

**NOTES:**

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.

**Zoning**  
R: One family residential  
Minimum acreage: 1-1/2 acres  
Minimum lot width: 150 feet  
Front Setback: 70 feet from right of way  
Side Yard Setback: 25 feet each  
Rear yard setback: 50 feet

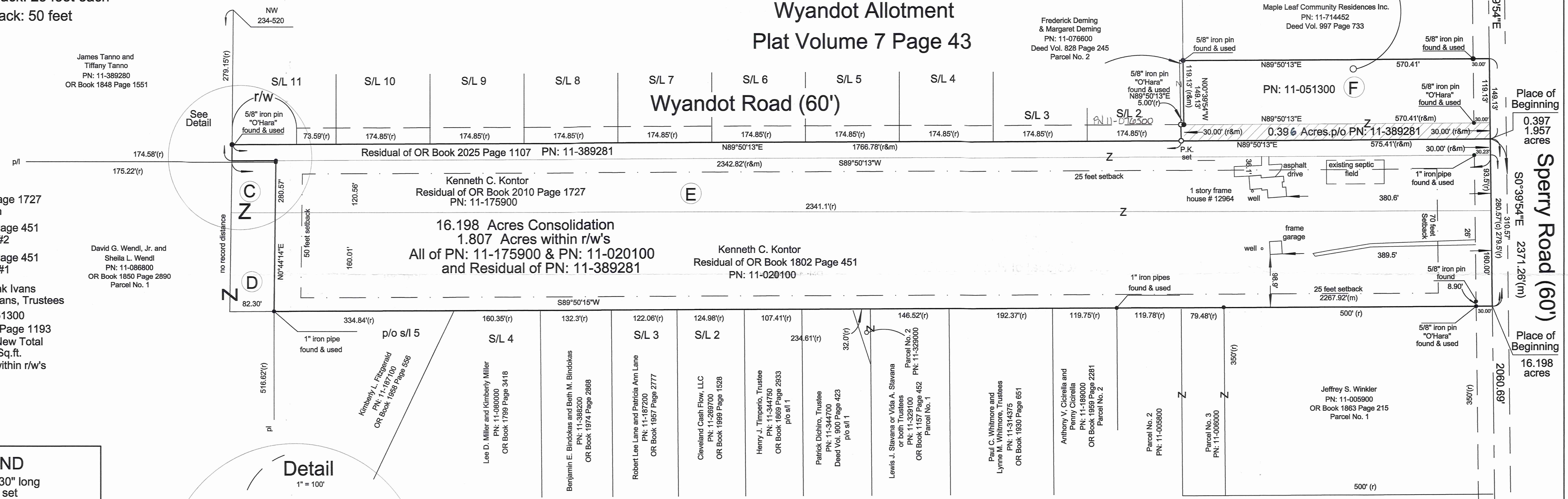
**References:**

Plat Volume 6 Page 61: Ranch Drive Subdivision  
Plat Volume 7 Page 43: Wyandot Allotment  
Plat Volume 7 Page 10-11: Ireles Park Estates  
Howard R. Selee & Associates, Inc. Survey CHE 00180 (09-019) dated February 18, 2008  
Deeds of Record  
Field Observations made July 2016  
Geauga County 1955 Tax Map Page 140  
C.H. 12-D-F-Sperry Road, 1944 plans  
O'Hara Land Surveying survey 1686, dated 7-15-2016

Subdivision of Land now or formerly owned by Kenneth C. Kontor, PN: 11-389281, OR Book 2025 Page 1107  
Lot Consolidation of Land now or formerly owned by Kenneth C. Kontor, part of PN: 11-389281, OR Book 2025 Page 1107 with Land now or formerly owned by Richard Frank Ivans and Nancy Louise Ivans, Trustees all of PN: 11-051300, OR Book 1120 Page 1193  
Lot Consolidation Kenneth C. Kontor  
Residual of PN: 11-389281, OR Book 2025 Page 1107  
all of PN: 11-175900, OR Book 2010 Page 1727  
all of PN: 11-020100, OR Book 1802 Page 451  
part of Lot 28, Tract 3  
Township of Chester, County of Geauga, State of Ohio

