



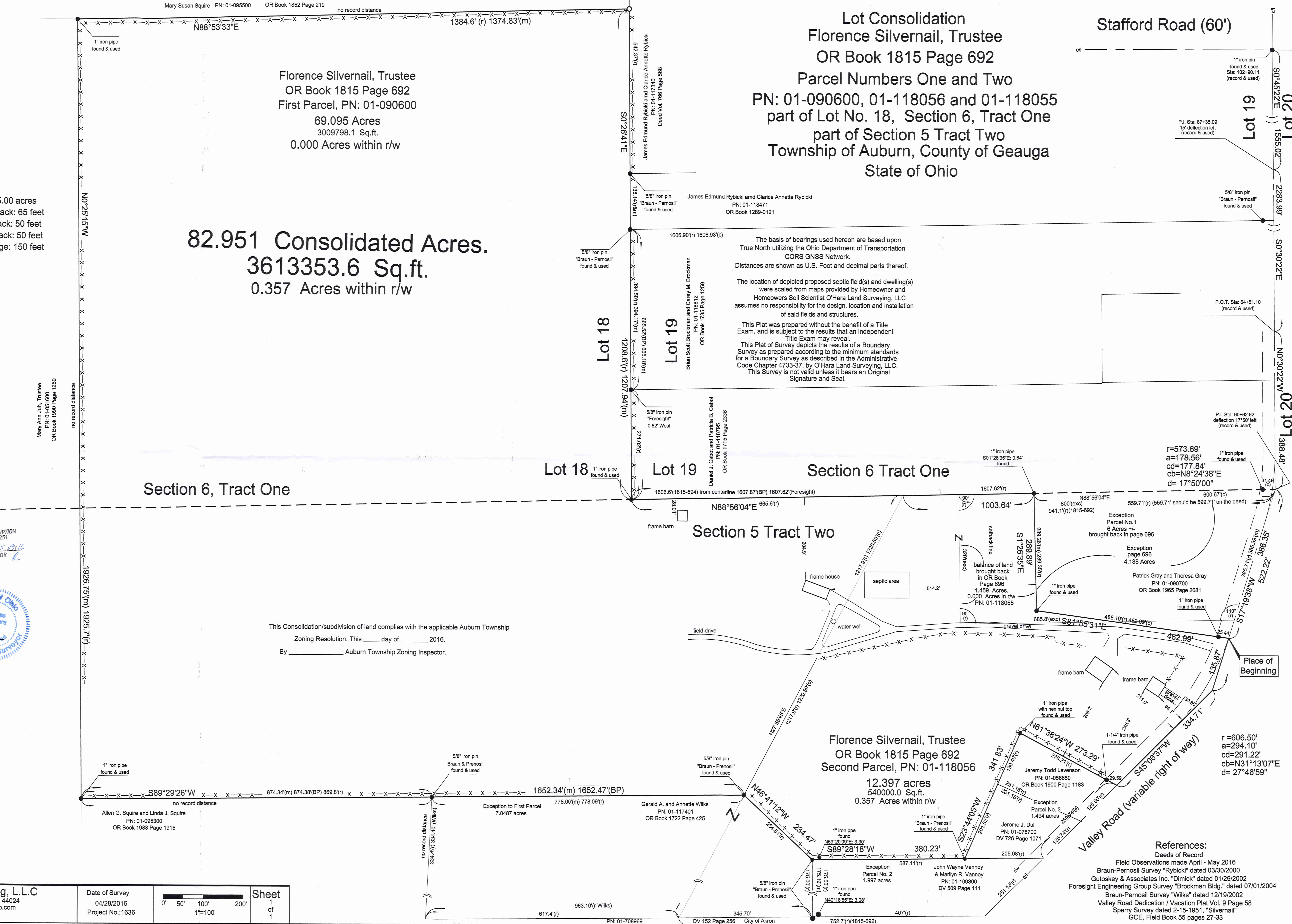
Zoning  
R-2 District  
Minimum Acreage: 5.00 acres  
Minimum Front Setback: 65 feet  
Minimum Side Setback: 50 feet  
Minimum Rear Setback: 50 feet  
Minimum Lot Frontage: 150 feet

**82.951 Consolidated Acres.**  
**3613353.6 Sq.ft.**  
0.357 Acres within r/w

Florence Silvernail, Trustee  
OR Book 1815 Page 692  
First Parcel, PN: 01-090600  
69.095 Acres  
3009798.1 Sq.ft.  
0.000 Acres within r/w

**Lot Consolidation**  
**Florence Silvernail, Trustee**  
**OR Book 1815 Page 692**  
**Parcel Numbers One and Two**  
**PN: 01-090600, 01-118056 and 01-118055**  
**part of Lot No. 18, Section 6, Tract One**  
**part of Section 5 Tract Two**  
**Township of Auburn, County of Geauga**  
**State of Ohio**

Stafford Road (60')



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
7/23/16  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

State of Ohio  
Professional Land Surveyor #7985  
Thomas J. O'Hara  
within the State of Ohio  
Dated: 5/19/16

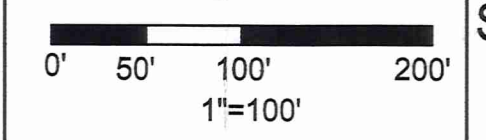
This Consolidation/subdivision of land complies with the applicable Auburn Township Zoning Resolution. This \_\_\_\_ day of \_\_\_\_ 2016.  
By \_\_\_\_\_ Auburn Township Zoning Inspector.

