 250 feet at building line. Minimum front yard setback: 100 feet. Minimum side yard: 50 feet. Minimum rear yard: 50 feet.

This Consolidation/Subdivision of land complies with the applicable Chardon Township Zoning Resolution. This ___ day of ___ 2019. By ___ Chardon Township Zoning Inspector.

Barbara J. Jeschelnig and Leonard L. Jeschelnig PN: 06-040400 OR Book 2054 Page 1608

Neil M. Johnson, Trustee PN: 06-050100 OR Book 1967 Page 46

Thomas C. Pokorny, Richard M. Pokorny, Barbara J. Kellogg, Nancy M. Pokorny PN: 06-083150 OR Book 2078 Page 2494



LEGEND / ABBREVIATIONS table listing symbols for iron pins, monuments, bearings, distances, and other survey features.

O'Hara Land Surveying, L.L.C. P.O. Box 902, Chardon Ohio 44024. Date of Survey 09/15/2019. Project No: 2331-3. Scale bar showing 0, 50, 100, 200 feet.

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251. GEAGA COUNTY ENGINEER TAX MAP DEPT.

REFERENCES: Deeds of Record. Field observations made 9/14/2019. William Loetz, Survey, dated May 1998, CH-00045. O'Hara Land Surveying, Survey # 1531, dated 09/2015.

CHA 00192
CHA00192

Kellogg
19-102
Plat No. 10/7/19
Vol. 2088 pg 2847
pn # 06-120638

Lot Subdivision
James B. Kellogg and Barbara J. Kellogg
Part of PN: 06-120487, OR Book 1178 Page 513
Parcel "C" 1.382 acres

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') (T.R. 77) 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 True Point 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 596.53 feet to a point, said point being the southwest corner of land now or formerly owned by Thomas C. Pokorny, Richard M. Pokorny, Barbara J. Kellogg, Nancy M. Pokorny, PN: 06-083150, as recorded in OR Book 2078 Page 2494 in Geauga County Record of Deeds, (GCRD), Thence South 77°31'03" East along the South line of Pokorny, et.al., aforementioned, a distance of 30.22 feet to an angle point, said point witnessed by an iron pin set. Thence North 88°27'26" East along the South line of Pokorny, et.al., aforementioned, a distance of 536.03 feet to an angle point, said point witnessed by a 5/8" iron pin "Loetz" found. Thence South 37°50'34" East along a West line of Pokorny et.al., aforementioned, a distance of 522.68 feet to a point, said point being a new property corner created, said point witnessed by an iron pin set. said point being the **Place of Beginning** of the parcel herein described.

Thence **South 37°50'34" East** along a West line of Pokorny, et.al., aforementioned, a distance of **114.28 feet** to an angle point, said point witnessed by an iron pin set.


Thence **South 87°06'19" West** along a North line of Pokorny, et.al., aforementioned, a distance of **534.76 feet** to an angle point, said point being a southeast corner of land now or formerly owned by James B. Kellogg and Barbara J. Kellogg, PN: 06-120922, as recorded in OR Book 807 Page 911 in GCRD, said point witnessed by a 5/8" iron pin "Loetz" found.

Thence **North 16°34'11" West** along an East line of PN: 06-120922, a distance of **147.04 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 87°19'11" East** along a new property line established, a distance of **506.45 feet** to a point, said point being the Place of Beginning, and containing **1.382 total acres** of land, 0.000 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 (2331) dated September, 2019, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

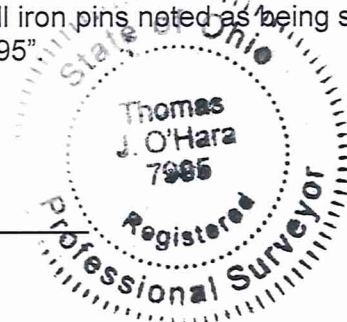
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe a portion of land (1.382 acres) now or formerly owned by James B. Kellogg and Barbara J. Kellogg, PN: 06-120487, as recorded in OR Book 1178 Page 513 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"

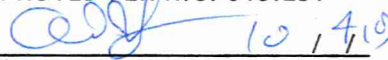


Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995

Dated: 10/3/19



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



GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

CHA 00192

13-102

Vol. 2088 pg 2847

PN # 06-120639

**Lot Subdivision James B. Kellogg and Barbara J. Kellogg
Part of PN: 06-120922, OR Book 807 Page 911
Parcel "D" 3.678 acres**

