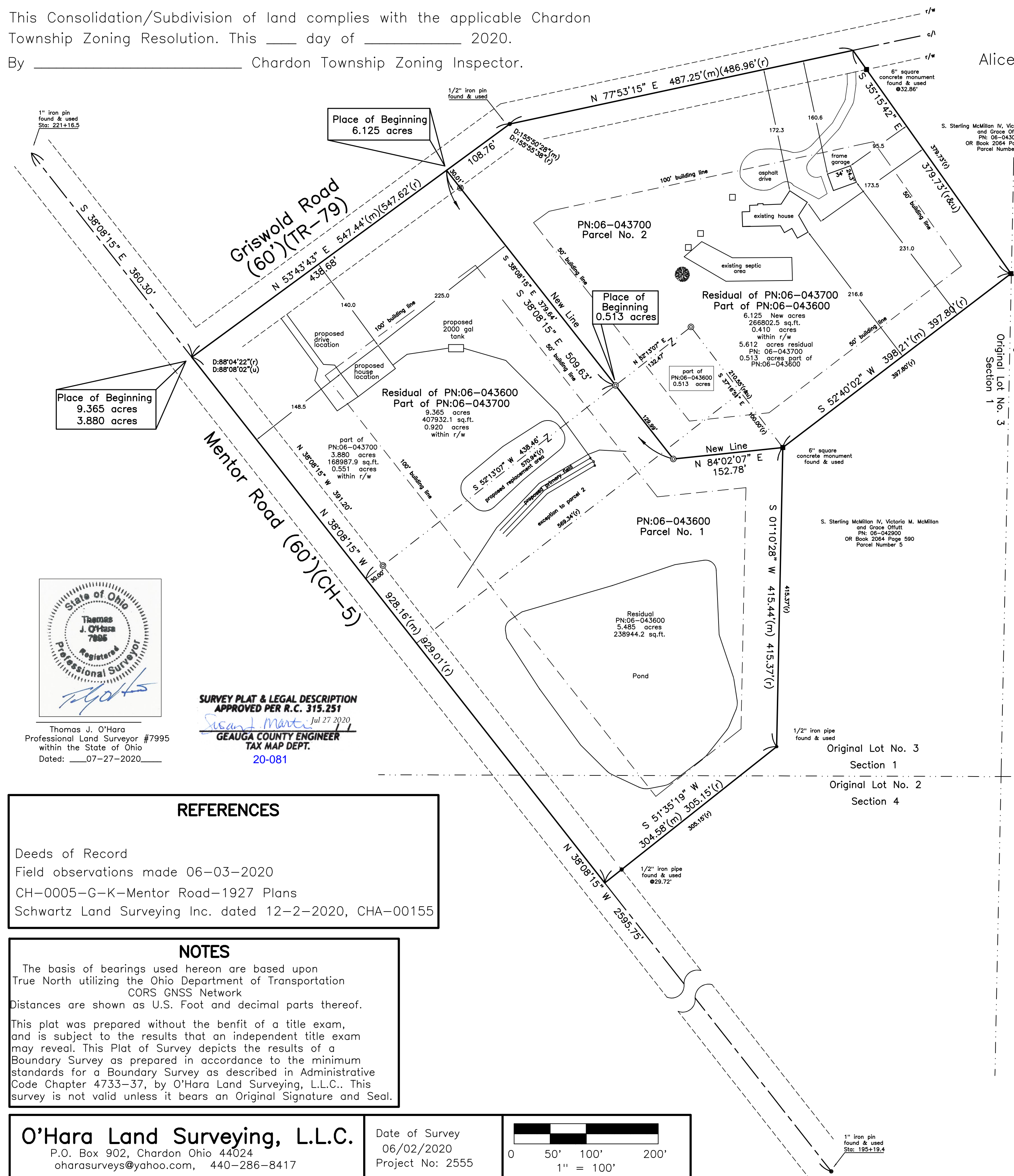


This Consolidation/Subdivision of land complies with the applicable Chardon Township Zoning Resolution. This ___ day of _____ 2020.

By _____ Chardon Township Zoning Inspector.

