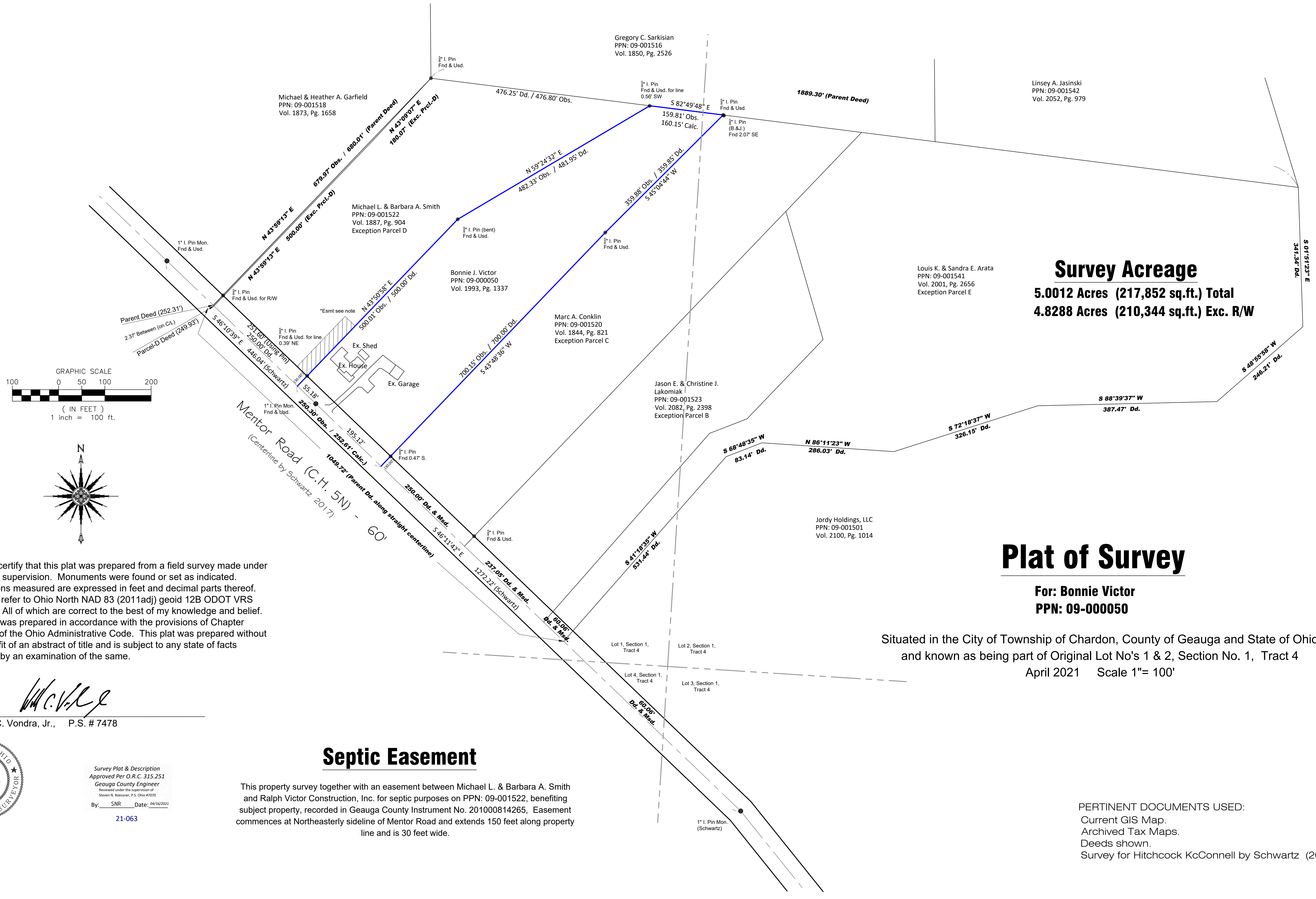


**LAND DESIGN consultants**  
 www.LDCinc.com  
 ENGINEERS PLANNERS SURVEYORS  
 8025 Cabonne Drive Mentor, Ohio 44060  
 TEL: (440) 255-9400 FAX: (440) 255-9497  
 L.D.C. Inc. d.b.a.

DATE	04-08-2021
SCALE: HOR.	1"=100'
VERT.	
FILENAME	Survey
COMPUTER S:	
TAB NAME	Plat

**Bonnie Victor**  
 Boundary Survey  
 Chardon Township - Geauga County - Ohio

SHEET	OF
1	1
CONTRACT No.	
VICTB1-2101	



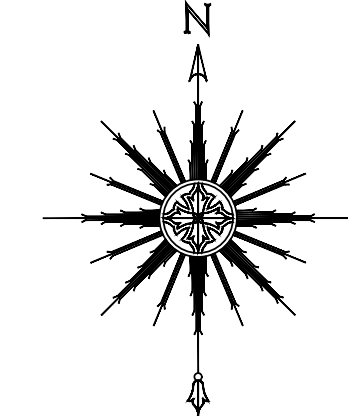
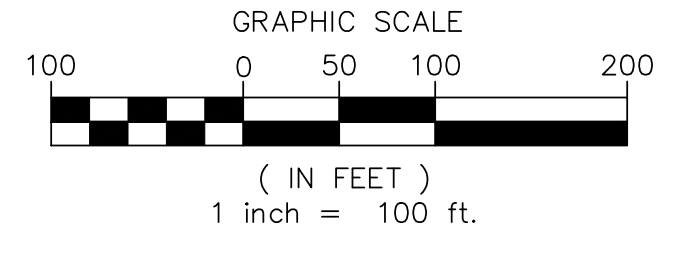
**Survey Acreage**  
 5.0012 Acres (217,852 sq.ft.) Total  
 4.8288 Acres (210,344 sq.ft.) Exc. R/W

