

LOT SPLIT AND CONSOLIDATION PLAT

FOR: JORDY HOLDINGS, LLC

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEauga AND STATE OF OHIO AND BEING PART OF ORIGINAL CHARDON TOWNSHIP LOTS NOS. 1, 2, 3, 4 AND 5 IN SECTION NO. 1, TRACT 4.

APPROVAL:

THIS PLAT COMPLIES WITH THE APPLICABLE CHARDON TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____, 2021.

DONALD C. MOHNEY, ZONING INSPECTOR

BASIS OF BEARINGS:

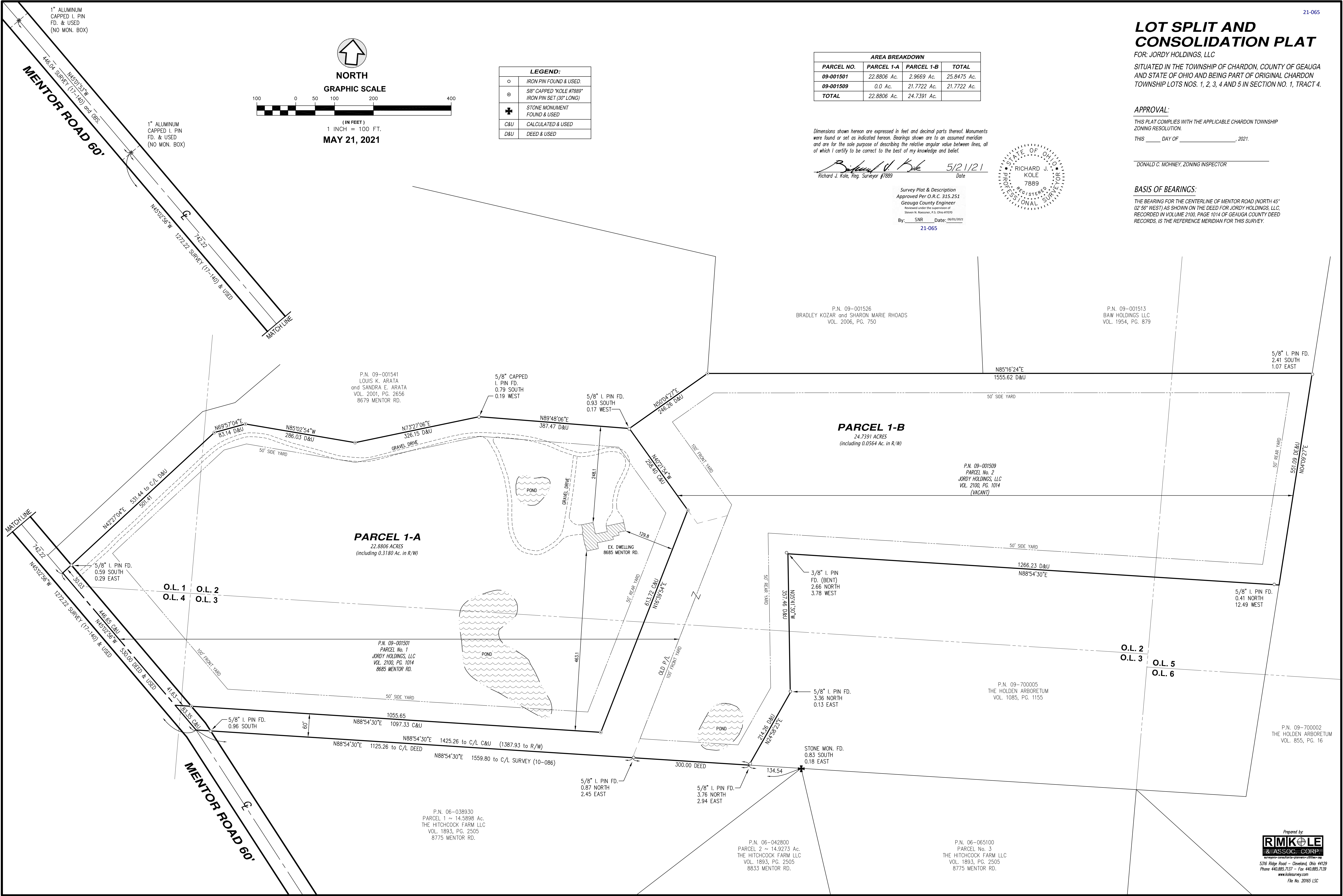
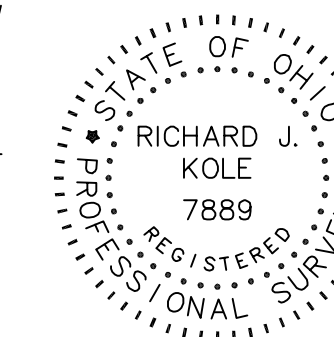
THE BEARING FOR THE CENTERLINE OF MENTOR ROAD (NORTH 45° 02' 50" WEST) AS SHOWN ON THE DEED FOR JORDY HOLDINGS, LLC, RECORDED IN VOLUME 2100, PAGE 1014 OF GEAGA COUNTY DEED RECORDS, IS THE REFERENCE MERIDIAN FOR THIS SURVEY.