**Wyandot Allotment  
Plat Volume 7 Page 43**

**Wyandot Road (60')**



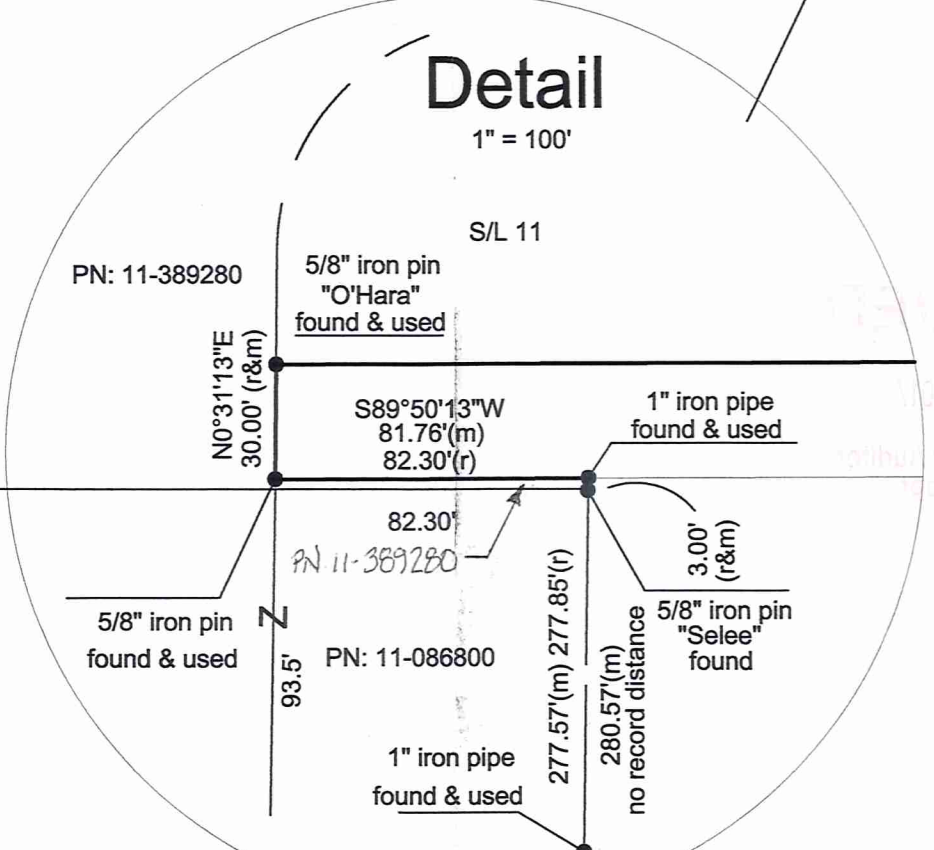
- C** OR Book 2010 Page 1727 exception
- D** OR Book 1802 Page 451 exception #2
- E** OR Book 1802 Page 451 exception #1
- F** Richard Frank Ivans & Nancy Louise Ivans, Trustees  
PN: 11-051300  
OR Book 1120 Page 1193  
1.953 Acres New Total  
85065.9 Sq.ft.  
0.475 Acres within r/w's

James Tanno and Tiffany Tanno  
PN: 11-389280  
OR Book 1848 Page 1551

David G. Wendt, Jr. and Sheila L. Wendt  
PN: 11-086800  
OR Book 1850 Page 2890  
Parcel No. 1

**LEGEND**

- 5/8" dia. x 30" long steel rebar set capped "O'Hara"
- survey monument found
- tree line
- fence line
- street right of way
- street centerline
- own through
- official record
- deed volume
- place of beginning

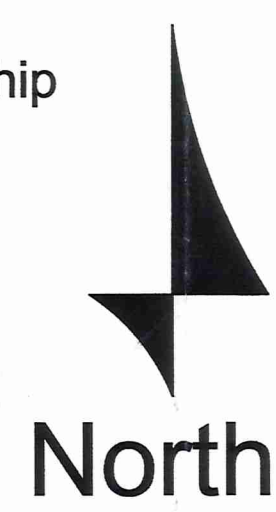


Thomas J. O'Hara  
Professional Land Surveyor #7995  
within the State of Ohio  
Dated: 2/2/17

This Consolidation/subdivision of land complies with the applicable Chester Township Zoning Resolution. This \_\_\_\_ day of \_\_\_\_ 2017.  
By \_\_\_\_\_ Chester Township Zoning Inspector.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.231  
THOMAS J. O'HARA  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

