

Boundary Survey, Lot Split & Consolidation PN: 06-016900 & 06-120128

Situated in the Township of Chardon, County of Geauga & State of Ohio
& known as being part of Lots 9 & 12, Tract 2

October 2020 Scale 1"=100'

Lot Areas

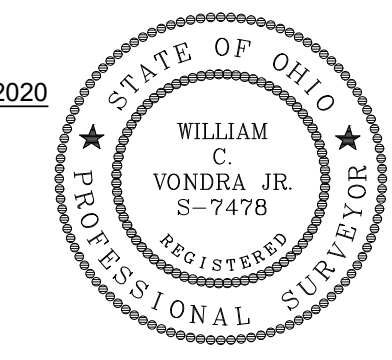
- Parcel A Split 06-120128 to 06-016900: 0.5813 acres (25,322 s.f.)
- Parcel B Split 06-016900 to 06-120128: 1.1569 acres (50,395 s.f.) - Total 1.1024 Ac. (48,021 s.f.) - Exc. R/W
- New Combined Parcel 06-016900: 15.4000 Ac. (670,826 sq.ft.) Total 15.0171 Ac. (654,144 sq.ft.) Exc. of R/W
- New Combined Parcel 06-120128: 16.7931 Ac. (731,506 sq.ft.) Total 16.3992 Ac. (714,347 sq.ft.) Exc. R/W

Survey Certification:

I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to Ohio North NAD 83 (2011) Geoid 12B ODOT VRS Network. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

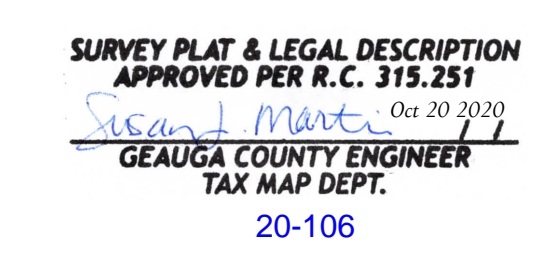
William C. Vondra Jr.
William C. Vondra Jr., P.E. #7478

10/16/2020



Zoning Inspector's Approval

This division and consolidation of land complies with applicable Chardon Township Zoning Resolution. This _____ day of _____ 2020. By: _____ Chardon Township Zoning Inspector



