

**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

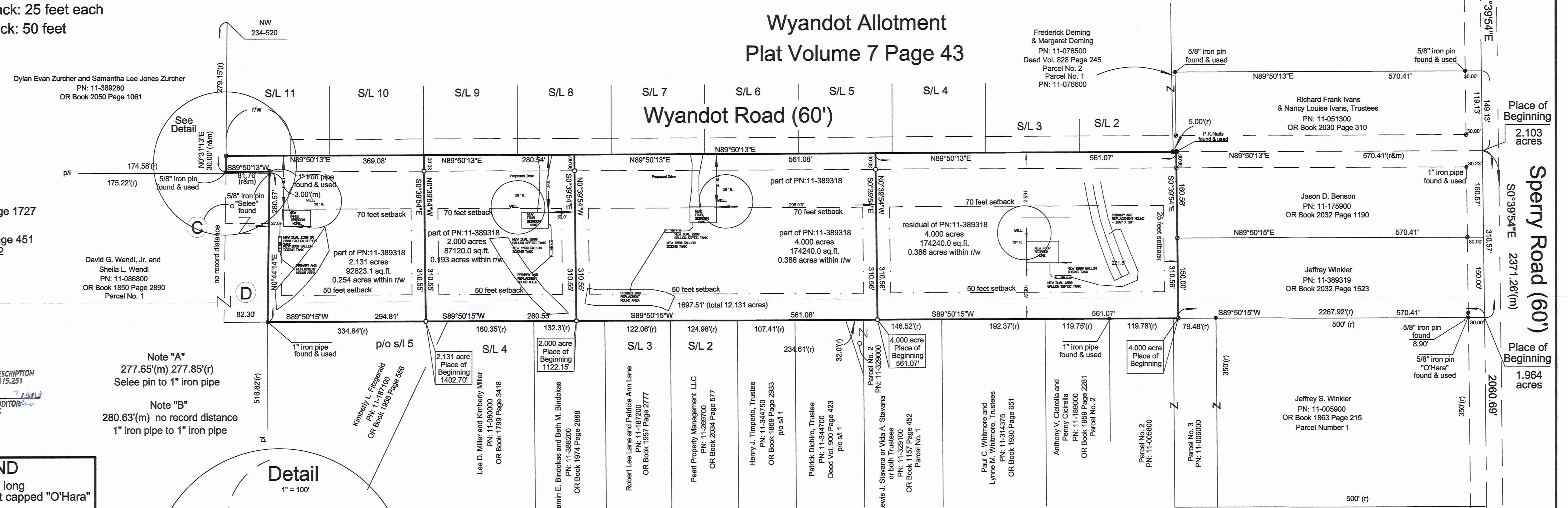
**References:**

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  
O'Hara Land Surveying survey 1688, dated 4-12-2017

Subdivision of Land now or formerly owned by  
**Kenneth C. Kontor, PN: 11-389318, OR Book 2031 Page 1818**  
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

