





Situated in the City of Chardon, County of Geauga, State of Ohio, being part of Original Lot Number 103 and 104: Beginning at the point of intersection of the centerline of Cherry Avenue (66') with the centerline of Center Street (SR-44) (99'), said point witnessed by a 1" iron pin found in a monument box assembly. Thence North 88°18'27" East along the centerline of Center Street, a distance of 325.87 feet to a point, said point being the northeast corner of land now or formerly owned by Goodyear Properties, Ltd., PN: 10-103700, as recorded in OR Book 1130 Page 1163, in Geauga County Record of Deeds (GCRD). Thence South 01°30'18" East along an East line of PN: 10-103700, aforementioned, a distance of 49.50 feet to a point, said point being on the South right of way line of Center Street, said point witnessed by an iron pin set, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 88°18'27" East** along the South right of way line of Center Street, a distance of **165.67 feet** to a point, said point being the northwest corner of land now or formerly owned by Green Light Development, LLC, PN: 10-164782, as recorded in OR Book 2157 Page 354 (GCRD), said point witnessed by an iron pin set.

Thence **South 01°49'45" East** along a West line of PN: 10-164782, aforementioned, and along the West line of land now or formerly owned by Dagmar E. Ryks, PN: 10-165117, as recorded in OR Book 2162 Page 2921 (GCRD), a distance of **446.48 feet** to a point, said point being the northeast corner of land now or formerly owned by Chardon Oil Company Inc., PN: 10-030400, as recorded in OR Book 377 Page 430 (GCRD), said point witnessed by an iron pin set.

Thence **South 86°50'17" West** along a North line of PN: 10-030400, aforementioned, and along the North line of land now or formerly owned by McDonald's Real Estate Company, PN: 10-030500, as recorded in OR Book 1916 Page 1937 (GCRD), a distance of **198.06 feet** to a point, said point being the southeast corner of land now or formerly owned by DONCOR, PN: 10-008890, as recorded in OR Book 884 Page 570, parcel number two (GCRD), said point witnessed by an iron pin set.


Thence **North 01°41'24" West** along an East line of PN: 10-008890, aforementioned, and along the East line of land now or formerly owned by C.T. Partners, P.L.L., PN: 10-096300, as recorded in OR Book 1910 Page 168 (GCRD), a distance of **161.23 feet** to a point, said point being the northeast corner of PN: 10-096300, aforementioned, said point being on the South line of land now or formerly owned by HPPT & Company, LLC, PN: 10-022700, as recorded in OR Book 1951 Page 2439 (GCRD), said point witnessed by a 1/2" iron pipe found.

Thence **North 87°19'48" East** along the South line of PN: 10-022700, aforementioned, a distance of **30.30 feet** to a point, said point being the southeast corner of PN: 10-022700, aforementioned, said point witnessed by a 3/4" iron pipe found.

Thence **North 01°30'18" West** along the East line of PN: 10-022700, aforementioned, and along the East line of land now or formerly owned by John T. Gamiere, PN: 10-054450, as recorded in OR Book 1980 Page 1140 (GCRD), and along the East line of PN: 10-103700, aforementioned, a distance of **289.82 feet** to a point, said point being the Place of Beginning, and containing **1.830 total acres** of land, 0.000 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (3384) dated May 2023, 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 VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID18).

Distances are shown as U.S. Foot and decimal parts thereof. The intent of this description is to combine all of the land (1.830 acres) now owned by The City of Chardon, PN: 10-700800 (1.102 acres) and 10-709568 (0.728 acres), as recorded in OR Book 1972 Page 2574, Parcel Numbers One and Two 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".

  
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Thomas J. O'Hara  
Ohio Registered Surveyor No. 7995  
Dated: 06/06/2023



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: 06/06/2023