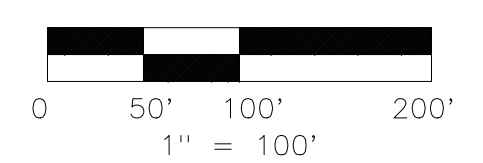


**O'Hara Land Surveying, L.L.C.**  
P.O. Box 902, Chardon Ohio 44024  
oharasurveys@yahoo.com, 440-286-8417

Date of Survey  
06/26/2021  
Project No: 2902



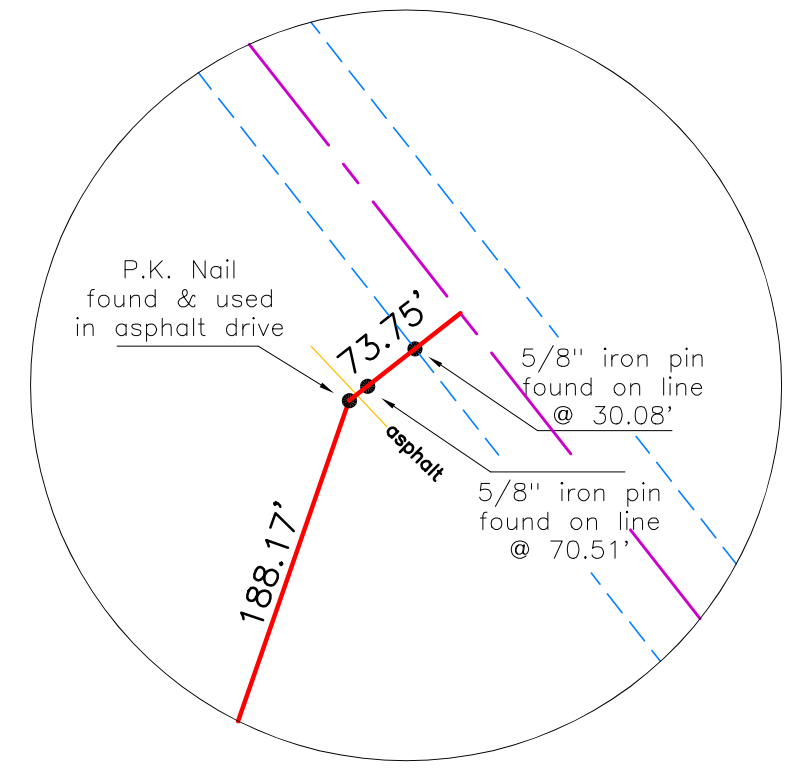
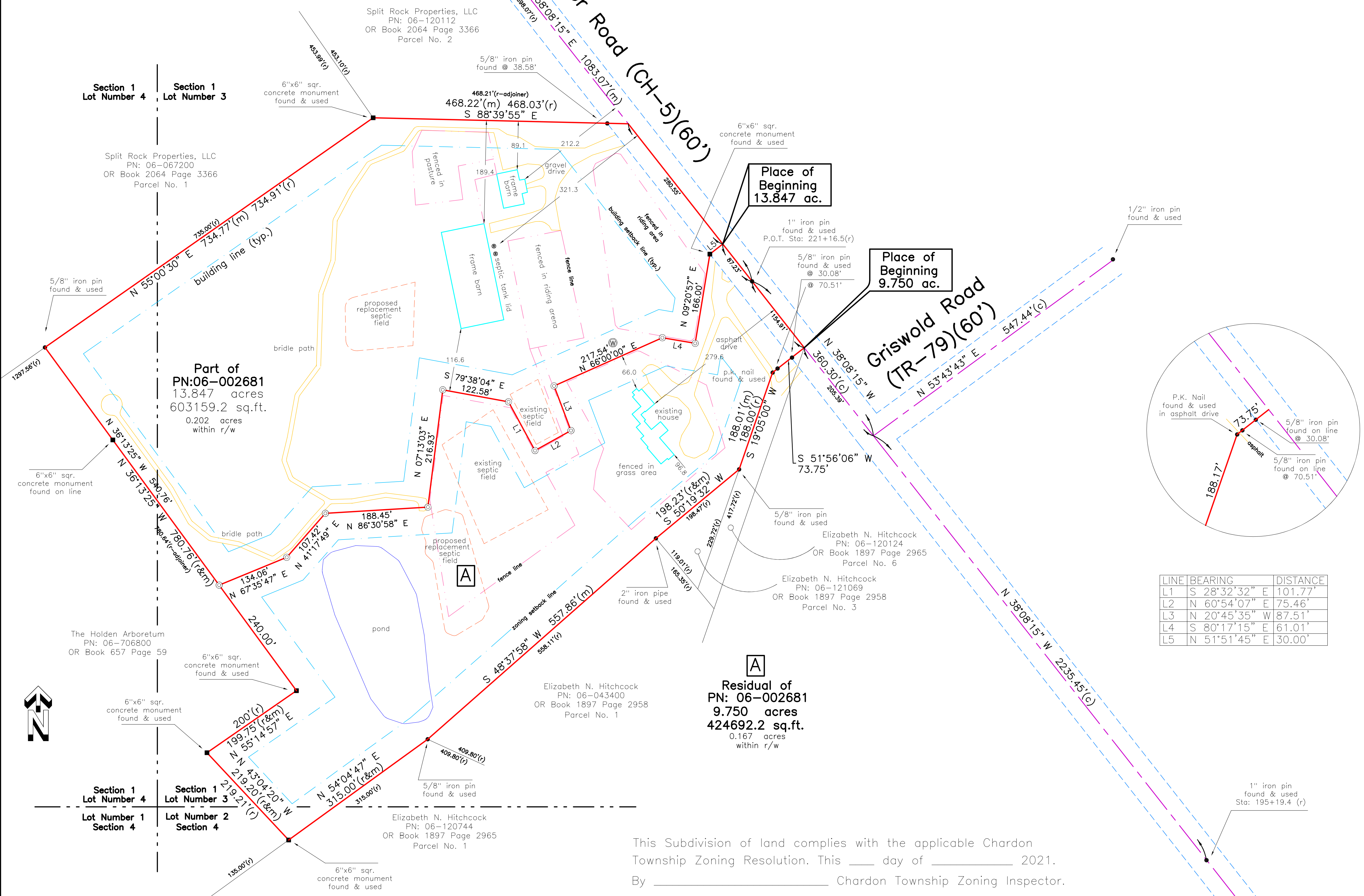
**REFERENCES**  
Deeds of Record  
Field observations made 07-01-2021  
O'Hara Land Surveying Survey #2555 dated 06/02/2020  
Bauer Survey Company, GCE #CHA-00058 survey  
CH-0005-G-K-Mentor Road-1927 Plans