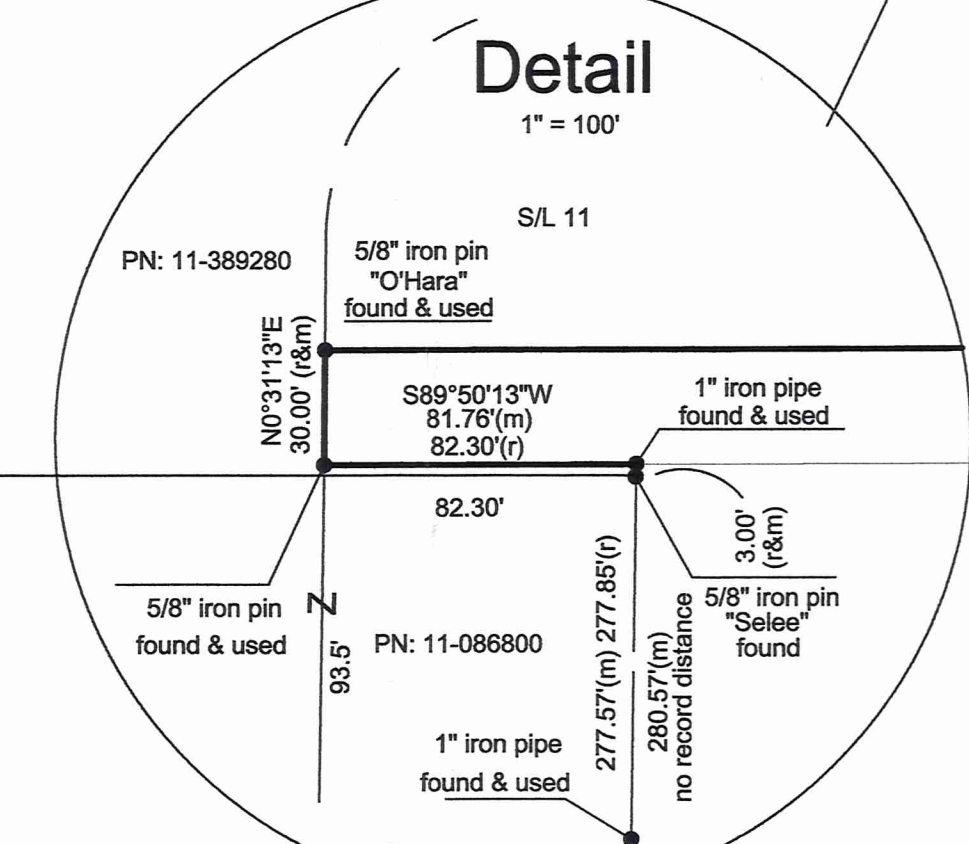
SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251  
3 m. from 7/1/18  
GEAUGA COUNTY AUDITOR TAX MAP DEPT.

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

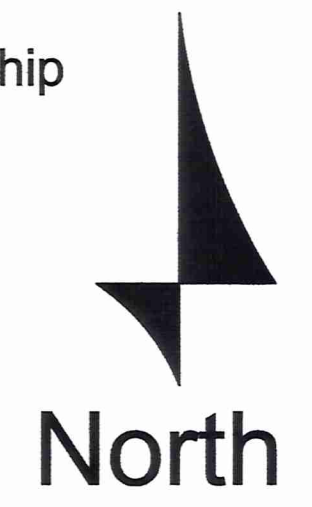
**LEGEND**

- 5/8" dia. x 30" long steel rebar set capped "O'Hara"
- 5/8" Iron pin found "O'Hara"
- survey monument found
- tree line
- x- fence line
- r/w street right of way
- c/l street centerline
- own through own
- or official record
- dv deed volume
- p.o.b. place of beginning



Thomas J. O'Hara  
Professional Land Surveyor #7995  
within the State of Ohio  
Dated: 7/16/18

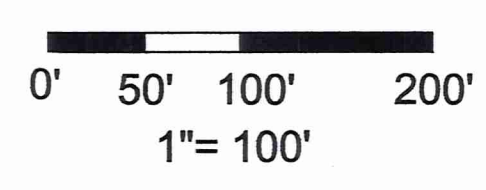
This Consolidation/subdivision of land complies with the applicable Chester Township Zoning Resolution. This \_\_\_\_ day of \_\_\_\_ 2018.  
By \_\_\_\_\_ Chester Township Zoning Inspector.



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  
05/09/2018  
Project No.: 2085



**Sheet**  
1  
of  
1

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.