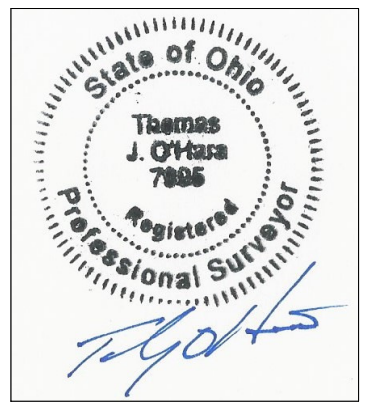
Lot Subdivision / Lot Consolidation of land now or formerly owned by Alice Brown Hitchcock and Keith Cameron Fitzgerald, Trustees
 PN: 06-043700 and 06-043600
 OR Book 2097 Page 2712
 Parcel Number One, PN: 06-043600
 Parcel Number Two, PN: 06-043700
 Part of Lot Number 3, Section 1, Tract 4
 Township of Chardon
 County of Geauga
 State of Ohio

20-081



NOTES

The location of depicted existing/proposed septic field(s) are shown for Planning Commission Requirements. They are located by visual evidence or information provided by homeowner. The location of proposed septic field(s) are derived from maps provided by homeowners soil scientist / septic designer. O'Hara Land Surveying, LLC assumes no responsibility for the design, location and installation of said fields. The location of proposed buildings and drives are shown for Planning Commission Requirements only. O'Hara Land Surveying, LLC, assumes no responsibility for the design, location and construction of said improvements.



Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 07-27-2020

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 Seward J. Martin, Jul 27 2020
 GEauga COUNTY ENGINEER
 TAX MAP DEPT.
 20-081

REFERENCES

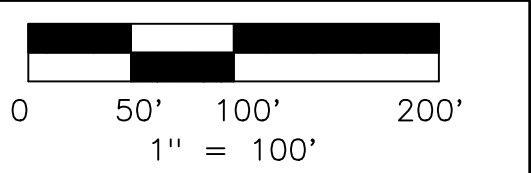
Deeds of Record
 Field observations made 06-03-2020
 CH-0005-G-K-Mentor Road-1927 Plans
 Schwartz Land Surveying Inc. dated 12-2-2020, CHA-00155

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.

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

Date of Survey
 06/02/2020
 Project No: 2555



ZONING

R-1: Single Family (5 acres)
 Minimum Lot Area: 5 acres
 Minimum Lot Width: 250 feet
 Minimum Front yard: 100 feet
 Minimum Side yard: 50 feet
 Minimum Rear yard: 50 feet

LEGEND / ABBREVIATIONS

- ⊙ 5/8" dia. x 30" long steel rebar set capped "O'Hara 7995"
- survey monument found
- nrd no record distance
- (c) calculated distance
- (u) used distance
- (m) measured distance
- (r) record distance
- ~ tree line
- r/w right of way
- c/l 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.)
- GCE Geauga County Engineer



Land Subdivision / Land Consolidation
Alice Brown Hitchcock and Keith Cameron Fitzgerald, Trustees
Residual of PN: 06-043700 with Part of PN: 06-043600
OR Book 2097 Page 2712, Residual of Parcel Two, Part of Parcel One
6.125 acres

Situated in the Township of Chardon, County of Geauga, State of Ohio, being part of Lot Number 3, Section 1, Tract 4 within said Township: Beginning at the point of intersection of the centerline of Griswold Road (60')(TR-79) with the centerline of Mentor Road (CH-5)(60'), said point being witnessed by a 1" iron pin found, North 38°08'15" West a distance of 360.30 feet along the centerline of Mentor Road therefrom. Said monument being located at Sta: 221+16.5 as depicted on CH-0005-G-K-Mentor Road 1927 Plans. Thence North 53°43'43" East along the centerline of Griswold Road, a distance of 438.68 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 **North 53°43'43" East** along the centerline of Griswold Road, a distance of **108.76 feet** to an angle point, said point witnessed by a 1/2" iron pin found.

Thence **North 77°53'15" East** along the centerline of Griswold Road, a distance of **487.25 feet** to a point, said point being the northwest corner of land now or formerly owned by S. Sterling McMillan IV, Victoria M. McMillan and Grace Offutt, PN: 06-043000, as recorded in OR Book 2064 Page 590, Parcel Number four, in Geauga County Record of Deeds (GCRD).