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') (TR-77) 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 True Point 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 711.53 feet to a point, said point being a new property corner created, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 31°20'15" East** along a new property line established, passing through an iron pin set at 38.77 feet, a total distance of **88.12** feet to an angle point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 44°49'52" East** along a new property line established, a distance of **335.17** feet to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 58°03'28" East** along a new property line established, a distance of **94.17** feet to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 31°56'36" East** along a new property line established, a distance of **106.19** feet to a point, said point being on the West line of land now or formerly owned by James B. Kellogg and Barbara J. Kellogg, PN: 06-120487, as recorded in OR Book 1178 Page 513 Geauga County Record of Deeds, (GCRD), said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 16°34'11" East** along the West line of PN: 06-120487, aforementioned, a distance of **147.04** feet to a point, said point being on a North line of land now or formerly owned by Thomas C. Pokorny, Richard M. Pokorny, Barbara J. Kellogg, Nancy M. Pokorny, PN: 06-083150, as recorded in OR Book 2078 Page 2494 in GCRD, said point witnessed by a 5/8" iron pin "Loetz" found.

Thence **South 32°25'44" West** along a southeast line of Pokorny, et.al., aforementioned, a distance of **195.88** feet to an angle point, said point being on the North line of land now or formerly owned by Neil M. Johnson, Trustee, PN: 06-050100, as recorded in OR Book 1967 page 46 in GCRD, said point witnessed by a 1" iron pipe found.

Thence **South 88°29'51" West** along a North line of Johnson, aforementioned, a distance of **362.08** feet to a point, said point being on the East line of land now or formerly owned by Barbara J. Jeschelnic and Leonard L. Jeschelnic, PN: 06-040400, as recorded in OR Book 2054 Page 1608 in GCRD, said point being on the East line of Lot Number 6, said point witnessed by a 5/8" iron pin "Temple" found.

Thence **North 01°24'23" West** along the East line of land now or formerly owned by Jeschelnic, aforementioned, and the East line of Lot Number 6, a distance of **532.00** feet to a point in the centerline of Clark Road, passing through an iron pin set at 84.62 feet therefrom, said point being the northeast corner of land now or formerly owned by Jeschelnic, aforementioned.

Thence **North 19°21'31" East** along the centerline of Clark Road, a distance of **60.00** feet, said point being the Place of Beginning, and containing **3.678 acres** of land, 0.060 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 (2331) dated September, 2019, 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 (3.678 acres) now or formerly owned by James B. Kellogg and Barbara J. Kellogg, PN: 06-120922, as recorded in OR Book 807 Page 911 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 Dated: 10/3/19
Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995



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

Thomas J. O'Hara 10/4/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

Lot Consolidation
James B. Kellogg and Barbara J. Kellogg
Part of PN: 06-120922, OR Book 807 Page 911
With
James B. Kellogg and Barbara J. Kellogg
Part of PN: 06-120487, OR Book 1178 Page 513
Parcel "C+D" 5.060 acres

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') (TR-77) 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 True Point 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 711.53 feet to a point, said point being a new property corner created, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 31°20'15" East** along a new property line established, passing through an iron pin set at 38.77 feet, a total distance of **88.12** feet to an angle point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 44°49'52" East** along a new property line established, a distance of **335.17** feet to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 58°03'28" East** along a new property line established, a distance of **94.17** feet to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 31°56'36" East** along a new property line established, a distance of **106.19** feet to a point, said point being on the West line of land now or formerly owned by James B. Kellogg and Barbara J. Kellogg, PN: 06-120487, as recorded in OR Book 1178 Page 513 Geauga County Record of Deeds, (GCRD), said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 87°19'11" East** along a new property line established, a distance of **506.45** feet to a point, said point being on a West line of land now or formerly owned by Thomas C. Pokorny, Richard M. Pokorny, Barbara J. Kellogg, Nancy M. Pokorny, PN: 06-083150, as recorded in OR Book 2078 Page 2494 in GCRD, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 37°50'34" East** along a West line of Pokorny, et.al., aforementioned, a distance of **114.28** feet to an angle point, said point witnessed by an iron pin set.

Thence **South 87°06'19" West** along a North line of Pokorny, et.al., aforementioned, a distance of **534.76** feet to an angle point, said point being a southeast corner of land now or formerly owned by James B. Kellogg and Barbara J. Kellogg, PN: 06-120922, as recorded in OR Book 807 Page 911 in GCRD, said point witnessed by a 5/8" iron pin "Loetz" found.

Thence **South 32°25'44" West** along a southwest line of Pokorny, et.al., aforementioned, a distance of **195.88** feet to an angle point, said point being on the North line of land now or formerly owned by Neil M. Johnson, Trustee, PN: 06-050100, as recorded in OR Book 1967 page 46 in GCRD, said point witnessed by a 1" iron pipe found.