**ZONING**  
Zoning Classification: R-1  
Zoning information date:  
Minimum lot acreage: 5 acres excluding r/w  
Minimum lot frontage: 250 feet at Building Line  
Minimum front setback from r/w: 100 feet  
Minimum side setback: 50 feet  
Minimum rear setback: 50 feet  
Zoning Inspector:

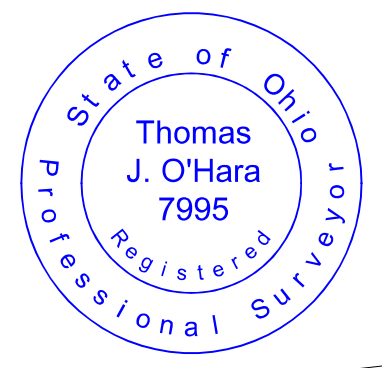
**NOTES**  
The location of depicted existing/proposed septic field(s) are shown for Planning Commission Requirements. They are located by visual evidence or information provided by homeowner. The location of proposed septic field(s) are derived from maps provided by homeowner soil scientist / septic 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.

**GENERAL NOTES**  
The Bearings used on this survey are based upon True North utilizing the Ohio Department of Transportation VRS and CORS GNSS Network, Ohio North Reference Frame NAD83(2011), NAVD88, Ellipsoid GRS80, Geoid Model: OHGeoid 12B.  
Distances are shown as U.S. Survey 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.

Lot Subdivision  
Land now or formerly owned by  
Rolling Acres Vista, LLC  
PN: 06-002681  
OR Book 2009 Page 1867  
Part of Lot Number 3 and 4, Section 1  
Part of Lot Number 2, Section 4  
Tract 4, Township of Chardon  
County of Geauga, State of Ohio



LINE	BEARING	DISTANCE
L1	S 28°32'32" E	101.77'
L2	N 60°54'07" E	75.46'
L3	N 20°45'35" W	87.51'
L4	S 80°17'15" E	61.01'
L5	N 51°51'45" E	30.00'



*Thomas J. O'Hara*  
Thomas J. O'Hara  
Professional Land Surveyor #7995  
within the State of Ohio  
Dated: 07-23-2021

Survey Plat & Description  
Approved Per O.R.C. 315.251  
Geauga County Engineer  
Reviewed under the supervision of  
Steven N. Roemer, P.S. Ohio #7070  
By: SNR Date: 07/23/2021

21-112

**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  
o/w own through  
O.R. official record  
D.V. deed volume  
P.O.B. place of beginning  
● tree  
GCE Geauga County Engineer  
All iron pipes found are measured (I.D.)