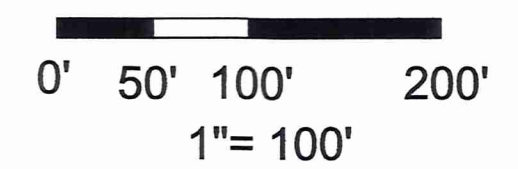
This Plat was prepared without the benefit of a Title Exam, and is subject to the results that an independent Title Exam may reveal.  
This Plat of Survey depicts the results of a Boundary Survey as prepared according to the minimum standards for a Boundary Survey as described in the Administrative Code Chapter 4733-37, by O'Hara Land Surveying, LLC.  
This Survey is not valid unless it bears an Original Signature and Seal.



**North**  
Forest Lane (60')  
f.k.a. Illes Drive  
Plat Volume 7 Page 10-11

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

Date of Survey  
01/30/2017  
Project No.: 1688



**Sheet**  
1  
of  
1

CHE00225  
CHE00225

Kontor, Kenneth C. (17-014)  
Picked Up 02/09/17  
Vol. 2029 pg 2858  
pn# 11-389315

**Kenneth C. Kontor**  
**Part of PN: 11-389281, OR Book 2025 Page 1107**

Situated in the Township of Chester, County of Geauga, State of Ohio, being part of Lot Number 28, Tract 3 within said Township: Beginning at the point of intersection of the centerline of Forest Lane (60') with the centerline of Sperry Road (60'), said point being witnessed by a 5/8" iron pin found in a monument box assembly. Thence along the centerline of Sperry Road, North 00°39'54" West a distance of 2371.26 feet to a point, said point being the centerline intersection of Wyandot Road (60') and Sperry Road, said point being on the East line of Lot Number 28. Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 89°50'13" West** along the centerline of Wyandot Road a distance of **575.41 feet** to a point, said point being the south east corner of land now or formerly owned by Frederick Deming and Margaret Deming, PN: 11-076500, as recorded in Deed Volume 828 Page 245, Parcel Number 1, in Geauga County Record of Deeds, (GCRD), said point witnessed by a P.K. nail set.

Thence **North 00°39'54" West** along the East line of land now or formerly owned by Deming, aforementioned, a distance of **30.00 feet** to a point, said point being the southwest corner of land now or formerly owned by Frederick Deming and Margaret Deming, PN: 11-076600, as recorded in Deed Volume 828 Page 245, Parcel Number 2, in GCRD said point witnessed by an iron pin set.

Thence **North 89°50'13" East** along the North right of way line of Wyandot Road, and the South line of Deming (PN:11-076600), aforementioned, and the South line of land now or formerly owned by Richard Frank Ivans & Nancy Louise Ivans, Trustees, PN: 11-051300, as recorded in OR Book 1120 Page 1193 in GCRD, a distance of **575.41 feet** to a point in the centerline of Sperry Road, and the East line of Lot Number 28, said point being the southeast corner of land now or formerly owned by Ivans, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found at 30.00 feet therefrom.

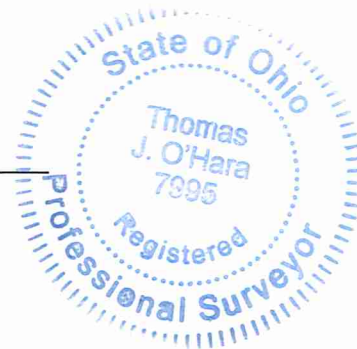
Thence **South 00°39'54" East** along the centerline of Sperry Road and the East line of Lot Number 28, a distance of **30.00 feet** to a point, said point being the Place of Beginning, and containing **0.396 total acres** of land, 0.396 acres within the right of way of Wyandot Road and Sperry Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1688) dated January, 2017, 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 of land now owned by Kenneth C. Kontor, part of PN: 11-389281, as recorded in OR Book 2025 Page 1107 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  
Thomas J. O'Hara, P.S.,  
Ohio Registered Surveyor No. 7995

Dated: 2/2/17



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

Thomas J. O'Hara 02/09/17  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**

10:15 AM  
10:15 AM

**Consolidation of Richard Frank Ivans and Nancy Louise Ivans, Trustees**  
**All of PN: 11-051300, OR Book 1120 Page 1193**  
**Kenneth C. Kontor**  
**Part of PN: 11-389281, OR Book 2025 Page 1107**

