

**LEGEND**

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

North



Thomas J. O'Hara  
Professional Land Surveyor #7995  
within the State of Ohio  
Dated: 8/20/15



Re-Survey of land now or formerly owned by  
Pulsford & Sargent Corporation  
Deed Volume 724 Page 463, Parcel No. 1 and 2  
PNS: 01-083600 & 01-083500  
being part of Lot Number 12, Section 5, Tract No. 1  
Township of Auburn, County of Geauga, State of Ohio

**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.

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.

**References:**  
Plat Volume 22 Page 35, Final Plat Staffordshire  
Plat Volume 21 Page 65, Final Plat West Staffordshire  
Deeds of Record  
Field Observations made August 2015  
G.C.E. Field Book 051 (pages 71-73)

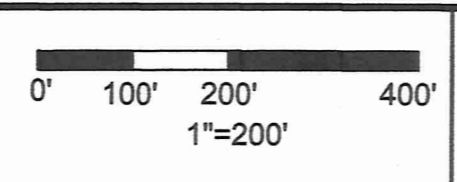
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
S.M. B. 9/9/15  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. REVISCO

Auburn Road (60')

Stafford Road (60')

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

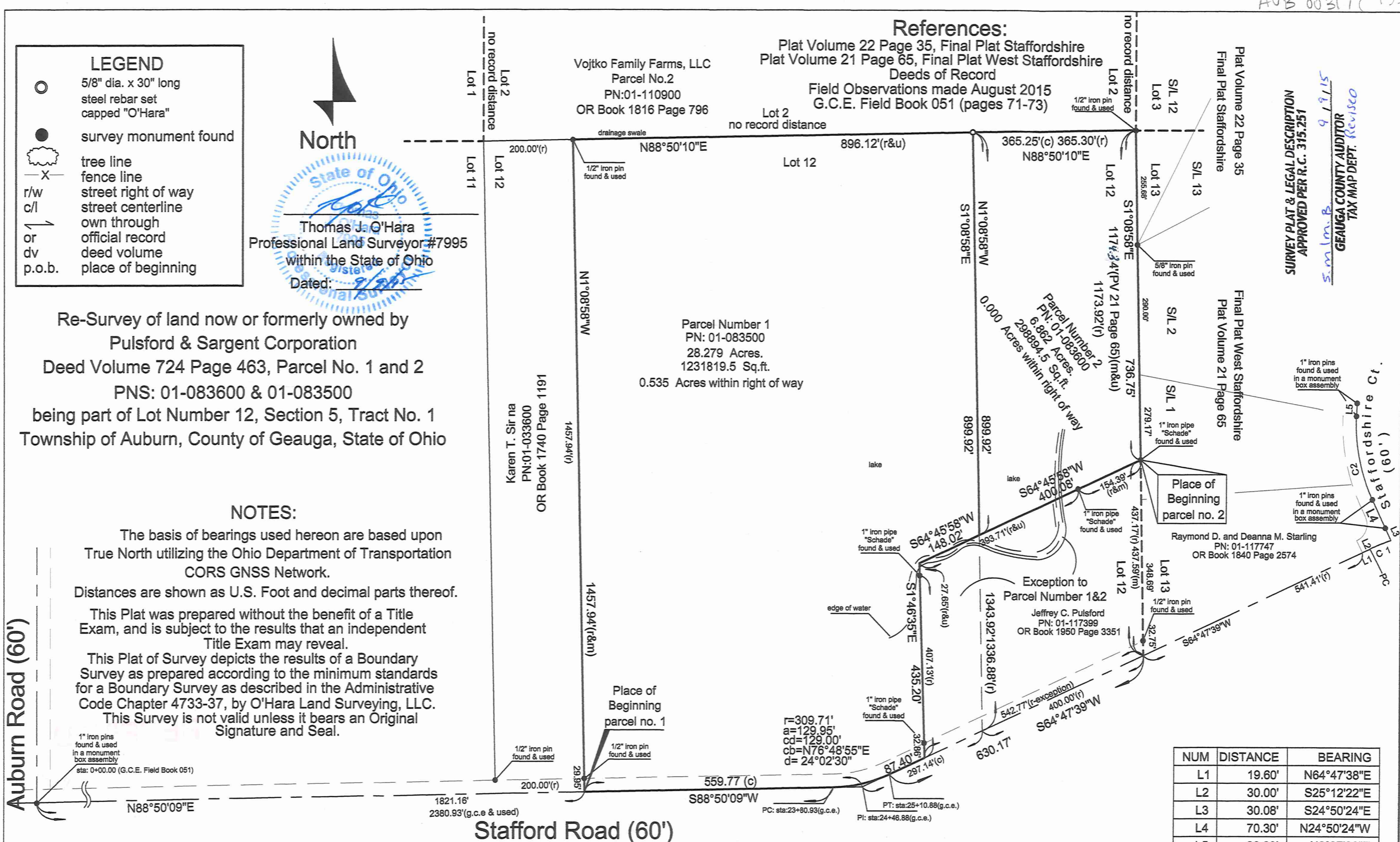
Date of Survey  
08-20-2015  
Project No.: 1539  
revised 9-9-15



Sheet  
1  
of  
1

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	4°45'00"	50.00'	603.11'	S67°58'32"W	49.99'
C2	27°27'58"	191.75'	400.00'	S11°06'25"E	189.92'

NUM	DISTANCE	BEARING
L1	19.60'	N64°47'38"E
L2	30.00'	S25°12'22"E
L3	30.08'	S24°50'24"E
L4	70.30'	N24°50'24"W
L5	28.83'	N2°37'36"E



AUB 00317

Pulsford & Sargent (15-092)  
Corp.