Thence **South 35°15'42" East** along the southwest line of PN: 06-043000, passing through a 6" square concrete monument found at 32.86 feet, not at right of way, a total distance of **379.73 feet** to a point, said point being a North corner of land now or formerly owned by S. Sterling McMillan IV, Victoria M. McMillan and Grace Offutt, PN: 06-042900, as recorded in OR Book 2064 Page 590, Parcel Number five, (GCRD), said point witnessed by a 6" square concrete monument found.

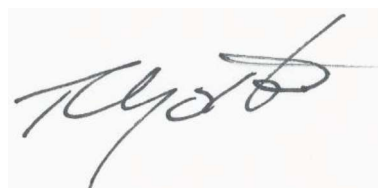
Thence **South 52°40'02" West** along the northwest line of PN: 06-042900, a distance of **398.21 feet** to a point, said point being a common corner of lands now or formerly owned by Alice Brown Hitchcock and Keith Cameron Fitzgerald, Trustee, PN: 06-043700, as recorded in OR Book 2097 Page 2712, Parcel Number Two, (GCRD), by Alice Brown Hitchcock and Keith Cameron Fitzgerald, Trustee, PN: 06-043600, as recorded in OR Book 2097 Page 2712, Parcel Number One, (GCRD), by S. Sterling McMillan IV, Victoria M. McMillan and Grace Offutt, PN: 06-042900, as recorded in OR Book 2064 Page 590, Parcel Number five (GCRD), said point witnessed by a 6" square concrete monument found.

Thence **South 84°02'07" West** along a new property line established, a distance of **152.78 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 38°08'15" West** along a new property line established, a distance of **509.63 feet** to a point in the centerline of Griswold Road, said point witnessed by an iron pin set at 30.01 feet therefrom, said point being the Place of Beginning, and containing **6.125 total acres** of land, 0.410 acres within the right of ways, be the same more or less, but subject to all legal highways, pursuant to a Survey (2555) dated June 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 the residual (5.612 acres) of land now owned by Alice Brown Hitchcock and Keith Cameron Fitzgerald, Trustee, PN: 06-043700, as recorded in OR Book 2097 Page 2712, Parcel Number Two, (GCRD), combined with part (0.513 acres) of the land now or formerly owned by Alice Brown Hitchcock and Keith Cameron Fitzgerald, Trustee, PN: 06-043600, as recorded in OR Book 2097 Page 2712, Parcel Number One, (GCRD), as recorded 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
Ohio Registered Surveyor No. 7995
Dated 07-27-2020



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

Susan J. Martin Jul 27 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

Land Subdivision / Land Consolidation
Alice Brown Hitchcock and Keith Cameron Fitzgerald, Trustees
Residual of PN: 06-043600 with Part of PN: 06-043700, OR Book 2097 Page 2712
Residual of Parcel One, Part of Parcel Two, 9.365 acres

Situated in the Township of Chardon, County of Geauga, State of Ohio, being part of Original Lot Number 3, Section 1, Tract 4, part of Original Lot Number 2, Section 4, Tract 4, within said Township: Beginning at the point of intersection of the centerline of Griswold Road (60')(TR-79) with the centerline of Mentor Road (CH-5)(60'), said point being witnessed by a 1" iron pin found, North 38°08'15" West a distance of 360.30 feet along the centerline of Mentor Road therefrom. Said monument being located at Sta: 221+16.5 as depicted on CH-0005-G-K-Mentor Road 1927 Plans. Said point being the **Place of Beginning** of the parcel herein described.

Thence **North 53°43'43" East** along the centerline of Griswold Road, a distance of **438.68 feet** to a point, said point being a new property corner created.

Thence **South 38°08'15" East** along a new property line established, passing through an iron pin set at 30.01 feet, at right of way, a total distance of **509.63 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 84°02'07" East** along a new property line established, a distance of **152.78 feet** to a point, said point being a common corner of lands now or formerly owned by Alice Brown Hitchcock and Keith Cameron Fitzgerald, Trustee, PN: 06-043700, as recorded in OR Book 2097 Page 2712, Parcel Number Two, (GCRD), by Alice Brown Hitchcock and Keith Cameron Fitzgerald, Trustee, PN: 06-043600, as recorded in OR Book 2097 Page 2712, Parcel Number One, (GCRD), by S. Sterling McMillan IV, Victoria M. McMillan and Grace Offutt, PN: 06-042900, as recorded in OR Book 2064 Page 590, Parcel Number five (GCRD), said point witnessed by a 6" square concrete monument found.