Situated in the Township of Chester, County of Geauga, State of Ohio, being part of Lot Number 28, Tract 3 within said Township: Beginning at the point of intersection of the centerline of Forest Lane (60') with the centerline of Sperry Road (60'), said point being witnessed by a 5/8" iron pin found in a monument box assembly. Thence along the centerline of Sperry Road, North 00°39'54" West a distance of 2371.26 feet to a point, said point being the centerline intersection of Wyandot Road (60') and Sperry Road, said point being on the East line of Lot Number 28. Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 89°50'13" West** along the centerline of Wyandot Road a distance of **575.41 feet** to a point, said point being the south east corner of land now or formerly owned by Frederick Deming and Margaret Deming, PN: 11-076500, as recorded in Deed Volume 828 Page 245, Parcel Number 1, in Geauga County Record of Deeds, (GCRD), said point witnessed by a P.K. nail set.

Thence **North 00°39'54" West** along the East line of land now or formerly owned by Deming, aforementioned, a distance of **30.00 feet** to a point, said point being the southwest corner of land now or formerly owned by Frederick Deming and Margaret Deming, PN: 11-076600, as recorded in Deed Volume 828 Page 245, Parcel Number 2, in GCRD said point witnessed by an iron pin set.

Thence **North 89°50'13" East** along the South line of Deming (PN:11-076600) aforementioned, and the northerly right of way of Wyandot Road, a distance of **5.00 feet** to a point at the southeast corner thereof, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **North 00°39'54" West** along the East line of land now or formerly owned by Deming, aforementioned, a distance of **119.13 feet** to a point, said point being in the southerly line of land now or formerly owned by Maple Leaf Community Residences Inc., PN: 11-714452, as recorded in Deed Volume 997 Page 733, in GCRD said point witnessed by a 5/8" iron pin found.

Thence **North 89°50'13" East** along the South line of Maple Leaf, aforementioned, a distance of **570.41 feet** to a point in the centerline of Sperry Road and the East line of Lot Number 28, said point being the southeast corner of land now or formerly owned by Maple Leaf, aforementioned, said point witnessed by a 5/8" iron pin found at 30.00 feet therefrom.

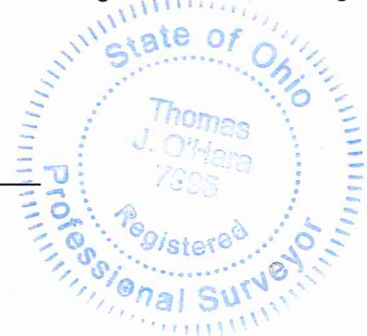
Thence **South 00°39'54" East** along the centerline of Sperry Road and the East line of Lot Number 28, a distance of **149.13 feet** to a point, said point being the Place of Beginning, and containing **1.956 total acres** of land, 0.479 acres within the right of way of Wyandot Road and Sperry Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1688) dated January, 2017, 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 combine 0.397 acres of land now owned by Kenneth C. Kontor, part of PN: 11-389281, as recorded in OR Book 2025 Page 1107 in Geauga County Record of Deeds with all of land now owned by Richard Frank Ivans and Nancy Louise Ivans, Trustees, PN: 11-051300, OR Book 1120 Page 1193. 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  
Thomas J. O'Hara, P.S.,  
Ohio Registered Surveyor No. 7995

Dated: 2/7/17



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
Thomas J. O'Hara 02/09/17  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**

**Lot Consolidation Kenneth C. Kontor**  
**Residual of PN: 11-389281, OR Book 2025 Page 1107,**  
**All of PN: 11-175900, OR Book 2010 Page 1727, and All of PN: 11-020100, OR Book 1802 Page 451**

Situated in the Township of Chester, County of Geauga, State of Ohio, being part of Lot Number 28, Tract 3 within said Township: Beginning at the point of intersection of the centerline of Forest Lane (60') with the centerline of Sperry Road (60'), said point being witnessed by a 5/8" iron pin found in a monument box assembly. Thence along the centerline of Sperry Road, North 00°39'54" West a distance of 2060.69 feet to a point, said point on the East line of Lot Number 28, said point being the northeast corner of land now or formerly owned by Jeffrey S. Winkler, PN: 11-005900, as recorded in OR Book 1863 Page 215, Parcel No. 1, in Geauga County Record of Deeds (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 89°50'15" West** along the North line of land now or formerly owned by Winkler, aforementioned, and the North line of the following adjoiners:

Jeffrey S. Winkler, PN: 11-006000, and PN: 11-005800 as recorded in OR Book 1863 Page 215, Parcel No. 3 and 2.