AREA BREAKDOWN			
PARCEL NO.	PARCEL 1-A	PARCEL 1-B	TOTAL
09-001501	22.8806 Ac.	2.9669 Ac.	25.8475 Ac.
09-001509	0.0 Ac.	21.7722 Ac.	21.7722 Ac.
TOTAL	22.8806 Ac.	24.7391 Ac.	

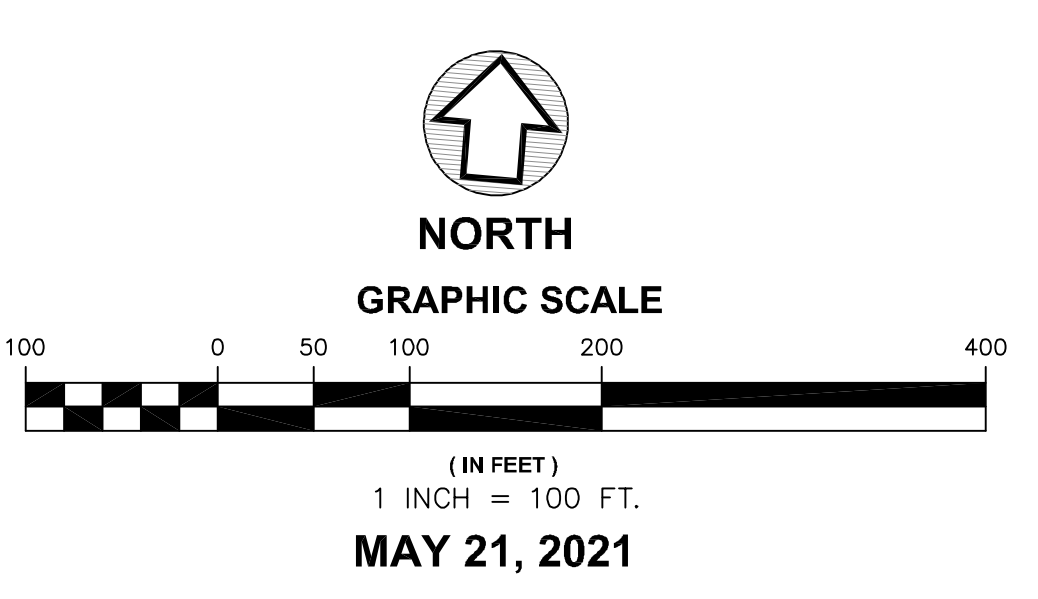
Dimensions shown hereon are expressed in feet and decimal parts thereof. Monuments were found or set as indicated hereon. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

Richard J. Kole 5/21/21
Richard J. Kole, Reg. Surveyor #7889 Date

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Rossmore, P.S. Ohio #1070
By: SNR Date: 06/01/2021
21-065



1" ALUMINUM CAPPED I. PIN FD. & USED (NO MON. BOX)
446.04 SURVEY (17-140) and OBS.
MENTOR ROAD 60'



LEGEND:

○	IRON PIN FOUND & USED.
⊙	5/8" CAPPED "KOLE #7889" IRON PIN SET (30" LONG)
+	STONE MONUMENT FOUND & USED
C&U	CALCULATED & USED
D&U	DEED & USED

P.N. 09-001541
LOUIS K. ARATA
and SANDRA E. ARATA
VOL. 2001, PG. 2656
8679 MENTOR RD.

PARCEL 1-A
22.8806 ACRES
(including 0.3180 Ac. in R/W)

PARCEL 1-B
24.7391 ACRES
(including 0.0564 Ac. in R/W)

P.N. 09-001509
PARCEL No. 2
JORDY HOLDINGS, LLC
VOL. 2100, PG. 1014
(VACANT)

P.N. 09-001501
PARCEL No. 1
JORDY HOLDINGS, LLC
VOL. 2100, PG. 1014
8665 MENTOR RD.

P.N. 09-700005
THE HOLDEN ARBORETUM
VOL. 1085, PG. 1155

P.N. 06-038930
PARCEL 1 ~ 14.5898 Ac.
THE HITCHCOCK FARM LLC
VOL. 1893, PG. 2505
8775 MENTOR RD.