Chardon Twp - Zoning

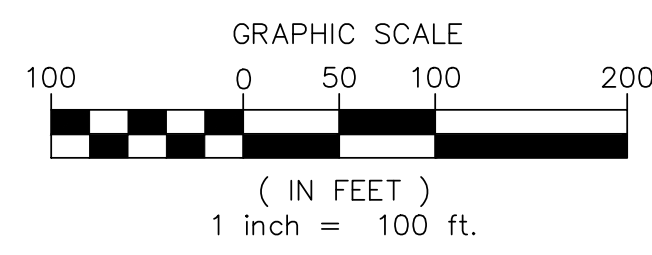
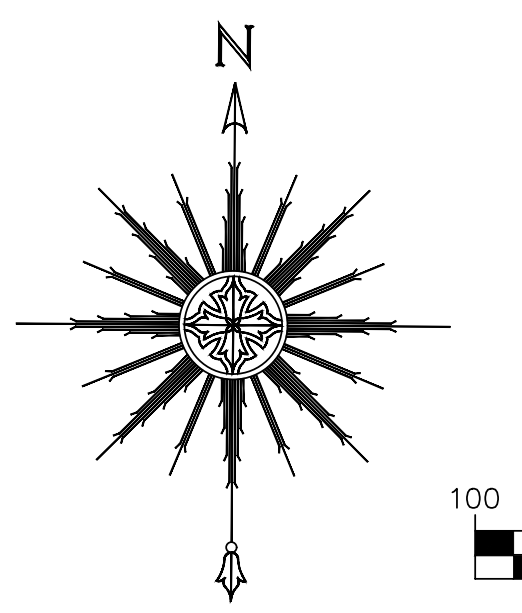
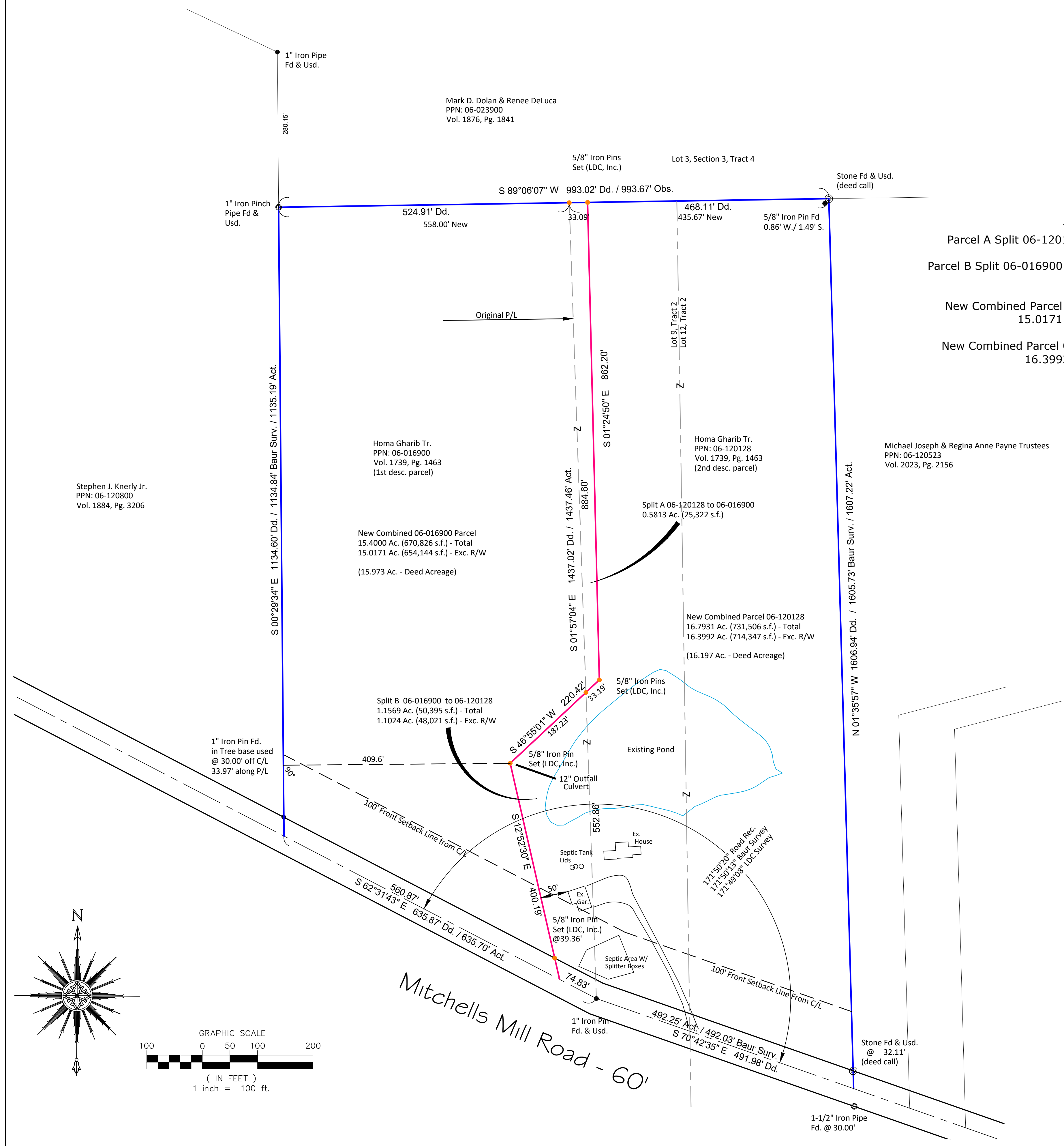
R-1 Residential District
Lot Area: 5 acre Min. (not including R/W)
Front Setback: 100' Min.
Rear Setback: 50' Min.
Side Setbacks: 50' Each side
Lot Width: 250' Min.