Thence **South 88°29'51" West** along a North line of Johnson, aforementioned, a distance of **362.08** feet to a point, said point being on the East line of land now or formerly owned by Barbara J. Jeschelnic and Leonard L. Jeschelnic, PN: 06-040400, as recorded in OR Book 2054 Page 1608 in GCRD, said point being on the East line of Lot Number 6, said point witnessed by a 5/8" iron pin "Temple" found.

Thence **North 01°24'23" West** along the East line of land now or formerly owned by Jeschelnic, aforementioned, and the East line of Lot Number 6, a distance of **532.00** feet to a point in the centerline of Clark Road, passing through an iron pin set at 84.62 feet therefrom,

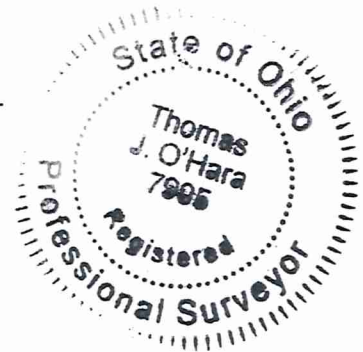
said point being the northeast corner of land now or formerly owned by Jeschelrig, aforementioned.

Thence **North 19°21'31" East** along the centerline of Clark Road, a distance of **60.00** feet, said point being the Place of Beginning, and containing **5.060 acres** of land, 0.060 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 (2331) dated September, 2019, 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 consolidate a portion of land (3.678 acres) now or formerly owned by James B. Kellogg and Barbara J. Kellogg, PN: 06-120922, as recorded in OR Book 807 Page 911 in Geauga County Record of Deeds, with a portion of land (1.382 acres) now or formerly owned by James B. Kellogg and Barbara J. Kellogg, PN: 06-120487, as recorded in OR Book 1178 Page 513 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 Dated: 10/3/19
Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995



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

Thomas J. O'Hara 10/4/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

Lot Consolidation James B. Kellogg and Barbara J. Kellogg
Part of PN: 06-120922, OR Book 807 Page 911, with
James B. Kellogg and Barbara J. Kellogg
Part of PN: 06-120487, OR Book 1178 Page 513
Parcel "A+B" 6.226 acres

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') (T.R. 77) 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 True Point 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 596.53 feet to a point, said point being the southwest corner of land now or formerly owned by Thomas C. Pokorny, Richard M. Pokorny, Barbara J. Kellogg, Nancy M. Pokorny, PN: 06-083150, as recorded in OR Book 2078 Page 2494 in Geauga County Record of Deeds, (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **South 77°31'03" East** along the South line of Pokorny, et.al., aforementioned, a distance of **30.22** feet to an angle point, said point witnessed by an iron pin set.

Thence **North 88°27'26" East** along the South line of Pokorny, et.al., aforementioned, a distance of **536.03** feet to an angle point, said point witnessed by a 5/8" iron pin "Loetz" found.

Thence **South 37°50'34" East** along a West line of Pokorny, et.al., aforementioned, a distance of **522.68** feet to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 87°19'11" West** along a new property line established, a distance of **506.45** feet to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 31°56'36" West** along a new property line established, a distance of **106.19** feet to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 58°03'28" West** along a new property line established, a distance of **94.17** feet to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 44°49'52" West** along a new property line established, a distance of **335.17** feet to a point, said point being a new property corner created, said point witnessed by an iron pin set.

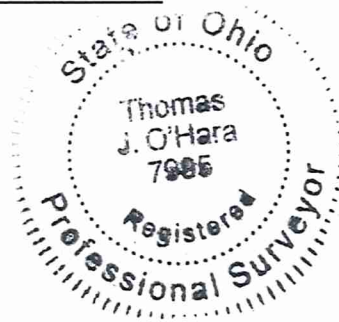
Thence **North 31°20'15" West** along a new property line established, a distance of **88.12** feet to a point in the centerline of Clark Road, passing through an iron pin set at 38.77 feet therefrom, said point being a new property corner created.

Thence **North 19°21'31" East** along the centerline of Clark Road, a distance of **115.00** feet, said point being the Place of Beginning, and containing **6.226 total acres** of land, 0.089 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 (2331) dated September, 2019, 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 the residual of land (2.427 acres) now or formerly owned by James B. Kellogg and Barbara J. Kellogg, PN: 06-120922, as recorded in OR Book 807 Page 911 in Geauga County Record of Deeds, and consolidate it with the residual of land (3.799 acres) now or formerly owned by James B. Kellogg and Barbara J. Kellogg, part of PN: 06-120487, as recorded in OR Book 1178 Page 513 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 Dated: 10/3/19
Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995



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

[Signature] 10/1/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.