**Plat of Survey**

**For: Bonnie Victor**  
**PPN: 09-000050**

Situated in the City of Township of Chardon, County of Geauga and State of Ohio  
 and known as being part of Original Lot No's 1 & 2, Section No. 1, Tract 4  
 April 2021 Scale 1"= 100'

PERTINENT DOCUMENTS USED:  
 Current GIS Map.  
 Archived Tax Maps.  
 Deeds shown.  
 Survey for Hitchcock KcConnell by Schwartz (2017)

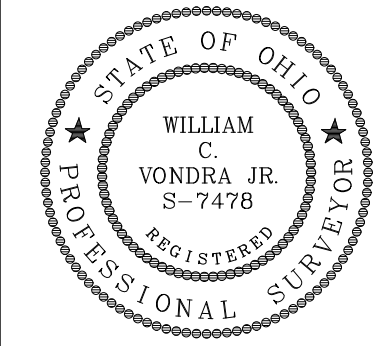


I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions measured are expressed in feet and decimal parts thereof. Bearings refer to Ohio North NAD 83 (2011ad) geoid 12B ODOT VRS network. All of which are correct 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.S. # 7478

**Septic Easement**

This property survey together with an easement between Michael L. & Barbara A. Smith and Ralph Victor Construction, Inc. for septic purposes on PPN: 09-001522, benefiting subject property, recorded in Geauga County Instrument No. 201000814265, Easement commences at Northeasterly sideline of Mentor Road and extends 150 feet along property line and is 30 feet wide.



Survey Plat & Description  
 Approved Per O.R.C. 315.251  
 Geauga County Engineer  
 Reviewed under the supervision of  
 Steven N. Roesner, P.S. Ohio #7070  
 By: SNR Date: 04/16/2021  
 21-063



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

APRIL 15, 2021

LEGAL DESCRIPTION  
 PPN: 09-000050

Situated in the Township of Chardon, County of Geauga and State of Ohio, known as being part of Original Township Lot no's 1 & 2, Section No. 1 in Tract 4. Further being known as land conveyed to Bonnie J. Victor by deed recorded in Volume 1993, Page 1337 of Geauga County Records;

Beginning at a 1 inch iron pin Monument found at the centerline angle point in Mentor Road (C.H. 5N) 60 feet wide, said point being South  $46^{\circ}10'39''$  East, 446.04 feet from a 1 inch iron pin Monument at another angle point in said centerline;

- COURSE I            Thence North  $46^{\circ}10'39''$  West, along said centerline, 55.18 feet to the Southerly corner of land conveyed to Michael L. & Barabra A. Smith by deed recorded in Volume 1887, Page 904 of Geauga County Records (PPN: 09-001522);
- COURSE II           Thence North  $43^{\circ}50'58''$  East, along the Southeasterly line of "Smith", passing through the Northeasterly sideline at 30.00 feet and a 5/8 inch iron pin found at 30.39 feet, a total distance of 500.01 feet to a bent 5/8 inch iron pin found at an angle point therein;
- COURSE III          Thence North  $59^{\circ}24'32''$  East, continuing along the Southeasterly line of "Smith", passing through a 5/8 inch iron pin found at 481.77 feet, a total distance of 482.33 feet to the Southerly line of land conveyed to Gregory C. Sarkisian by deed recorded in Volume 1850, Page 2526 of Geauga County Records (PPN: 09-001516);

- COURSE IV Thence South 82°49'48" East, along the Southerly line of "Sarkisian", 159.81 feet to a 5/8 inch iron pin found at the Northerly corner of land conveyed to Marc A. Conklin by deed recorded in Volume 1844, Page 821 of Geauga County Records (PPN: 09-001520);
- COURSE V Thence South 45°04'44" West, along the Northwesterly line of "Conklin", 359.88 feet to a 5/8 inch iron pin found at an angle point therein;
- COURSE VI Thence South 43°48'36" West, continuing along the Northwesterly line of "Conklin", passing through its intersection with the Northeasterly sideline at 670.15 feet (Witness a 5/8 inch iron pin found 0.47 feet south), a total distance of 700.15 feet to said centerline of Mentor Road;
- COURSE VII Thence North 46°11'42" West, along said centerline, 195.12 feet to the Place of Beginning and containing 5.0012 acres (217,852 sq.ft.) of land of which 4.8288 acres (210,344 sq.ft.) are exclusive of the Right of Way of Mentor Road. as calculated and described from a survey performed by William C. Vondra Jr., P.S. 7478 of LDC, Inc., Bearings refer to Ohio North NAD 83 (2011), Geoid 12B ODOT VRS Network;

This Parcel benefits from an easement for septic purposes recorded in Instrument No. 201000814265.

*Survey Plat & Description*  
*Approved Per O.R.C. 315.251*  
*Gauga County Engineer*  
Reviewed under the supervision of  
Steven N. Roessner, P.S. Ohio #7070  
By: SNR Date: 04/16/2021  
**21-063**