Picked up 9-9-15

VOL 2000 Pg 1407

PN# 01-083500

**Land now or formerly owned by Pulsford & Sargent Corporation  
PN: 01-083500, Parcel Number 1  
Deed Volume 724 Page 463,**

Situated in the Township of Auburn, County of Geauga, State of Ohio, being part of Lot Number 12, Section 5, Tract one within said Township: Beginning at the point of intersection of the centerline of Auburn Road (60') with the centerline of Stafford Road (60'), said point being Station 0+00.00 per Geauga County Engineer Field Book 051, Pages 71-73, said point witnessed by a 1" iron pin found in a monument box assembly, thence North 88°50'09" East along the centerline of Stafford Road a distance of 1821.16 feet to a point, said point being the southeast corner of land now or formerly owned by Karen T. Sirna, PN: 01-033600, as recorded in OR Book 1740 Page 1191 in Geauga County Record of Deeds (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **North 01°08'58" West** along the easterly line of land now or formerly owned by Sirna, aforementioned, passing through a 1/2" iron pin found at 29.95 feet a total distance of **1457.94** feet to a point, said point being on the North line of Lot Number 12, said point being on the South line of land now or formerly owned by Vojtko Family Farms, LLC, PN: 01-110900, as recorded in OR Book 1816 Page 796 in GCRD, said point witnessed by a 1/2" iron pin found.

Thence **North 88°50'10" East** along the South line of land now or formerly owned by Vojtko Family Farms, aforementioned, and the North Line of Lot Number 12, a distance of **896.12** feet to a point, said point being the northwest corner of land now or formerly owned by Pulsford & Sargent Corporation, PN: 01-083600, Parcel Number 2, as recorded in Deed Volume 724 Page 463 in GCRD.

Thence **South 01°08'58" East** along the West line of land now or formerly owned by Pulsford & Sargent, Parcel No. 2, aforementioned, a distance of **899.92** feet to a point, said point being on the North line of land now or formerly owned by Jeffrey C. Pulsford, PN: 01-117399, as recorded in OR Book 1950 Page 3351 in GCRD, said point falling within the lake.

Thence **South 64°45'58" West** along the North line of land now or formerly owned by Jeffrey C. Pulsford, aforementioned, a distance of **148.02** feet to a point, said point being the northwest corner of land now or formerly owned by Jeffrey C. Pulsford, aforementioned, said point falling within the lake.

Thence **South 01°46'35" East** along the West line of land now or formerly owned by Jeffrey C. Pulsford, aforementioned, passing through a 1" iron pipe "Schade" found at 27.65 feet, a total distance of **435.20** feet to a point in the centerline of Stafford Road, said point being the southwest corner of land now or formerly owned by Jeffrey C. Pulsford, aforementioned, passing through a 1" iron pipe "Schade" found at 32.86 feet therefrom.


Thence **South 64°47'33" West** along the centerline of Stafford Road a distance of **87.40** feet to a point of curvature, said point being Station 25-10.88, per Geauga County Engineer Field Book 051, Pages 71-73.

Thence along a curve deflecting to the right, having a radius of 309.71 feet, an arc length of 129.95 feet, a delta of 24°02'30", a chord bearing South 76°48'55" West for a distance of 129.00 feet to a point, said point being Station 23+80.93 per Geauga County Engineer Field Book 051, Pages 71-73.

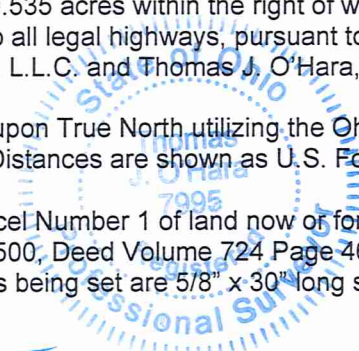
Thence **South 88°50'09" West** along the centerline of Stafford Road a distance of **559.77** feet to a point, said point being the southeast corner of land now or formerly owned by Karen T. Sirna, aforementioned. said point being the **Place of Beginning** of the parcel herein described, and containing **28.279 total acres** of land, 0.535 acres within the right of way of Stafford Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1539) dated August, 2015, 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 Parcel Number 1 of land now or formerly owned by Pulsford & Sargent Corporation, PN: 01-083500, Deed Volume 724 Page 463, 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: 9-9-15