This Subdivision of land complies with the applicable Chardon Township Zoning Resolution. This \_\_\_ day of \_\_\_\_\_ 2021.  
By \_\_\_\_\_ Chardon Township Zoning Inspector.

**Land Subdivision  
Rolling Acres Vista, LLC  
Residual of PN: 06-002681  
OR Book 2009 Page 1867  
9.750 acres**

Situated in the Township of Chardon, County of Geauga, State of Ohio, being part of Lot Number 3, Section 1, Tract 4, and 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 P.O.T. Sta: 221+16.5 as depicted on CH-0005-G-K-Mentor Road 1927 Plans. Said point also being witnessed by a 1/2" iron pin found, North 53°43'43" East along the centerline of Griswold Road, a distance of 547.44 feet. Thence North 38°08'15" West along the centerline of Mentor Road a distance of 205.39 feet to a point, said point being the northwest corner of land now or formerly owned by Elizabeth N. Hitchcock, PN: 06-120124, as recorded in OR Book 1897 Page 2965, Parcel No. 6 in Geauga County Record of Deeds (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 51°56'06" West** along the northwest line of PN: 06-120124, aforementioned, passing through a 5/8" iron pin found at 30.08 feet and a 5/8" iron pin found at 70.51 feet, a total distance of **73.75 feet** to an angle point, said point witnessed by a p.k. nail found in asphalt pavement.

Thence **South 19°05'00" West** along a northwest line of PN: 06-120124, aforementioned, a distance of **188.01 feet** to an angle point, said point being the northeast corner of land now or formerly owned by Elizabeth N. Hitchcock, PN: 06-121069, as recorded in OR Book 1897 Page 2958, Parcel No. 3 in (GCRD). said point witnessed by a 5/8" iron pin found.

Thence **South 50°19'32" West** along a northwest line of PN: 06-121069, aforementioned, a distance of **198.23 feet** to a point, said point being a northeast corner of land now or formerly owned by Elizabeth N. Hitchcock, PN: 06-043400, as recorded in OR Book 1897 Page 2958, Parcel No. 1, said point witnessed by a 2" iron pipe found.

Thence **South 48°37'58" West** along the northwest line of PN: 06-043400, aforementioned, a distance of **557.86 feet** to a point, said point being a northeast corner of land now or formerly owned by Elizabeth N. Hitchcock, PN: 06-120744, as recorded in OR Book 1897 Page 2965, Parcel No. 1, said point witnessed by a 5/8" iron pin found.

Thence **South 54°04'47" West** along the northwest line of PN: 06-120744, aforementioned, a distance of **315.00 feet** to a point, said point being a southeast corner of land now or formerly owned by The Holden Arboretum, PN: 06-706800, as recorded in OR Book 657 Page 59 (GCRD), said point witnessed by a 6"x6" square concrete monument found.

Thence **North 43°04'20" West** along an East line of PN: 06-706800, aforementioned, a distance of **219.20 feet** to a point, said point being an interior corner of PN: 06-706800, aforementioned, said point witnessed by a 6"x6" square concrete monument found.

Thence **North 55°14'57" East** along a southeast line of PN: 06-706800, aforementioned, a distance of **199.75 feet** to a point, said point being an interior corner of PN: 06-706800, aforementioned, said point witnessed by a 6"x6" square concrete monument found.

Thence **North 36°13'25" West** along a southeast line of PN: 06-706800, aforementioned, a distance of **240.00 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 67°35'47" East** along a new property line established, a distance of **134.06 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 41°17'49" East** along a new property line established, a distance of **107.42 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 86°30'58" East** along a new property line established, a distance of **188.45 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 07°13'03" East** along a new property line established, a distance of **216.93 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 79°38'04" East** along a new property line established, a distance of **122.58 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 28°32'32" East** along a new property line established, a distance of **101.77 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 60°54'07" East** along a new property line established, a distance of **75.46 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 20°45'35" West** along a new property line established, a distance of **87.51 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 66°00'00" East** along a new property line established, a distance of **217.54 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 80°17'15" East** along a new property line established, a distance of **61.01 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 09°20'57" East** along a new property line established, a distance of **166.00 feet** to a point, said point being a new property corner created, said point witnessed by a 6"x6" square concrete monument found.