3453.69'(m)

CHE 00239  
CHE00239

Kenneth Kontor  
(18-075)  
picked up 7/17/18  
VOL. 2059 pg 1258  
pn# 11-389342

**2.000 acre Parcel**  
**Part of PN: 11-389318, OR Book 2031 Page 1818**

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 witnessed by a 5/8" iron pin "O'Hara" found, thence continuing South 89°50'15" West along the North line of land now or formerly owned by Winkler, aforementioned, and the North line of Jeffrey S. Winkler, PN: 11-005800 as recorded in OR Book 1863 Page 215, Parcel No. 2, the North line Anthony V, Cicirella and Penny Cicirella, PN: 11-189000, as recorded in OR Book 1959 Page 2281, Parcel No. 2, the North line Paul C. Whitmore and Lynne M. Whitmore, Trustees, PN: 11-314375, OR Book 1930 Page 651, the North line Lewis J. Stavana or Vida A. Stavana or both Trustees, PN: 11-329100, as recorded in OR Book 1157 Page 452, Parcel No. 1, the North line Lewis J. Stavana or Vida A. Stavana 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, the North line Henry J. Timperio, Trustee, PN: 11-344750, as recorded in OR Book 1869 Page 2933, the North line Pearl Property Management LLC, PN: 11-269700, as recorded in OR Book 2034 Page 577 the North line Robert Lee Lane and Patricia Ann Lane, PN: 11-187200, as recorded in OR Book 1957 Page 2777, the North line Benjamin E. Bindokas and Beth M. Bindokas, PN: 11-388200, as recorded in OR Book 1974 Page 2868, a distance of 1122.15 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 Bindokas, aforementioned, the North line of Lee D. Miller and Kimberly Miller, PN: 11-080000, as recorded in OR Book 1799 Page 3418, the North line of Kimberly L. Fitzgerald, PN: 11-187100, as recorded in OR Book 1958 Page 556 a distance of **280.55 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 **310.55 feet** to a point, said point being on the centerline of Wyandot Road (60'), said point being a new property corner created, said point witnessed by an iron pin set 30.00 feet therefrom at right of way.

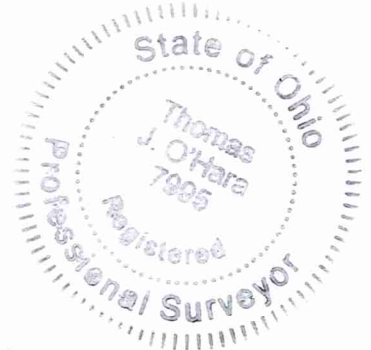
Thence **North 89°50'13" East** along the centerline of Wyandot Road, a distance of **280.54 feet** to a point, said point being a new property corner created.

Thence **South 00°39'54" East** along a new property line established, passing through an iron pin set at 30.00 feet at right of way, a total distance of **310.55 feet** to a point, said point being the Place of Beginning, and containing **2.000 total acres** of land, 0.193 acres within the right of way of Wyandot Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (2085) dated May 2018, 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 (2.000 acres) of land now owned by Kenneth C. Kontor, PN: 11-389318, OR Book 2031 Page 1818, 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, P.S.,  
Ohio Registered Surveyor No. 7995  
Dated: 7/15/18