Pertinent Documents Used

- Survey for McCoy by Baur Surveys Co. (2001)
- Survey for JJ Property Group, LLC by Schwartz Land Surveying (2000)
- Mitchell Mills Road centerline plat (1930)
- Deeds of subject & adjoining parcels

Legend:

- I. Pin Found
- I. Pipe Found
- ⊙ 5/8" x 30" I. Pin Set (LDC, Inc.)
- ⊞ Monument Box Found
- Monument Box Empty
- ▲ PK Set
- ⚠ PK Found
- ⊙ Stone Found
- ⊕ Drill Hole Found
- ⊖ Drill Hole Set
- ⊙ Horizontal Control Point
- ⊙ Vertical Control Point
- ⊕ Hub Found
- ⊖ Hub Set
- ⊙ Railroad Spike Found
- ⊖ Railroad Spike Set
- Meas. = Measured
- Plat = Subdivision Plat
- D./M. = Deed & Measured
- Dd. = Deed
- Rec. = Record
- Act. = Actual



Homa Gharib, Tr. Parcels

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
8025 Cabonne Drive Mentor, Ohio 44060
TEL: (440) 258-9511-LAID
FAX: (440) 258-9975
L.D.C. Inc. d.b.a.

DATE	10/06/2020
SCALE: HOR.	1"=100'
VERT.	
FILENAME	Surv
COMPUTER	S:
TAB NAME	Plat

Survey & Lot Split
Chardon Township - Geauga County - Ohio

SHEET	OF
1	1
CONTRACT No.	
FLOYB1-2001	



LDC, Inc. dba Land Design Consultants
 9025 Osborne Drive, Mentor, OH 44060
 (440) 255-8463 (440) 951-5263 (440) 255-9575 fax

OCTOBER 8, 2020

LEGAL DESCRIPTION
 0.5813 ACRE SPLIT
 OUT OF PPN: 06-120128

Situated in the Township of Chardon, County of Geauga and State of Ohio, known as being part of Original Township Lot 9, Tract 2. Said parcel being part the 2nd described parcel of land conveyed to Homa Gharib, Trustee. by deed recorded in Volume 1739, Page 1463 of Geauga County Records (PPN: 06-120128);

Beginning at a 1 inch iron pin found at an angle point in the centerline of Mitchells Mill Road (60 feet wide), said point being the Southeasterly corner of the 1st described parcel of land so conveyed to Homa Gharib, Trustee (PPN: 06-016900);

Thence North 01°57'04" West, along the Easterly line of said first described parcel of "Gharib", 552.86 feet to a 5/8 Inch Iron pin set (LDC, Inc.) and the PRINCIPAL PLACE OF BEGINNING;

- | | |
|------------|--|
| COURSE I | Thence continuing North 01°57'04" West, along said Easterly line of "Gharib", 884.60 feet to a 5/8 Inch Iron pin set (LDC, Inc.) in the Southerly line of Lot 3, Section 3 of Tract 4 and the Southerly line of land conveyed to Mark D. Dolan & Renee DeLuca by deed recorded in Volume 1876, Page 1841 of Geauga County Records (PPN:06-023900); |
| COURSE II | Thence North 89°06'07" East, along said Southerly line of "Dolan & DeLuca and Lot 3, Section 3 of Tract 4, 33.09 feet to a 5/8 Inch Iron pin set (LDC, Inc.); |
| COURSE III | Thence South 01°24'50" East, creating a new line, 862.20 feet to a 5/8 Inch Iron pin set (LDC, Inc.); |

