

# MAP OF TERRITORY TO BE ANNEXED TO THE CITY OF CHARDON FOR THE CITY OF CHARDON

SITUATED IN THE TOWNSHIP OF HAMBDEN, COUNTY OF GEauga AND STATE OF OHIO, AND KNOWN AS BEING A PART LOT 26 IN THE BOND TRACT OF SAID TOWNSHIP.

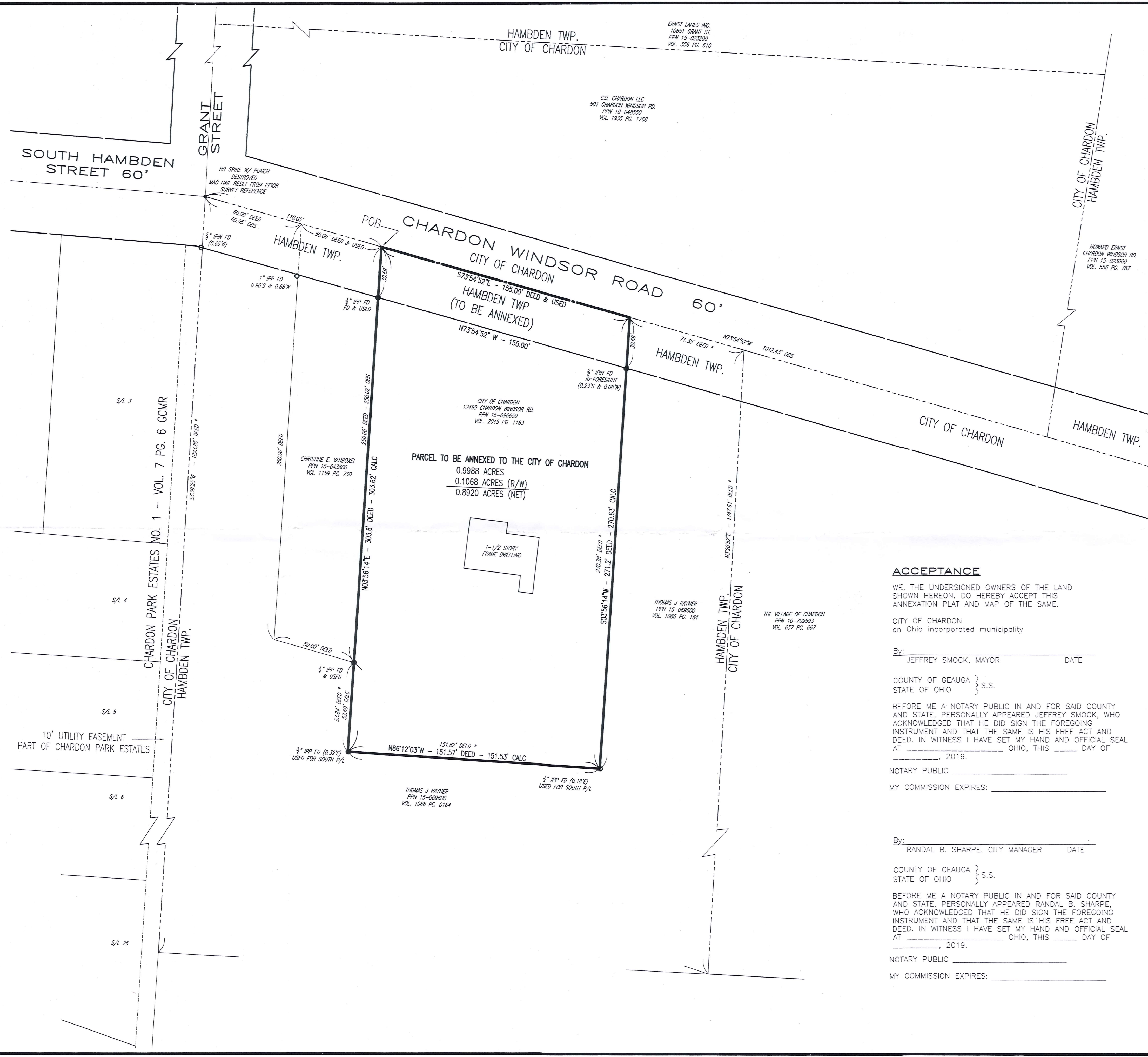
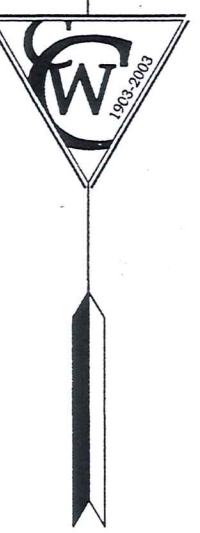
### CERTIFICATION

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.

*John E. Jansky* 3-26-19  
 JOHN E. JANSKY Ohio Registered Surveyor No. S-6440 DATE



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251  
*C. J. W.* 6-1-19  
 GEauga COUNTY ENGINEER TAX MAP DEPT.



### ACCEPTANCE

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS ANNEXATION PLAT AND MAP OF THE SAME.