Anthony V. Cicirella and Penny Cicirella, PN: 11-189000, as recorded in OR Book 1959 Page 2281, Parcel No. 2.

Paul C. Whitmore and Lynne M. Whitmore, Trustees, PN: 11-314375, OR Book 1930 Page 651.

Lewis J. Stavara and Vida A. Stavara or both Trustees, PN: 11-329100, as recorded in OR Book 1157 Page 452, Parcel No. 1.

Lewis J. Stavara or Vida A. Stavara or both Trustees, PN: 11-329000, as recorded in OR Book 1157 Page 452, Parcel No. 2.

Patrick Dichiro, Trustee, PN: 11-344700, as recorded in Deed Vol. 900 Page 423.

Henry J. Timperio, Trustee, PN: 11-344750, as recorded in OR Book 1869 Page 2933.

Cleveland Cash Flow, LLC, PN: 11-269700, as recorded in OR Book 1999 Page 1528.

Robert Lee Lane and Patricia Ann Lane, PN: 11-187200, as recorded in OR Book 1957 Page 2777.

Benjamin E. Bindokas and Beth M. Bindokas, PN: 11-388200, as recorded in OR Book 1974 Page 2868.

Lee D. Miller and Kimberly Miller, PN: 11-080000, as recorded in OR Book 1799 Page 3418.

Kimberly L. Fitzgerald, PN: 11-187100, as recorded in OR Book 1958 Page 556, passing through a 5/8" iron pin "O'Hara" found at 30.00 feet, a total distance of **2267.92 feet** to a point, said point being on the East line of land now or formerly owned by David G. Wendl, Jr. and Sheila L. Wendl PN: 11-086800 OR Book 1850 Page 2890 Parcel No. 1 in GCRD, said point witnessed by a 1" iron pipe found.

Thence **North 00°44'14" East** along the East line of land now or formerly owned by Wendl, aforementioned, and the East line of land now or formerly owned by James Tanno and Tiffany Tanno, PN: 11-389280, as recorded in OR Book 1848 Page 1551 in GCRD, a distance of **280.57 feet** to a point, said point being on the South right of way line of Wyandot Road, said point being a northeast corner of land now or formerly owned by Tanno, aforementioned, said point witnessed by a 1" iron pipe found.

Thence **South 89°50'13" West** along the South line of Wyandot Road, a North line of land now or formerly owned by Tanno, aforementioned, a distance of **81.76 feet** to a point, said point being on the West limits of Wyandot Road, an interior corner of land now or formerly owned by Tanno, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **North 00°31'13" East** along the West limits of Wyandot Road, an East line of land now or formerly owned by Tanno, aforementioned, a distance of **30.00 feet** to a point, said point being on the centerline of Wyandot Road, said point being the southwest corner of Sublot Number 11 in Wyandot Allotment, as recorded in Plat Volume 7 Page 43 in Geauga County Record of Plats, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **North 89°50'13" East** along the South line of Sublot Number 11 thru Sublot Number 2 of the Wyandot Allotment, aforementioned, also being the centerline of Wyandot Road, a distance of **1766.78 feet** to a point, said point being the southeast corner of Sublot Number 2, aforementioned, said point witnessed by a p.k. nail set.

Thence **North 89°50'13" East** continuing along the centerline of Wyandot Road, a distance of **575.41 feet** to a point in the centerline of Sperry Road, and the East line of Lot Number 28.

Thence **South 00°39'54" East** along the centerline of Sperry Road and the East line of Lot Number 28, a distance of **310.57 feet** to a point, said point being the Place of Beginning, and containing **16.198 total acres** of land, 1.807 acres within the right of ways of Wyandot Road and Sperry Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1688) dated January, 2017, 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 of land now owned by Kenneth C. Kontor, PN: 11-389281, OR Book 2025 Page 1107, All of PN: 11-175900, OR Book 2010 Page 1727, All of PN: 11-020100, OR Book 1802 Page 451, as recorded 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 Dated: 2/21/17  
Thomas J. O'Hara, P.S.,  
Ohio Registered Surveyor No. 7995



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
[Signature] 02/09/17  
**GAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**

*[Faint, illegible text]*