OCTOBER 8, 2020
LEGAL DESCRIPTION
0.5813 ACRE SPLIT
OUT OF PPN: 06-120128
Page 2

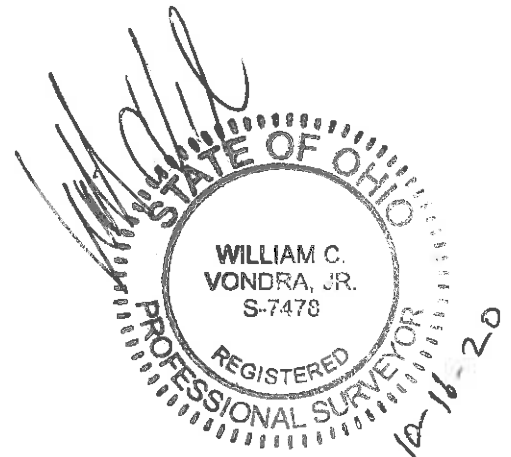
COURSE IV Thence South 46°55'01" West, creating a new line, 33.19 feet to the Principal Place of Beginning and containing 0.5813 Acres (25,322 sq.ft.) of land, as calculated and described per a survey done in October 2020 by William C. Vondra Jr., P.S. 7478 of LDC, Inc. bearings refer to Ohio North NAD 83 (2011), Geoid 12B, ODOT VRS Network, be the same, more or less, but subject to all legal highways and easements of record.

All iron pins noted to be set are 5/8"x30" long steel rebar with plastic cap, "LDC, Inc."

This Parcel is to be combined to PPN: 06-016900

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan L. Marti Oct 16 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-106





LDC, Inc. dba Land Design Consultants
 9025 Osborne Drive, Mentor, OH 44060
 (440) 255-8463 (440) 951-5263 (440) 255-9575 fax

OCTOBER 8, 2020

LEGAL DESCRIPTION
 1.1569 ACRE SPLIT
 OUT OF PPN: 06-016900

Situated in the Township of Chardon, County of Geauga and State of Ohio, known as being part of Original Township Lot 9, Tract 2. Said parcel being part the 1st described parcel of land conveyed to Homa Gharib Trustee. by deed recorded in Volume 1739, Page 1463 of Geauga County Records (PPN: 06-016900);

Beginning at a 1 inch iron pin found at an angle point in the centerline of Mitchells Mill Road (60 feet wide), said point being the Southwesterly corner of the 2nd described parcel of land so conveyed to Homa Gharib Trustee;

- | | |
|------------|---|
| COURSE I | Thence North 62°31'43" West, along said centerline of Mitchells Mill Road, 74.83 feet to a point; |
| COURSE II | Thence North 12°52'30" West, creating a new line and passing through a 5/8 inch iron pin set (LDC, Inc.) at 39.36 feet, a total distance of 400.19 feet to a 5/8 inch iron pin set (LDC, Inc.); |
| COURSE III | Thence North 46°55'01" East, creating a new line, 187.23 feet to a 5/8 Inch Iron pin set (LDC, Inc.) in the Westerly line of said 2 nd described parcel of "Gharib-PPN: 06-120128"; |

OCTOBER 8, 2020
LEGAL DESCRIPTION
1.1569 ACRE SPLIT
OUT OF PPN: 06-016900
Page 2

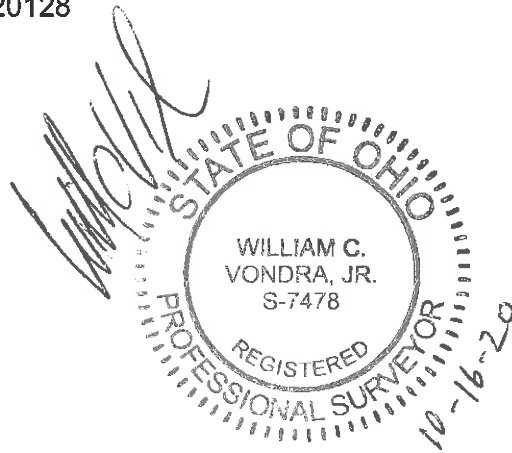
COURSE IV Thence South 01°57'04" East, along said Westerly line, 552.86 feet to the Place of Beginning and containing 1.1569 Acres (50,395 sq.ft.) of land, of which 1.1024 acres (48,021 sq. ft.) lie outside the Right of Way of Mitchells Mill Road, as calculated and described per a survey done in October 2020 by William C. Vondra Jr., P.S. 7478 of LDC, Inc. bearings refer to Ohio North NAD 83 (2011), Geoid 12B, ODOT VRS Network, be the same, more or less, but subject to all legal highways and easements of record.

