

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.

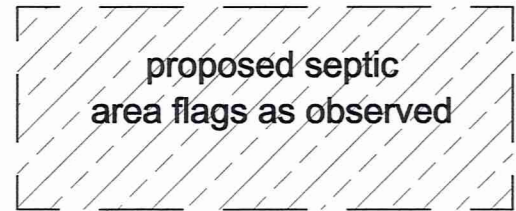
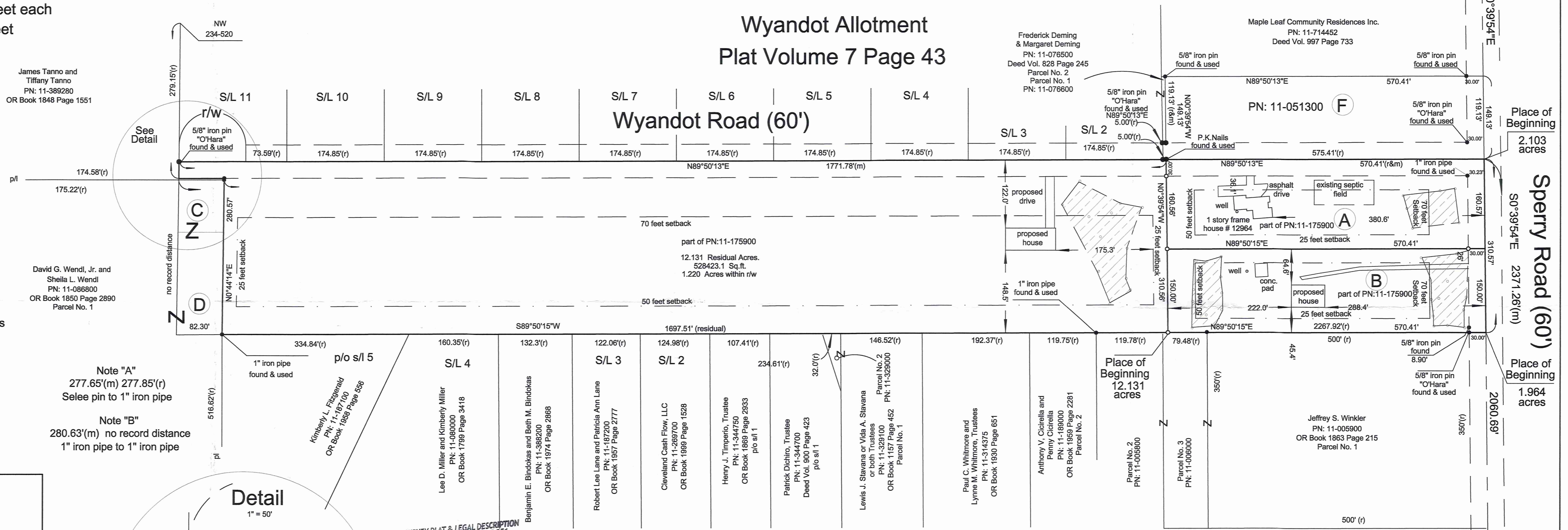
References:

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: 11-175900, OR Book 2030 Page 307
part of Lot 28, Tract 3
Township of Chester, County of Geauga, State of Ohio**

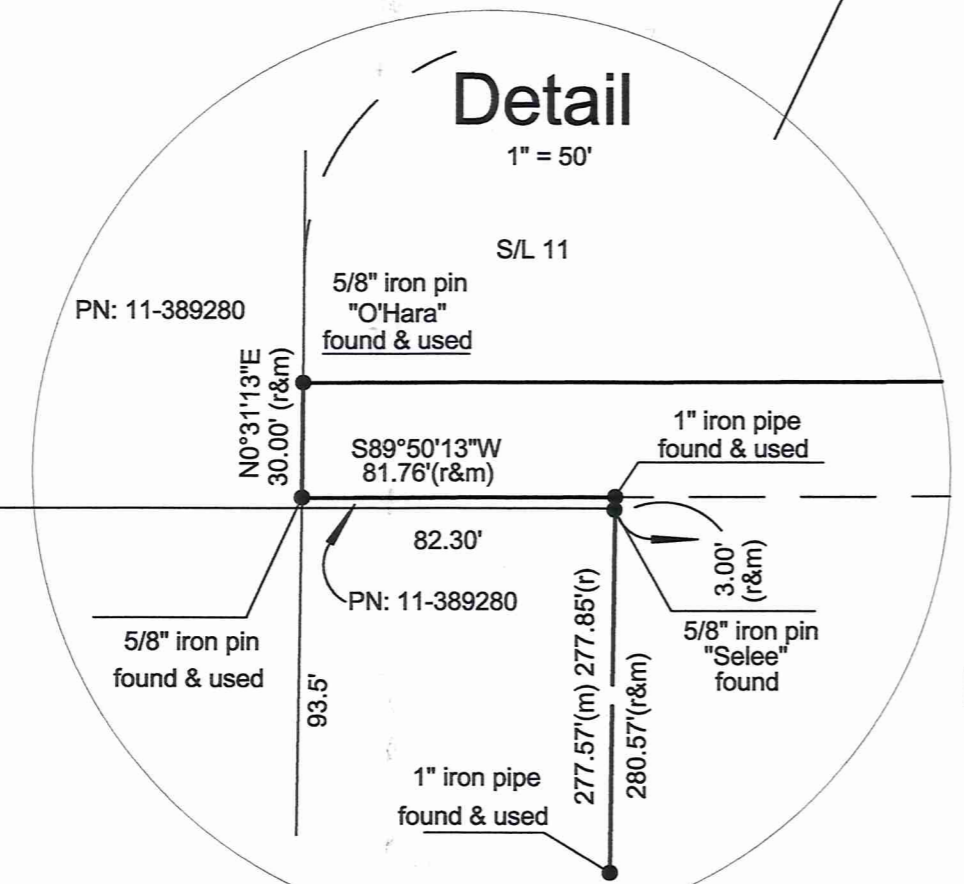
Zoning
R: One family residential
Minimum acreage: 1-1/2 acres
Minimum lot width: 150 feet
Front Setback: 70 feet from right of way
Side Yard Setback: 25 feet each
Rear yard setback: 50 feet