**LEGEND**

- 5/8" dia. x 30" long steel rebar set capped "O'Hara"
- survey monument found
- (BP) Braun Prenosil distance
- nrd no record distance
- (c) calculated distance
- (s) Survey reference
- (u) used distance
- (m) measured distance
- (r) record distance
- tree line
- 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

O'Hara Land Surveying, L.L.C.  
P.O. Box 902, Chardon, Ohio 44024  
oharasurveys@yahoo.com  
V: 402-286-8417

Date of Survey  
04/28/2016  
Project No.: 1636



Sheet  
1  
of  
1

**References:**  
Deeds of Record  
Field Observations made April - May 2016  
Braun-Prenosil Survey "Rybicki" dated 03/30/2000  
Gutoskey & Associates Inc. "Dimick" dated 01/29/2002  
Foresight Engineering Group Survey "Brookman Bldg." dated 07/01/2004  
Braun-Prenosil Survey "Wilks" dated 12/19/2002  
Valley Road Dedication / Vacation Plat Vol. 9 Page 58  
Sperry Survey dated 2-15-1951, "Silvernail"  
GCE, Field Book 55 pages 27-33

**Lot Consolidation of land now or formerly owned by  
Florence Silvernail, Trustee, OR Book 1815 Page 692**

Situated in the Township of Auburn, County of Geauga, State of Ohio, being part of Section Number 5, Tract Number 2, and part of Lot Number 18, Section Number 6, Tract Number 1, within said Township: Beginning at the point of intersection of the centerline of Stafford Road (60') with the centerline of Valley Road (variable), Sta:102+90.11 per Geauga County Engineer Field Book 55 pages 27-33, said point also being the Northeast corner of Lot Number 19 in said Township, said point witnessed by a 1" iron pin found. Thence South 00° 45' 22" East along the centerline of Valley Road, and along the East line of Lot Number 19, a distance of 1555.02 feet to a point, Sta:87+35.09, said point being a point of deflection in said road. Thence continuing along the centerline of Valley Road, South 00° 30' 22" East a distance of 2283.99 feet to point, Sta:64+51.10. Thence South 00° 30' 22" East continuing along the centerline of Valley Road, and along the East line of Lot Number 19, and the North line of Section 5 and Tract 2, a distance of 388.48 feet to a point, Sta:60+62.62, said point being the southeast corner of Lot Number 19, said point being a point of deflection in said road. Thence continuing along the centerline of Valley Road, South 17° 19' 38" West, a distance of 386.35 feet to a point. Said point being the southeast corner of land now or formerly owned by Patrick Gray and Theresa Gray, PN: 01-090700, as recorded in OR Book 1965 Page 2681 in Geauga County Record of Deeds (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **South 17° 19' 38" West** continuing along the centerline of Valley Road, a distance of **135.87** feet to a point of deflection.

Thence **South 45° 06' 37" West** along the centerline of Valley Road, a distance of **334.71** feet to a point, said point being the northeast corner of land now or formerly owned by Jeremy Todd Levenson, PN: 01-056650, as recorded in OR Book 1900 Page 1183 in (GCRD).

Thence **North 61° 38' 24" West** along the northeast line of land now or formerly owned by Levenson, aforementioned, passing through a 1-1/4" iron pipe at 29.59 feet, a total distance of **273.29** feet to a point, said point being the most northerly corner of land now or formerly owned by Levenson, aforementioned, said point witnessed by a 1" iron pipe found with a hex nut top.

Thence **South 23° 44' 05" West** along the westerly line of Levenson, aforementioned, and the westerly line of land now or formerly owned by Jerome J. Dull, PN: 01-078700, as recorded in Deed Volume 726 Page 1071 in (GCRD), a distance of **341.83** feet to a point, said point being on the North line of land now or formerly owned by John Wayne Vannoy and Marilyn R. Vannoy, PN: 01-109300, as recorded in Deed Volume 509 Page 111 in (GCRD), said point witnessed by a 1" iron pipe, "Braun-Pernosil" found.