P.N. 06-042800
PARCEL 2 ~ 14.9273 Ac.
THE HITCHCOCK FARM LLC
VOL. 1893, PG. 2505
8833 MENTOR RD.

P.N. 06-065100
PARCEL No. 3
THE HITCHCOCK FARM LLC
VOL. 1893, PG. 2505
8775 MENTOR RD.

Prepared by
RMK & ASSOC. CORP.
www.rmksurvey.com
5316 Ridge Road - Cleveland, Ohio 44129
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File No. 20165 LSC



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LEGAL DESCRIPTION – Parcel 1-A = 22.8806 Acres

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Township Lot Nos. 1, 2, 3, and 4 in Section No. 1, Tract 4 and described as follows:

Starting at an angle point in the centerline of Mentor Road, 60.00 feet wide, and being the northwest corner of land conveyed to The Hitchcock Farm LLC in deed recorded in Volume 1893, Page 2505 of Geauga County Deed Records (GCDR) and referenced by a 1" capped iron pin found in said centerline to be North 45°02'56" West, 1272.22 feet; thence North 45°02'56" West along said centerline, 83.35 to the **Principal Place of Beginning**;

Thence continuing North 45°02'56" West along said centerline, 446.65 feet to the southeast corner of land conveyed to Louis K. Arata and Sandra E. Arata in deed recorded in Volume 2001, Page 2656 of GCDR;

Thence North 42°27'04" East along the southeasterly line of land so conveyed to Arata and passing over the northeasterly line of said Mentor Road at 30.03 feet and finding a 5/8" iron pin to be south 0.59 feet and east 0.29 feet, a total distance of 531.44 feet to a 5/8" iron pin (Cap ID Kole 7889) set at an angle point therein;

Thence North 69°57'04" East along said southeasterly line, 83.14 feet to a 5/8" iron pin (Cap ID Kole 7889) set at an angle point therein;

Thence South 85°02'54" East along said southeasterly line, 286.03 feet to a 5/8" iron pin (Cap ID Kole 7889) set at an angle point therein;

Thence North 73°27'06" East along said southeasterly line, 326.15 feet to an angle point therein and finding a 5/8" iron pin (Cap ID unreadable) found to be south 0.79 feet and west 0.19 feet;

Thence North 89°48'06" East along said southeasterly line, 387.47 feet to an angle point therein and finding a 5/8" iron pin found to be south 0.93 feet and west 0.17 feet;

Thence South 40°21'54" East, 258.40 feet to a 5/8" iron pin (Cap ID Kole 7889) set;

Thence South 16°39'54" West, 613.72 feet to a 5/8" iron pin (Cap ID Kole 7889) set;



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Thence South 88°54'30" West, and passing over a 5/8" iron pin (Cap ID Kole 7889) set in said northeasterly line of Mentor Road at 1055.65 feet, a total distance of 1097.33 feet to the **Principal Place of Beginning** and containing 22.8806 acres (including 0.3180 acres in Mentor Road) of land as surveyed in May of 2021 by Richard J. Kole, Ohio Surveyor #7889, of R.M. Kole & Associates, Corp., Professional Land Surveyors.

Subject, however, to all legal rights-of-way of previous record.

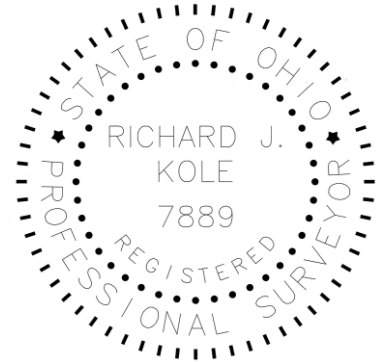
Basis of bearings: The bearing for the centerline of Mentor Road (North 45°02'56" West) as described in the deed recorded in Volume 2100, Page 1014 of Geauga County Deed Records, is the reference meridian for this survey.

Richard J. Kole – 5/21/2021
Registered Surveyor No. 7889

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: 06/01/2021

21-065



Lot area calculations & current ownership information:

All of existing PN 09-001501 (Jordy Holdings, LLC V 2100 P 1014 Par 1) = 25.8475 Acres
Less split area from PN 09-001501 = 2.9669 Acres
Total area of Parcel 1-A = 22.8806 Acres of which 0.3180 Acres are in the r/w of Mentor Road



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LEGAL DESCRIPTION – Parcel 1-B = 24.7391 Acres

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Township Lot Nos. 2, 3, 4, and 5 in Section No. 1, Tract 4 and described as follows:

Starting at an angle point in the centerline of Mentor Road, 60.00 feet wide, and being the northwest corner of land conveyed to The Hitchcock Farm LLC in deed recorded in Volume 1893, Page 2505 of Geauga County Deed Records (GCDR) and referenced by a 1" capped iron pin found in said centerline to be North 45°02'56" West, 1272.22 feet & being the **Principal Place of Beginning**;