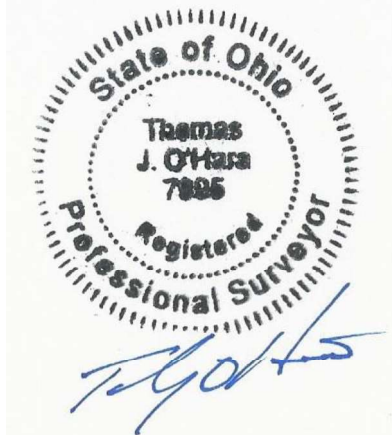
Thence **South 01°10'28" West** along the West line of PN: 06-042900, aforementioned, a distance of **415.44 feet** to a point, said point being an interior corner of PN: 06-042900, aforementioned, said point witnessed by a 1/2" iron pipe found.

Thence **South 51°35'19" West** along the southwest line of PN: 06-042900, a distance of **304.58 feet** to a point in the centerline of Mentor Road, passing through a 1/2" iron pipe found 29.72 feet therefrom not at right of way.

Thence **North 38°08'15" West** along centerline of Mentor Road, a distance of **928.16 feet** to a point, said point being the Place of Beginning, and containing **9.365 total acres** of land, 0.920 acres within the right of ways, be the same more or less, but subject to all legal highways, pursuant to a Survey (2555) dated June 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 the residual (5.485 acres) of land now owned by Alice Brown Hitchcock and Keith Cameron Fitzgerald Trustee, PN: 06-043600, as recorded in OR Book 2097 Page 2712, Parcel Number One in (GCRD), combined with part (3.880 acres) of the land now or formerly owned by Alice Brown Hitchcock and Keith Cameron Fitzgerald Trustee, PN: 06-043700, as recorded in OR Book 2097 Page 2712, Parcel Number Two 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 07-27-2020

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

Susan J. Martin Jul 27 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

**Alice Brown Hitchcock and Keith Cameron Fitzgerald Trustees
Part of PN: 06-043600
OR Book 2097 Page 2712
Part of Parcel One
0.513 acres**

Situated in the Township of Chardon, County of Geauga, State of Ohio, being part of Original Lot Number 3, Section 1, Tract 4, within said Township: Beginning at the point of intersection of the centerline of Griswold Road (60')(TR-79) with the centerline of Mentor Road (CH-5)(60'), said point being witnessed by a 1" iron pin found, North 38°08'15" West a distance of 360.30 feet along the centerline of Mentor Road therefrom. Said monument being located at Sta: 221+16.5 as depicted on CH-0005-G-K-Mentor Road 1927 Plans. Thence North 53°43'43" East along the centerline of Griswold Road, a distance of 438.68 feet to a point, said point being a new property corner created. Thence South 38°08'15" East along a new property line established, passing through an iron pin set at 30.01 feet, at right of way, a total distance of 379.64 feet to a point, said point being on the northwest line of Alice Brown Hitchcock and Keith Cameron Fitzgerald, Trustee, PN: 06-043600, as recorded in OR Book 2097 Page 2712, Parcel Number One, (GCRD), 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 **North 52°13'07" East** along the northwest line of PN: 06-043600, a distance of **132.47 feet** to a point, said point being the most northerly corner of PN:06-043600, said point witnessed by an iron pin set.