- (A)** part of PN:11-175900
2.102 Acres.
91585.6 Sq.ft.
0.483 Acres within r/w's
- (B)** part of PN:11-175900
1.964 Acres.
85558.9 Sq.ft.
0.103 Acres within r/w
- (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 2030 Page 310



Note "A"
277.65'(m) 277.85'(r)
Selee pin to 1" iron pipe

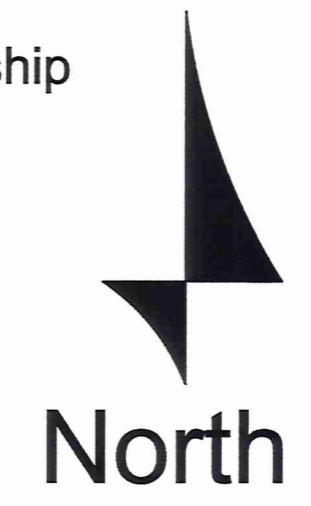
Note "B"
280.63'(m) no record distance
1" iron pipe to 1" iron pipe



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Thomas J. O'Hara
Professional Land Surveyor #7995
within the State of Ohio
Dated: 4/12/17



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

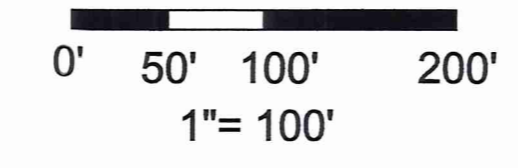


This Plat was prepared without the benefit of a Title Exam, and is subject to the results that an independent Title Exam may reveal.
This Plat of Survey depicts the results of a Boundary Survey as prepared according to the minimum standards for a Boundary Survey as described in the Administrative Code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

**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
04/12/2017
Project No.: 1688



Sheet
1
of
1

CHE00230
CHE00230

Kontor, Kenneth C. (17-050)
Picked 04/18/17
Vol. 2031 pg 1814
PN# 11-175900

**Lot Subdivision for Kenneth C. Kontor
Part of PN: 11-175900 OR Book 2030 Page 307**

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 00°39'54" East** along the centerline of Sperry Road and the East line of Lot Number 28, a distance of **160.57** feet to a point, said point being a new property corner created.

Thence **South 89°50'15" West** along a new property line established, a distance of **570.41** feet to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 00°39'54" West** along a new property line established, a distance of **160.56** feet to a point, said point being a new property corner created said point being on the centerline of Wyandot Road, said point witnessed by a p.k. nail found, passing through an iron pin set 30.00 feet therefrom.

Thence **North 89°50'13" East** along the centerline of Wyandot Road, 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 Place of Beginning, and containing **2.102 total acres** of land, 0.483 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: 11-175900, as recorded in OR Book 2030 Page 307 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: 4/18/17
Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995



**SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.S. 315.251**
Thomas J. O'Hara 04/18/17
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

Residual for Kenneth C. Kontor
Residual of PN: 11-175900, OR Book 2030 Page 307

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). Thence South 89°50'15" West along the North line of Winkler aforementioned, and the North line of land now or formerly owned by Jeffrey S. Winkler, PN: 11-006000, as recorded in OR Book 1863 Page 215, Parcel Number 3, passing through a 5/8" iron pin "O'Hara" found at 30.00 feet a total distance of **570.41 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set. 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: 11-005800 as recorded in OR Book 1863 Page 215, Parcel No. 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 or 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 **1697.51 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 (60'), 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, and along the southerly line of Frank Richard Ivans and Nancy Louise Ivans, PN: 11-051300, as recorded in OR Book 2030 Page 310, also being the centerline of Wyandot Road, a distance of **1771.78 feet** to a point, said point being a new property corner created, said point witnessed by a p.k. nail found.

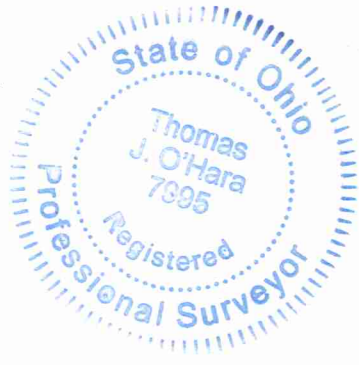
Thence **South 00°39'54" East** along a new property line established, a distance of **310.56 feet** to a point, passing through an iron pin set at 30.00 feet therefrom, said point being the Place of Beginning, and containing **12.131 total acres** of land, 1.220 acres within the right of ways of Wyandot 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: 11-175900, OR Book 2030 Page 307, 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: 4/18/17
Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
MJD 04/18/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. R