Thence North 45°02'56" West along said centerline, 83.35 feet;

Thence North 88°54'30" East, and passing over a 5/8" iron pin (Cap ID Kole 7889) set in said northeasterly line of Mentor Road at 41.63 feet, a total distance of 1097.33 feet to a 5/8" iron pin (Cap ID Kole 7889) set;

Thence North 16°39'54" East, 613.72 feet to a 5/8" iron pin (Cap ID Kole 7889) set;

Thence North 40°21'54" West, 258.40 feet to an angle point in the southeasterly line of said land conveyed to Louis K. Arata and Sandra E. Arata in deed recorded in Volume 2001, Page 2656 of GCDR and finding a 5/8" iron pin to be south 0.93 feet and west 0.17 feet;

Thence North 50°04'27" East along said southeasterly line of land so conveyed to Arata, 246.26 feet to a 5/8" iron pin (Cap ID Kole 7889) set at the southeast corner of said land so conveyed to Arata and the southwest corner of land conveyed to Bradley Kozar and Sharon Marie Rhoads in deed recorded in Volume 2006, Page 750 of GCDR;

Thence North 85°16'24" East along the south line of said land so conveyed to Kozar and Rhoads and the south line of land conveyed to BAW Holdings LLC in deed recorded in Volume 1954, Page 879 of GCDR, 1555.62 feet to the southeast corner of said land so conveyed to BAW Holdings LLC and in the west line of land conveyed to The Holden Arboretum (PN 09-700002) in deed recorded in Volume 855, Page 16 of GCDR and finding a 5/8" iron pin to be south 2.41 feet and east 1.07 feet;

Thence South 04°09'27" West along said west line of land so conveyed to The Holden Arboretum (PN 09-700002), 551.09 feet to the northeast corner of land conveyed to The Holden Arboretum (PN 09-700005) in deed recorded in Volume 1085, Page 1155 of GCDR and finding a 5/8" iron pin to be north 0.41 feet and west 12.49 feet;

Thence South 88°54'30" West along the north line of said land so conveyed to The Holden Arboretum (PN 09-700005), 1266.23 feet to the northwest corner of said land so conveyed to The Holden Arboretum (PN 09-700005) and finding 3/8" bent iron pin to be north 2.66 feet and west 3.78 feet;



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Thence South 05°41'30" East along the westerly line of said land so conveyed to The Holden Arboretum (PN 09-700005), 357.46 feet to an angle point therein and finding a 5/8" iron pin to be north 3.36 feet and east 0.13 feet;

Thence South 24°58'23" West along said westerly line of said land so conveyed to The Holden Arboretum (PN 09-700005), 214.26 feet to the southwest corner of said land so conveyed to The Holden Arboretum (PN 09-700005) and being in the north line of land conveyed to The Hitchcock Farm LLC in deed recorded in Volume 1893, Page 2505 of GCDR and finding a 5/8" iron pin to be north 3.76 feet and east 2.94 feet;

Thence South 88°54'30" West along the north line of said land so conveyed to The Hitchcock Farm LLC, and passing over said northeasterly line of Mentor Road at 1387.93 feet and finding a 5/8" iron pin to be south 0.96 feet, a total of 1425.26 feet to the **Principal Place of Beginning** and containing 24.7391 acres (including 0.0564 acres in Mentor Road) of land as surveyed in May of 2021 by Richard J. Kole, Ohio Surveyor #7889, of R.M. Kole & Associates, Corp., Professional Land Surveyors.

Subject, however, to all legal rights-of-way of previous record.

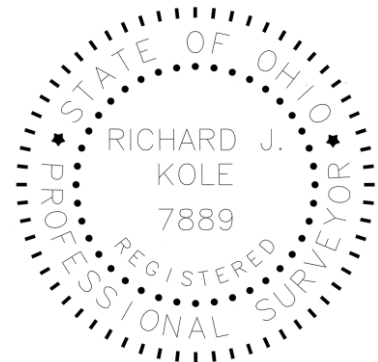
Basis of bearings: The bearing for the centerline of Mentor Road (North 45°02'56" West) as described in the deed recorded in Volume 2100, Page 1014 of Geauga County Deed Records, is the reference meridian for this survey.

Richard J. Kole – 5/21/2021
Registered Surveyor No. 7889

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: 06/01/2021

21-065



Lot area calculations & current ownership information:

All of existing PN 09-001509 (Jordy Holdings, LLC V 2100 P 1014 Par 2) = 21.7722 Acres
Plus split area from PN 09-001501 = 2.9669 Acres
Total area of Parcel 1-B = 24.7391 Acres of which 0.0564 Acres are in the r/w of Mentor Road