Thence **North 51°51'45" East** along a new property line established, a distance of **30.00 feet** to a point on the centerline of Mentor Road, said point being a new property corner created.

Thence **South 38°08'15" East** along the centerline of Mentor Road, a distance of **87.23 feet** to a point of tangency, said point witnessed by a 1" iron pin found, said monument located at Sta: 221+16.5 as depicted on CH-0005-G-K-Mentor Road 1927 Plans.

Thence **South 38°08'15" East** along the centerline of Mentor Road, a distance of **154.91 feet** to a point, said point being the Place of Beginning, and containing **9.750 total acres** of land, 0.167 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (2902) dated July 2021, 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 a portion (9.750 acres) of land now owned by Rolling Acres Vista, LLC, PN: 06-002681, as recorded in OR Book 2009 Page 1867 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 07-23-2021



*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: 07/23/2021

21-112

**Land Subdivision  
Rolling Acres Vista, LLC  
Part of PN: 06-002681  
OR Book 2009 Page 1867  
13.847 acres**

Situated in the Township of Chardon, County of Geauga, State of Ohio, being part of Lot Number 3, Section 1, Tract 4, and Lot Number 4, 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 P.O.T. Sta: 221+16.5 as depicted on CH-0005-G-K-Mentor Road 1927 Plans. Said point also being witnessed by a 1/2" iron pin found, North 53°43'43" East along the centerline of Griswold Road, a distance of 547.44 feet. Thence North 38°08'15" West along the centerline of Mentor Road, a distance of 360.30 feet to a point, said point being witnessed by a 1" iron pin found. Thence North 38°08'15" West along the centerline of Mentor Road, a distance of 87.23 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 **South 51°51'45" West** along a new property line established, a distance of **30.00 feet** to a point on the right of way line of Mentor Road, said point being a new property corner created, said point witnessed by a 6"x6" square concrete monument found.

Thence **South 09°20'57" West** along a new property line established, a distance of **166.00 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 80°17'15" West** along a new property line established, a distance of **61.01 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 66°00'00" West** along a new property line established, a distance of **217.54 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 20°45'35" East** along a new property line established, a distance of **87.51 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 60°54'07" West** along a new property line established, a distance of **75.46 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 28°32'32" West** along a new property line established, a distance of **101.77 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 79°38'04" West** along a new property line established, a distance of **122.58 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 07°13'03" West** along a new property line established, a distance of **216.93 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 86°30'58" West** along a new property line established, a distance of **188.45 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 41°17'49" West** along a new property line established, a distance of **107.42 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 67°35'47" West** along a new property line established, a distance of **134.06 feet** to a point, said point being a new property corner created, said point being on an easterly line of land now or formerly owned by The Holden Arboretum, PN: 06-706800, as recorded in OR Book 657 Page 59 (GCRD), said point witnessed by an iron pin set.

Thence **North 36°13'25" West** along an easterly line of PN: 06-706800, aforementioned, a distance of **540.76 feet** to a point, said point being on the South line of land now or formerly owned by Split Rock Properties, LLC, PN: 06-067200, as recorded in OR Book 2064 Page 3366, Parcel No. 1, (GCRD), said point witnessed by a 5/8" iron pin found.

Thence **North 55°00'30" East** along the South line of PN: 06-067200, aforementioned, a distance of **734.77 feet** to a point, said point being the southwest corner of land now or formerly owned by Split Rock Properties, LLC, PN: 06-120112, as recorded in OR Book 2064 Page 3366, Parcel No. 2, (GCRD), said point witnessed by a 6"x6" concrete monument found.

Thence **South 88°39'55" East** along the South line of PN: 06-120112, aforementioned, a distance of **468.22 feet** to a point in the centerline of Mentor Road, passing through a 5/8" iron pin found 38.58 feet therefrom.

Thence **South 38°08'15" East** along the centerline of Mentor Road, a distance of **280.55 feet** to a point, said point being the Place of Beginning, and containing **13.847 total acres** of land, 0.202 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (2902) dated July 2021, 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 portion (13.847 acres) of land now owned by Rolling Acres Vista, LLC, PN: 06-002681, as recorded in OR Book 2009 Page 1867 in Geauga County Record of Deeds after a 9.750 acres subdivision. 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 07-23-2021



*Survey Plat & Description*  
*Approved Per O.R.C. 315.251*  
*Geauga County Engineer*  
Reviewed under the supervision of  
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 07/23/2021

21-112