All iron pins noted to be set are 5/8"x30" long steel rebar with plastic cap, "LDC, Inc."

This Parcel is to be combined to PPN: 06-120128

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OCTOBER 8, 2020

LEGAL DESCRIPTION
16.7931 ACRE PARCEL
PPN: 06-120128

Situated in the Township of Chardon, County of Geauga and State of Ohio, known as being part of Original Township Lots 9 & 12, Tract 2. Said parcel being part of both described parcels of land conveyed to Homa Gharib Trustee. by deed recorded in Volume 1739, Page 1463 of Geauga County Records (PPN: 06-016900 & 06-120128);

Beginning at a 1 inch iron pin found at an angle point in the centerline of Mitchells Mill Road (60 feet wide), said point being the Southwesterly corner of the 2nd described parcel of land so conveyed to Homa Gharib Trustee (PPN: 06-120128);

- COURSE I Thence North 62°31'43" West, along said centerline of Mitchells Mill Road, 74.83 feet to a point;
- COURSE II Thence North 12°52'30" West, creating a new line and passing through a 5/8 inch iron pin set (LDC, Inc.) at 39.36 feet, a total distance of 400.19 feet to a 5/8 inch iron pin set (LDC, Inc.);
- COURSE III Thence North 46°55'01" East, creating a new line, 220.42 feet to a 5/8 Inch Iron pin set (LDC, Inc.);
- COURSE IV Thence North 01°24'50" West, creating a new line, 862.20 feet to a 5/8 Inch Iron pin set (LDC, Inc.) in the Southerly line of Lot 3, Section 3 of Tract 4 and the Southerly line of land conveyed to Mark D. Dolan & Renee DeLuca by deed recorded in Volume 1876, Page 1841 of Geauga County Records (PPN: 06-023900);
- COURSE V Thence North 89°06'07" East, along said Southerly lines, 435.67 feet to a Stone Monument found at the Northwesterly corner of land conveyed to Michael Joseph & Regina Anne Payne Trustees by deed recorded in Volume 2023, Page 2156 of Geauga County Records (PPN:06-120523);

OCTOBER 8, 2020
LEGAL DESCRIPTION
16.7931 ACRE PARCEL
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Page 2

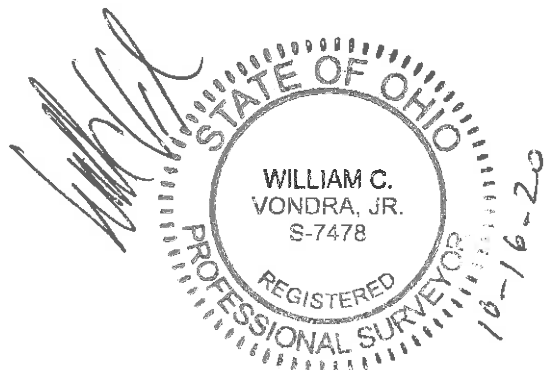
- COURSE VI Thence South 01°35'57" East, along the Westerly line of "Payne", passing through a stone monument found at 1575.11 feet, a total distance of 1607.22 feet to said centerline of Mitchells Mill Road;
- COURSE VII Thence North 70°42'35" West, along said centerline, 492.25 feet to the Place of Beginning and containing 16.7931 Acres (731,506 sq.ft.) of land, of which 16.3992 Acres (714,347 sq. ft.) lie outside the Right of Way of Mitchells Mill Road, as calculated and described per a survey done in October 2020 by William C. Vondra Jr., P.S. 7478 of LDC, Inc. bearings refer to Ohio North NAD 83 (2011), Geoid 12B, ODOT VRS Network, be the same, more or less, but subject to all legal highways and easements of record.

