

REFERENCE DOCUMENTS
 PICONE SURVEY PPN 06-00750
 WINTERGREEN HLLIS SUBDIVISION - VOLUME 10, PAGE 36
 PICONE SURVEY PPN 06-117100, 06-120140 AND 06-11720
 PLAT OF SURVEY FOR DAN. M. WANTZ-DELMAR B. KOSIE
 SUBDIVISION PLAT OF SURVEY FOR DANIEL WANTZ - DELMAR B. KOSIE
 GEauga COUNTY ROAD RECORDS
 DEED VOLUME 1007, PAGE 38-43
 DEED VOLUME 460, PAGE 676
 DEED VOLUME 762, PAGE 1186
 DEED VOLUME 960, PAGE 13
 DEED VOLUME 1013, PAGE 424
 DEED VOLUME 868, PAGE 1156
 DEED VOLUME 868, PAGE 1084
 DEED VOLUME III, PAGE 123-124
 DEED VOLUME 802, PAGE 973
 DEED VOLUME 1025, PAGE 766

EXISTING ZONING: R-1: SINGLE FAMILY RESIDENTIAL, FIVE (5) ACRES MINIMUM

THIS DIVISION OF LAND COMPLIES WITH THE CHARDON TOWNSHIP ZONING RESOLUTION
 THIS ____ DAY OF _____ 20 ____

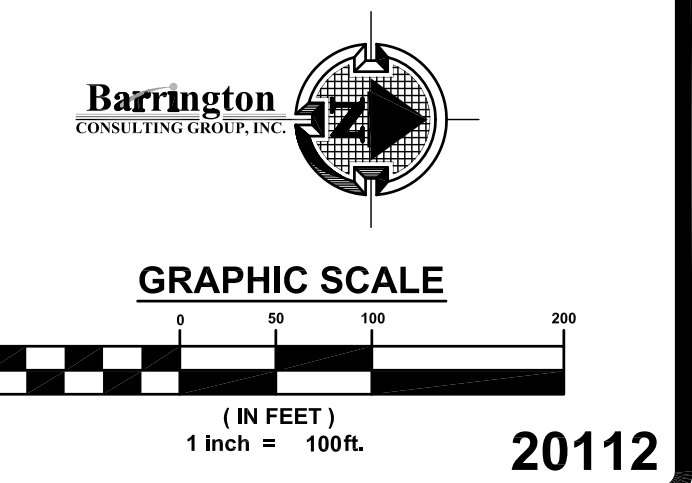
BY _____, CHARDON TOWNSHIP ZONING INSPECTOR

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 12/15/2020
 DAVID W. NOVAK
 REGISTERED SURVEYOR
 OHIO PROFESSIONAL SURVEYOR No. 7507



CERTIFICATION :
 I HERBY CERTIFY THAT THIS SURVEY AND PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION ON THE 18th DAY OF NOVEMBER, 2020. THIS SURVEY AND PLAT OF THE SURVEYED PREMISES WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AND THE DIMENSION ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS AS SHOWN HEREON. THE TERM "CERTIFY" AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED. THIS PLAT AND SURVEY 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. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY. ALL PINS SET ARE 5/8" DIA., .30" LONG REBAR WITH CAP MARKED "NOVAK 7507".

DAVID W. NOVAK
 OHIO PROFESSIONAL SURVEYOR No. 7507



CHARDON TOWNSHIP
 HAMB DEN TOWNSHIP

REVISIONS	BY

Barrington CONSULTING GROUP, INC.
 9114 TYLER BLVD., MENTOR, OHIO 44060
 PHONE 440.205.1260 FAX 440.205.1262
 www.BarringtonCGI.com

CATLEY
 CATLEY, SHAWN
 15232 GAR HIGHWAY
 MONTVILLE, OH 44060
 (440) 635-7076

LOT SPLIT
 12359 WOODIN RD.
 CHARDON TOWNSHIP, OH
PARCEL #: 06-007500

DRAWN SPR	CHECKED DWN
DATE DEC. 15, 2020	SCALE 1" = 100'
JOB NO. 20112	SHEET
OF	SHEETS

PARCEL 1 – REMAINING LANDS

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Lot 33 and Lot 34, in Tract 2 and being further bounded and described as follows:

Commencing on the centerline of Woodin Road at a capped (unreadable 2.5" aluminum cap) 5/8" iron pin found at angle point shown as Ref. 3 station 48+57 east of Ravenna Road per the Geauga County Engineer's Monument Reset Plat in said centerline of Woodin Road;

Thence N 89°36'48" E, 120.45 feet along said centerline of Woodin Road to the northeast corner of a parcel of land owned by Elliot Randolph (PPN 06-012000), recorded deed, Volume 2042, Page 3015, Geauga County Record of Deeds, said corner also being on the Lot Line dividing Lot 32 and Lot 33, Tract 2, said corner also being the principal place of beginning;