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

S.M. M.B. 7/16/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

**2.131 acre Parcel, Part of PN: 11-389318, OR Book 2031 Page 1818**

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 witnessed by a 5/8" iron pin "O'Hara" found, thence continuing South 89°50'15" West along the North line of land now or formerly owned by Winkler, aforementioned, and the North line of Jeffrey S. Winkler, PN: 11-005800 as recorded in OR Book 1863 Page 215, Parcel No. 2, the North line Anthony V, Cicirella and Penny Cicirella, PN: 11-189000, as recorded in OR Book 1959 Page 2281, Parcel No. 2, the North line Paul C. Whitmore and Lynne M. Whitmore, Trustees, PN: 11-314375, OR Book 1930 Page 651, the North line Lewis J. Stavana or Vida A. Stavana or both Trustees, PN: 11-329100, as recorded in OR Book 1157 Page 452, Parcel No. 1, the North line Lewis J. Stavana or Vida A. Stavana 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, the North line Henry J. Timperio, Trustee, PN: 11-344750, as recorded in OR Book 1869 Page 2933, the North line Pearl Property Management LLC, PN: 11-269700, as recorded in OR Book 2034 Page 577 the North line Robert Lee Lane and Patricia Ann Lane, PN: 11-187200, as recorded in OR Book 1957 Page 2777, the North line Benjamin E. Bindokas and Beth M. Bindokas, PN: 11-388200, as recorded in OR Book 1974 Page 2868, and the North line Lee D. Miller and Kimberly Miller, PN: 11-080000, as recorded in OR Book 1799 Page 3418, the North line Kimberly L. Fitzgerald, PN: 11-187100, as recorded in OR Book 1958 Page 556 a distance of 1402.70 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 Fitzgerald, aforementioned, a distance of **294.81 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 Dylan Evan Zurcher and Samantha Lee Jones Zurcher, PN: 11-389280, as recorded in OR Book 2050 Page 1061 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 Zurcher, 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 Zurcher, 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 Zurcher, 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 Zurcher, 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 and Sublot Number 10 of the Wyandot Allotment, aforementioned, also being the centerline of Wyandot Road, a distance of **369.08 feet** to a point, said point being a new property corner created.

Thence **South 00°39'54" East** along a new property line established, passing through an iron pin set at 30.00 feet at right of way, a total distance of **310.55 feet** to a point, said point being the Place of Beginning, and containing **2.131 total acres** of land, 0.254 acres within the right of way of Wyandot Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (2085) dated May 2018, 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 (2.131 acres) of land now owned by Kenneth C. Kontor, PN: 11-389318, OR Book 2031 Page 1818, 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: 7/5/18  
Thomas J. O'Hara, P.S., Ohio Registered Surveyor No. 7995

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

S.M.B. 7/16/18  
GEAUGA COUNTY AUDITOR rw  
TAX MAP DEPT.



**4.000 acre Parcel  
Part of PN: 11-389318, OR Book 2031 Page 1818**

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 continuing 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 witnessed by a 5/8" iron pin "O'Hara" found, thence South 89°50'15" West along the North line of land now or formerly owned by Winkler, aforementioned, and the North line of Jeffrey S. Winkler, PN: 11-005800 as recorded in OR Book 1863 Page 215, Parcel No. 2, the North line of Anthony V. Cicirella and Penny Cicirella, PN: 11-189000, as recorded in OR Book 1959 Page 2281, Parcel No. 2, the North line of Paul C. Whitmore and Lynne M. Whitmore, Trustees, PN: 11-314375, OR Book 1930 Page 651, the North line of Lewis J. Stavana or Vida A. Stavana or both Trustees, PN: 11-329100, as recorded in OR Book 1157 Page 452, Parcel No. 1, a distance of 561.07 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 Stavana, aforementioned, the North line of land now or formerly owned by Lewis J. Stavana or Vida A. Stavana or both Trustees, PN: 11-329000, as recorded in OR Book 1157 Page 452, Parcel No. 2, the North line of Patrick Dichiro, Trustee, PN: 11-344700, as recorded in Deed Vol. 900 Page 423, the North line of Henry J. Timperio, Trustee, PN: 11-344750, as recorded in OR Book 1869 Page 2933, the North line of Pearl Property Management LLC, PN: 11-269700, as recorded in OR Book 2034 Page 577, the North line of Robert Lee Lane and Patricia Ann Lane, PN: 11-187200, as recorded in OR Book 1957 Page 2777, the North line of Benjamin E. Bindokas and Beth M. Bindokas, PN: 11-388200, as recorded in OR Book 1974 Page 2868, a distance of **561.08 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

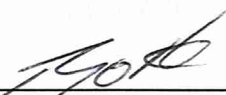
Thence **North 00°39'54" West** along a new property line established a distance of **310.55 feet** to a point, said point being on the centerline of Wyandot Road (60'), said point being a new property corner created, said point witnessed by an iron pin set 30.00 feet therefrom at right of way.