All iron pins noted to be set are 5/8"x30" long steel rebar with plastic cap, "LDC, Inc."

This description is a combination of all of PPN: 06-120128 (Less 0.5813 Acres and 1.1569 Acres of PPN: 06-016900.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan L. Marti Oct 16 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

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OCTOBER 8, 2020

LEGAL DESCRIPTION
 15.4000 ACRE PARCEL
 PPN: 06-016900

Situated in the Township of Chardon, County of Geauga and State of Ohio, known as being part of Original Township Lot 9, Tract 2. Said parcel being part of both described parcels of land conveyed to Homa Gharib Trustee. by deed recorded in Volume 1739, Page 1463 of Geauga County Records (PPN: 06-016900 & 06-120128);

Beginning at a 1 inch iron pin found at an angle point in the centerline of Mitchells Mill Road (60 feet wide), said point being the Southwesterly corner of the 2nd described parcel of land so conveyed to Homa Gharib, Trustee(PPN: 06-120128);

Thence North 62°31'43" West, along said centerline of Mitchells Mill Road, 74.83 feet to the PRINCIPAL PLACE OF BEGINNING;

- COURSE I** Thence North 62°31'43" West, continuing along said centerline of Mitchells Mill Road, 560.87 feet to the Southeasterly corner of land conveyed to Stephen J. Knerly Jr. by deed recorded in Volume 1884, Page 3206 of Geauga County Records (PPN: 06-120800);
- COURSE II** Thence North 00°29'34" West, along the Easterly of "Knerly", passing through a 1 inch iron pin found (in base of a tree) at 33.97 feet, a total distance of 1135.19 feet to a 1 inch iron pipe found at a Southwesterly corner of land conveyed to Mark D. Dolan & Renee DeLuca by deed recorded in Volume 1876, Page 1841 of Geauga County Records (PPN: 06-023900) and the Southerly line of Lot 3, Section 3 of Tract 4;

OCTOBER 8, 2020
LEGAL DESCRIPTION
15.4000 ACRE PARCEL
PPN: 06-016900
Page 2

- COURSE III Thence North 89°06'07" East, along said Southerly lines, 558.00 feet to a 5/8 inch iron pin set (LDC, Inc.);
- COURSE IV Thence South 01°24'50" East, creating a new line, 862.20 feet to a 5/8 Inch Iron pin set (LDC, Inc.);
- COURSE V Thence South 46°55'01" West, creating a new line, 220.42 feet to a 5/8 Inch Iron pin set (LDC, Inc.);
- COURSE VI Thence South 12°52'30" East, creating a new line and passing through a 5/8 inch iron pin set (LDC, Inc.) at 360.83 feet, a total distance of 400.19 feet to the Principal Place of Beginning and containing 15.4000 Acres (670,826 sq.ft.) of land, of which 15.0171 Acres (654,144 sq. ft.) lie outside the Right of Way of Mitchells Mill Road, as calculated and described per a survey done in October 2020 by William C. Vondra Jr., P.S. 7478 of LDC, Inc. bearings refer to Ohio North NAD 83 (2011), Geoid 12B, ODOT VRS Network, be the same, more or less, but subject to all legal highways and easements of record.

All iron pins noted to be set are 5/8"x30" long steel rebar with plastic cap, "LDC, Inc."

This description is a combination of all of PPN: 06-016900 (Less 1.1569 Acres and 0.5813 Acres of PPN: 06-120128.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan L. Martini Oct 16 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-106