Thence N 89°36'48" E, 318.41 feet continuing along said centerline of Woodin Road to a point;

Thence S 00°06'53" W, (passing through a capped (NOVAK) 5/8" x 30" long iron pin set at 30.00 feet) 852.80 feet to a capped (NOVAK) 5/8" x 30" iron pin set at an angle point;

Thence S 00°18'28" E, 852.88 feet to a capped (NOVAK) 5/8" x 30" long iron pin set on the north line of a parcel of land owned by William C. and Deborah L. Hofstetter (PPN 06-117200), recorded deed, Volume 851, Page 391, Geauga County Record of Deeds;

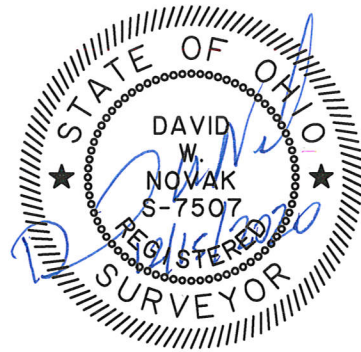
Thence N 89°21'15" W, 324.70 feet along the said Hofstetter's north line to a 1" crimped pipe found at the northerly corner of a parcel of land owned by William C. and Deborah L. Hofstetter (PPN 06-120140), recorded deed, Volume 1007, Page 0041, Geauga County Record of Deeds, said pipe also being the south east corner of a parcel of land owned by William C. and Deborah L. Hofstetter (PPN 06-117100), recorded deed, Volume 1007, Page 0041, Geauga Record of Deeds, said pipe also being on the Lot Line dividing Lot 31 and Lot 34, Tract 2;

Thence N 00°06'53" E, (passing through a capped (NOVAK) 5/8" iron pin found at 1670.56 feet) 1699.86 feet along said Hofstetter (PPN 06-117100) east line, the east line of a parcel of land owned by Andrew J. and Marilyn Niksa (PPN 06-117300), recorded deed, Volume 1013, Page 0421, Geauga County Record Deeds, and said Randolph's east line, said line also being said Lot Line dividing between Lot 31 and Lot 34, Tract 2, and said Lot Line dividing between Lot 32 and Lot 33, Tract 2 to the principal place of beginning;

and containing 12.5073 acres (0.2193 acres of land within the right-of-way of said Woodin Road) of land be the same more or less but subject to all legal highways, and easements of record as surveyed and described December 8, 2020 by David W. Novak, P.S. No. 7507. Bearings used herein are to denote angular relationship only and do not represent true north. The intent of this description is to describe the remaining lands after a split of 12.5073 acres of land from PPN 06-007500.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Jan Roesman 12/15/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-133



PARCEL 2

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Lot 33 and Lot 34, in Tract 2 and being further bounded and described as follows:

Commencing on the centerline of Woodin Road at a capped (unreadable 2.5" aluminum cap) 5/8" iron pin found at angle point shown as Ref. 3 station 48+57 east of Ravenna Road per the Geauga County Engineer's Monument Reset Plat in said centerline of Woodin Road

Thence N 89°36'48" E, 438.86 feet along said centerline of Woodin Road the principal place of beginning;

Thence N 89°36'48" E, 320.47 feet continuing along said centerline of Woodin Road to the northwest corner of a parcel of land owned by Robert R. Wantz, Trustee (PPN 06-112500), recorded deed, Volume 1933, Page 1664, Geauga County Record of Deeds;

Thence S 00°06'53" W, (passing through a capped (NOVAK) 5/8" x 30" long iron pin 30.00 feet) 1711.37 feet along said Wantz's west line to a capped (NOVAK) 5/8" x 30" iron pin set on the north line of a parcel of land owned by William C. and Deborah L. Hofstetter (PPN 06-117200), recorded deed, Volume 851, Page 391, Geauga County Record of Deeds;

Thence N 89°21'15" W, 314.18 feet along said Hofstetter's north line to a capped (NOVAK) 5/8" x 30" iron pin set;

Thence N 00°18'28" W, 852.88 feet to a capped (NOVAK) 5/8" x 30" iron pin set;

Thence N 00°06'53" E, (passing through a capped (NOVAK) 5/8" x 30" iron pin set at 822.88 feet) 852.80 feet to the principal place of beginning;

and containing 12.5073 acres (0.2202 acres of land within the right-of-way of said Woodin Road) of land be the same more or less but subject to all legal highways, and easements of record as surveyed and described December 8, 2020 by David W. Novak, P.S. No. 7507. Bearings used herein are to denote angular relationship only and do not represent true north. The intent of this description is to describe a 12.5073 acre split from PPN 06-007500.

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

John Roessman 12/15/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-133