Thence **North 89°50'13" East** along the centerline of Wyandot Road, a distance of **561.08 feet** to a point, said point being a new property corner created.

Thence **South 00°39'54" East** along a new property line established, passing through an iron pin set at 30.00 feet at right of way, a total distance of **310.56 feet** to a point, said point being the Place of Beginning, and containing **4.000 total acres** of land, 0.386 acres within the right of way of Wyandot Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (2085) dated May 2018, 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 (4.000 acres) of land now owned by Kenneth C. Kontor, PN: 11-389318, OR Book 2031 Page 1818, 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, P.S.,  
Ohio Registered Surveyor No. 7995

Dated: 7/5/18



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

S. m l m. B 7/14/18  
**GEAUGA COUNTY AUDITOR**  
TAX MAP DEPT.

**Residual for Kenneth C. Kontor  
Residual of PN: 11-389318, OR Book 2031 Page 1818**

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 southwest corner of land now or formerly owned by Jeffrey Winkler, PN: 11-389319, as recorded in OR Book 2032 Page 1523 in GCRD, said point witnessed by a 5/8" iron pin "O'Hara" found. 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, PN: 11-006000, aforementioned, and the North line of Jeffrey S. Winkler, PN: 11-005800 as recorded in OR Book 1863 Page 215, Parcel No. 2, the North line of Anthony V, Cicirella and Penny Cicirella, PN: 11-189000, as recorded in OR Book 1959 Page 2281, Parcel No. 2, the North line of Paul C. Whitmore and Lynne M. Whitmore, Trustees, PN: 11-314375, OR Book 1930 Page 651, the North line of Lewis J. Stavara or Vida A. Stavara or both Trustees, PN: 11-329100, as recorded in OR Book 1157 Page 452, Parcel No. 1, a distance of **561.07 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 **310.56 feet** to a point, said point being on the centerline of Wyandot Road (60'), said point being a new property corner created, said point witnessed by an iron pin set 30.00 feet therefrom at right of way.

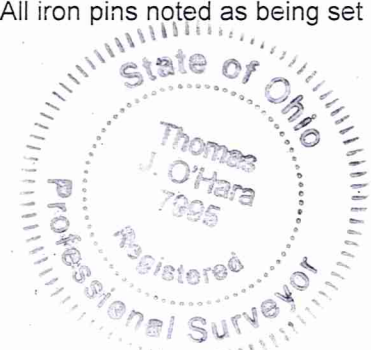
Thence **North 89°50'13" East** along the centerline of Wyandot Road, a distance of **561.07 feet** to a point, said point being the northwest corner of land now or formerly owned by Jason D. Benson, PN: 11-175900, as recorded in OR Book 2032 Page 1190 in GCRD, said point witnessed by a p.k. nail found.

Thence **South 00°39'54" East** along the West line of land now or formerly owned by Benson, aforementioned and the West line of land now or formerly owned by Jeffrey Winkler, PN: 11-389319, as recorded in OR Book 2032 Page 1523 in GCRD, passing through a 5/8" iron pin "O'Hara" found at 30.00 feet at right of way, a total distance of **310.56 feet** to a point, said point being the Place of Beginning, and containing **4.000 total acres** of land, 0.386 acres within the right of way of Wyandot Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (2085) dated May 2018, 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 CCRS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe the residual portion (4.000 acres) of land now owned by Kenneth C. Kontor, PN: 11-175900, OR Book 2031 Page 1818, (after a 4.000 acre, a 2.000 acre, and a 2.131 acre lot splits) 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: 7/16/18  
Thomas J. O'Hara, P.S.,  
Ohio Registered Surveyor No. 7995



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

S.M.L.B. 7/16/18  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**