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

Simmons B 9/9/15  
**GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. Revised**

AUB 00317

(15-092)

**Land now or formerly owned by Pulsford & Sargent Corporation  
PN: 01-083600, Parcel Number 2  
Deed Volume 724 Page 463,**

Situated in the Township of Auburn, County of Geauga, State of Ohio, being part of Lot Number 12, Section 5, Tract one within said Township: Beginning at the point of intersection of the centerline of Auburn Road (60') with the centerline of Stafford Road (60'), said point being Station 0+00.00 per Geauga County Engineer Field Book 051, Pages 71-73, said point witnessed by a 1" iron pin found in a monument box assembly, thence North 88°50'09" East along the centerline of Stafford Road a distance of 2380.93 feet to a point of curvature, said point being Station 23+80.93, per Geauga County Engineer Field Book 051, Pages 71-73, thence along a curve deflecting to the left, having a radius of 309.71 feet, an arc length of 129.95 feet, a delta of 24°02'30", a chord bearing North 76°48'55" East for a distance of 129.00 feet to a point, said point being Station 25+10.88 per Geauga County Engineer Field Book 051, Pages 71-73, thence North 64°47'39" East along the centerline of Stafford Road a distance of 630.17 to a point, said point being on the West Line of Lot Number 13, said point being the southwest corner of land now or formerly owned by Raymond D. and Deanna M. Starling, PN: 01-117747, as recorded in OR Book 1840 Page 2574 in Geauga County Record of Deeds (GCRD), the southeast corner of land now or formerly owned by Jeffrey C. Pulsford, PN: 01-117399, as recorded in OR Book 1950 Page 3351 in GCRD. Thence North 01°08'58" West along the West line of Lot Number 13, the West line of land now or formerly owned by Starling, aforementioned, the East line of land now or formerly owned by Jeffrey Pulsford, aforementioned, and the West line of Sublot Number 1 as depicted in the Final Plat West Staffordshire, as recorded in Plat Volume 21 Page 65 in GCRD, passing through a 1/2" iron pin found at 32.75 feet, a total distance of 437.59 feet to a point, said point being the northeast corner of land now or formerly owned by Jeffrey Pulsford, aforementioned, said point witnessed by a 1" iron pipe "Schade" found, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 64°45'58" West** along the North line of land now or formerly owned by Jeffrey C. Pulsford, aforementioned, passing through a 1" iron pipe "Schade" found on line at 154.39 feet, a total distance of **400.08** feet to a point, said point being a southeast corner of land now or formerly owned by Pulsford & Sargent, PN: 01-083500, as recorded in Deed Volume 724 Page 463, Parcel No. 1, said point falling within a lake.

Thence **North 01°08'58" West** along the East line of land now or formerly owned by Pulsford & Sargent, Parcel No. 1, aforementioned, a distance of **899.92** feet to a point, said point being the northeast corner of land now or formerly owned by Pulsford & Sargent, aforementioned, said point being on the North line of Lot Number 12, said point being on the South line of land now or formerly owned by Vojtko Family Farms, LLC, PN: 01-110900, as recorded in OR Book 1816 Page 796 in GCRD, said point witnessed by an iron pin set.

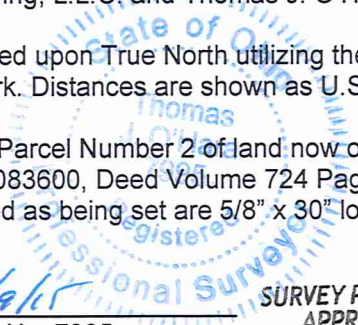
Thence **North 88°50'10" East** along the South line of land now or formerly owned by Vojtko Family Farms, aforementioned, and the North Line of Lot Number 12, a distance of **365.25** feet to a point, said point being the southeast corner of land now or formerly owned by Vojtko, aforementioned, said point being the common lot corner of Lot Numbers 3, 2, 12 and 13, said point being on the West line of Sublot Number 12 as depicted on the Final Plat Staffordshire Subdivision, as recorded in Plat Volume 22 Page 35 in GCRD, said point witnessed by a 1/2" iron pin found.

Thence **South 01°08'58" East** along the westerly line Sublot Number 12 as depicted on Final Plat Staffordshire Subdivision, as recorded in Plat Volume 22 Page 35 in GCRD, and the West line of Sublot Numbers 1 and 2 as depicted on Final Plat West Staffordshire, as recorded in Plat Volume 21 Page 65 in GCRD, a distance of **736.75** feet to a point, said point being the Place of Beginning, and containing **6.862 total acres** of land, 0.000 acres within the right of way of Stafford Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1539) dated August, 2015, 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 Parcel Number 2 of land now or formerly owned by Pulsford & Sargent Corporation, PN: 01-083600, Deed Volume 724 Page 463, 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".

 Dated: 9/9/15  
Thomas J. O'Hara, P.S., Ohio Registered Surveyor No. 7995



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

S.M.M.B. 9/9/15  
**GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. Revised**