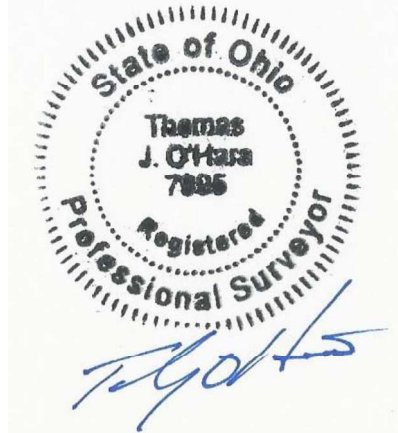
Thence **South 37°16'51" East** along the northeast line of PN: 06-043600, a distance of **210.55 feet** to a point, said point being a common corner of lands now or formerly owned by Alice Brown Hitchcock and Keith Cameron Fitzgerald, Trustee, PN: 06-043700, as recorded in OR Book 2097 Page 2712, Parcel Number Two, (GCRD), by Alice Brown Hitchcock and Keith Cameron Fitzgerald, Trustee, PN: 06-043600, as recorded in OR Book 2097 Page 2712, Parcel Number One, (GCRD), by S. Sterling McMillan IV, Victoria M. McMillan and Grace Offutt, PN: 06-042900, as recorded in OR Book 2064 Page 590, Parcel Number five (GCRD), said point witnessed by a 6" square concrete monument found.

Thence **South 84°02'07" West** along a new property line established, a distance of **152.78 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 38°08'15" West** along a new property line established, a distance of **129.99 feet** to a point, said point being the Place of Beginning, and containing **0.513 total acres** of land, 0.000 acres within the right of ways, be the same more or less, but subject to all legal highways, pursuant to a Survey (2555) dated June 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 (0.513 acres) of land now owned Alice Brown Hitchcock and Keith Cameron Fitzgerald, Trustee, PN: 06-043600, as recorded in OR Book 2097 Page 2712, Parcel Number One in (GCRD), 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".



Dated: 07-27-2020

**SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251**
Susan L. Martini Jul 27 2020
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

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

20-081

**Alice Brown Hitchcock and
Keith Cameron Fitzgerald Trustees
Part of PN: 06-043700
OR Book 2097 Page 2712
Part of Parcel Two
3.880 acres**

Situated in the Township of Chardon, County of Geauga, State of Ohio, being part of Original Lot Number 3, Section 1, Tract 4, within said Township: Beginning at the point of intersection of the centerline of Griswold Road (60')(TR-79) with the centerline of Mentor Road (CH-5)(60'), said point being witnessed by a 1" iron pin found, North 38°08'15" West a distance of 360.30 feet along the centerline of Mentor Road therefrom. Said monument being located at Sta: 221+16.5 as depicted on CH-0005-G-K-Mentor Road 1927 Plans. Said point being the **Place of Beginning** of the parcel herein described.

Thence **North 53°43'43" East** along the centerline of Griswold Road, a distance of **438.68 feet** to a point, said point being a new property corner created.

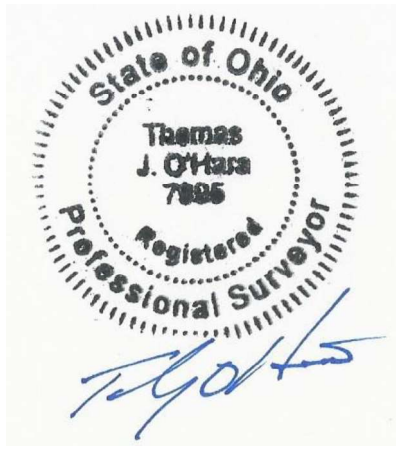
Thence **South 38°08'15" East** along a new property line established, passing through an iron pin set at 30.01 feet, at right of way, a total distance of **379.64 feet** to a point, said point being on the northwest line of Alice Brown Hitchcock and Keith Cameron Fitzgerald, Trustee, PN: 06-043600, as recorded in OR Book 2097 Page 2712, Parcel Number One, (GCRD), said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 52°13'07" West** along the northwest line of PN: 06-043600, a distance of **438.46 feet** to a point in the centerline of Mentor Road, passing through an iron pin set at 30.00 feet therefrom, at right of way.

Thence **North 38°08'15" West** along centerline of Mentor Road, a distance of **391.20 feet** to a point, said point being the Place of Beginning, and containing **3.880 total acres** of land, 0.551 acres within the right of ways, be the same more or less, but subject to all legal highways, pursuant to a Survey (2555) dated June 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 (3.880 acres) of land now owned by Alice Brown Hitchcock and Keith Cameron Fitzgerald, Trustee, PN: 06-043700, as recorded in OR Book 2097 Page 2712, Parcel Number Two in (GCRD), 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".



Dated: 07-22-2020

**SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251**
Susan J. Martini Jul 27 2020
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

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

20-081