Thence **South 89° 28' 18" West** along the North line of land now or formerly owned by Vannoy, aforementioned, a distance of **380.23** feet to a point, said point being the northeast corner of land now or formerly owned by Gerald A. and Annette Wilks, PN: 01-117401, as recorded in OR Book 1722 Page 425 in GCRD, said point witnessed by a 5/8" iron pin, "Braun-Pernosil" found.

Thence **North 46° 41' 12" West** along a northeasterly line of land now or formerly owned by Wilks, aforementioned, a distance of **234.47** feet to a point, said point being a northerly corner of land now or formerly owned by Wilks, aforementioned, said point witnessed by a 5/8" iron pin, "Braun-Pernosil" found.

Thence **South 89° 29' 26" West** along the North line of land now or formerly owned by Wilks, aforementioned, and the North line of land now or formerly owned by Allen G. Squire and Linda J. Squire, PN: 01-095300, as recorded in OR Book 1988 Page 1915 in GCRD, a distance of **1652.34** feet to a point, said point being on the East line of land now or formerly owned by Mary Ann Juh, Trustee, PN: 01-051600 as recorded in OR Book 1990 Page 1259 in GCRD, said point witnessed by a 1" iron pipe found.

Thence **North 00° 25' 15" West** along the East line of land now or formerly owned by Juh, aforementioned, a distance of **1926.75** feet to a point, said point being on the South line of land now or formerly owned by Mary Susan Squire, PN: 01-095500, as recorded in OR Book 1852 Page 219 in (GCRD), said point witnessed by a 1" iron pipe found.

Thence **North 88°53'33" East** along the South line of land now or formerly owned by Squire, aforementioned, a distance of **1374.83** feet to a point, said point being on the West line of land now or formerly owned by James Edmund Rybicki and Clarice Annette Rybicki, PN: 01-117340, as recorded in Deed Volume 766 Page 568 in GCRD, said point witnessed by an iron pin set, said point in the East line of Lot 18.

Thence **South 00°26'41" East** along the West line of Rybicki, aforementioned, and the West line of land now or formerly owned by James Edmund Rybicki and Clarice Annette Rybicki, PN: 01-118471, as recorded in OR Book 1289 Page 121 in GCRD, and the West line of land now or formerly owned by Brian Scott Brockman and Carey M. Brockman, PN: 01-118812, as recorded in OR Book 1735 Page 1259 in GCRD, and the West line of land now or formerly owned by Daniel J. Cabot and Patricia B. Cabot, PN: 01-118795, as recorded in OR Book 1715 Page 2336 in GCRD, and along the East line of Lot 18, a distance of **1207.94** feet to a point, said point being the southwest corner of land now or formerly owned by Cabot, aforementioned, said point being the southwest corner of Lot Number 19, The southeast corner of Lot Number 18, on the North line of Section Number 5 and Tract Number 2, said point witnessed by a 1" iron pipe found.

Thence **North 88°56'04" East** along the South line of land now or formerly owned by Cabot, aforementioned, the South line of Lot Number 19, the North line of Section Number 5 and, Tract Number 2, a distance of **1003.64** feet to a point, said point being the northwest corner of land now or formerly owned by Gray, aforementioned, said point witnessed by a 1" iron pipe found.

Thence **South 01°26'35" East** along the West line of land now or formerly owned by Cabot, aforementioned, a distance of **289.89** feet to a point, said point being the southwest corner of land now or formerly owned by Gray, aforementioned, said point witnessed by a 1" iron pipe found.

Thence **South 81°55'31" East** along the South line of land now or formerly owned by Cabot, aforementioned, a distance of **482.99** feet to a point in the centerline of Valley Road, passing through a 1" iron pipe found at 25.44 feet therefrom, said point being the Place of Beginning, and containing **82.951 total acres** of land, 0.357 acres within the right of way of Valley Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1636) dated April, 2016, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

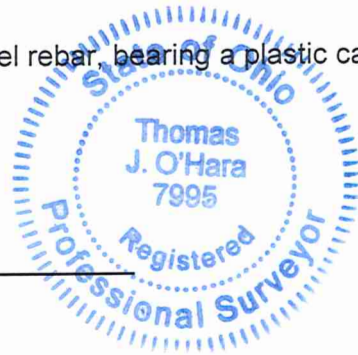
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe all of land now or formerly owned by Florence Silvernail, Trustee (69.095 acres) PN: 01-090600, OR Book 1815 Page 692, First Parcel. All of (1.459 acres) PN: 01-118055, OR Book 1815 Page 692, and all of (12.397 acres) PN: 01-118056, OR Book 1815 Page 692, Second Parcel, and consolidate them into a 82.951 acre parcel.

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  
Thomas J. O'Hara, P.S.,  
Ohio Registered Surveyor No. 7995

Dated: 5/19/16



SURVEY PLAT & LEGAL DESCRIPTION  
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[Signature] 05/19/16  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.