CITY OF CHARDON  
 an Ohio incorporated municipality

By: \_\_\_\_\_ DATE  
 JEFFREY SMOCK, MAYOR

COUNTY OF GEauga } S.S.  
 STATE OF OHIO }

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JEFFREY SMOCK, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED. IN WITNESS I HAVE SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_ OHIO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

By: \_\_\_\_\_ DATE  
 RANDAL B. SHARPE, CITY MANAGER

COUNTY OF GEauga } S.S.  
 STATE OF OHIO }

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RANDAL B. SHARPE, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED. IN WITNESS I HAVE SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_ OHIO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### MUNICIPAL APPROVALS

THIS ANNEXATION PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF CHARDON, OHIO, BY ANNOUNCEMENT OF DECISION ADOPTED \_\_\_\_\_ 2019.

\_\_\_\_\_  
 KENNETH R. MILLER, CHAIRMAN DATE

THIS PLAT IS APPROVED BY THE MUNICIPAL ENGINEER OF THE MUNICIPALITY OF CHARDON THIS 21st DAY OF MARCH, 2019.

*Douglas Courtney*  
 DOUGLAS COURTNEY, PE DATE  
 MUNICIPAL ENGINEER

**NOTE:**  
 \* INDICATES DATA TAKEN FROM LEGAL DESCRIPTION OF PPN 15-069600 RECORDED IN VOLUME 1086 PAGE 164 OF GEauga COUNTY DEED RECORDS.

- REFERENCES:**
- 1) GEauga COUNTY TAX MAPS
  - 2) GEauga COUNTY DEED RECORDS
  - 3) CHARDON PARK ESTATES NO. 1 (VOL. 7 PG. 6)
  - 4) MAP OF SURVEY FOR JACK P. McDONALD ET AL (VOL. 13- PG. 137)



**THE C.W. COURTNEY COMPANY**  
 Civil & Consulting Engineers  
 Land Surveyors  
 700 Beta Drive, Suite 200  
 Cleveland, Ohio 44143-2384  
 [phone] 440.449.4005 [fax] 440.449.0883  
 www.cwcourtney.com Job No. 6-142

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CITY OF CHARDON  
(19-034)

Picked: 6/7/19  
MP

Vol. 2080 pg 3429  
pn# 10-709646

**LEGAL DESCRIPTION OF A 0.9988 ACRE PARCEL  
TO BE ANNEXED TO THE CITY OF CHARDON**

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being part of Lot No. 26 in the Bond Tract of said Township and further bounded and described as follows:

Beginning at a mag nail set from a prior survey performed by the C.W Courtney Co. (replacing the destroyed railroad spike which was found at the time of the prior survey) and being N 73° 54' 52" W, a distance of 1012.43 feet from a 1" iron pin found in a monument box) marking the intersection of Chardon Windsor Road, 60 feet wide, with the easterly line of Chardon Park Estates No. 1, as shown by the plat recorded in Volume 7, Page 6 of Geauga County Map Records, said easterly line also being the westerly line of said Lot No. 26 in the Bond Tract;

Thence S 73° 54' 52" E, along the centerline of said Chardon Windsor Road, a distance of 110.05 feet to the northeasterly corner of land conveyed to Christine E. Vanboxel (PPN 15-043800) by deed recorded in Volume 1159 Page 730 of Geauga County Deed Records and the principal point of beginning of the premises herein intended to be described;

Course No. 1 – Thence S 73° 54' 52" E, continuing along said centerline of Chardon Windsor Road, a distance of 155.00 feet to a northwesterly corner of land conveyed to Thomas J. Rayner (PPN 15-069600) by deed recorded in Volume 1086 Page 164 of Geauga county Deed Records;

Thence along a westerly and northerly line of land conveyed to said Thomas J. Rayner by the following two (2) courses and distances;

Course No. 2 – Thence S 03° 56' 14" W, at 30.69 feet passing through a 5/8" iron pin found (0.23'S & 0.08'W) ID "Foresight Engineering", a total distance of 270.63 feet to a 3/4" iron pipe found 0.18'E;

Course No. 3 – Thence N 86° 12' 03" W, a distance of 151.53 feet to a 3/4" iron pipe found 0.32'E;

Course No. 4 – Thence N 03° 56' 14" E, along an easterly line of land conveyed to said Thomas J. Rayner and the easterly line of land conveyed to said Christine E. Vanboxel, passing through at 53.60 feet a 3/4" iron pipe found marking the southeasterly corner of said Christine E. Vanboxel's land, and at 272.93 feet a 3/4" iron pipe found on the southerly line of said Chardon Windsor Road, a total distance of 303.62 to the principal point of beginning and containing 0.9988 acres of land (of which 0.1068 acres lie within the right of way of Chardon Windsor Road) leaving a net acreage of 0.8920 acres of land as surveyed and described by John E. Jansky, Registered Surveyor No. 6440 of the C.W. Courtney Co. in April, 2018 be the same more or less and subject to all legal highways and easements of record.

The above described parcel is further known as Map of Territory to be Annexed to The City of Chardon as shown by the Plat recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_ of Geauga County Map Records.

HAM 00300

19-034

Basis of bearings cited within the above description are referenced to that described in legal description recorded in Volume 1086 Page 164 of Geauga County Deed Records, the centerline of Chardon Windsor Road being S 73° 54' 52" E.

All iron pins set are 5/8" rebar (30" in length) with plastic cap (I.D. C.W. Courtney S-5609).  
Deed of Record: Volume 2045 Page 1163. (PPN 15-096650)



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

*[Handwritten signature]*

6/7/19

GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.

RECEIVED  
TAX MAP DEPT.  
GEAUGA COUNTY ENGINEER