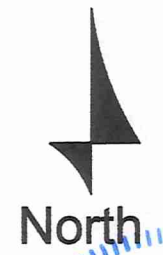


**LEGEND**

- 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



Thomas J. O'Hara  
Professional Land Surveyor #7995  
within the State of Ohio  
Dated: 05 24 16

Vojtko Family Farms, LLC  
Parcel No.2  
PN:01-110900  
OR Book 1816 Page 796

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

**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)  
O'Hara previous Survey 1539

Lot Consolidation of land now or formerly owned by  
**Jeffrey C. Pulsford**  
PN: 01-117399OR Book 1950 Page 3351  
PN: 01-083600, OR Book 1998 Page 895  
being part of Lot Number 12, Section 5, Tract No. 1  
Township of Auburn, County of Geauga, State of Ohio

**SURVEY PLAT & LEGAL DESCRIPTION**  
APPROVED PER R.C. 315.251  
GEOGA COUNTY AUDITOR  
TAX MAP DEPT.

**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.

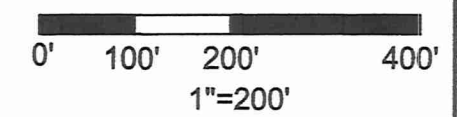
This Survey is not valid unless it bears an Original Signature and Seal.

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

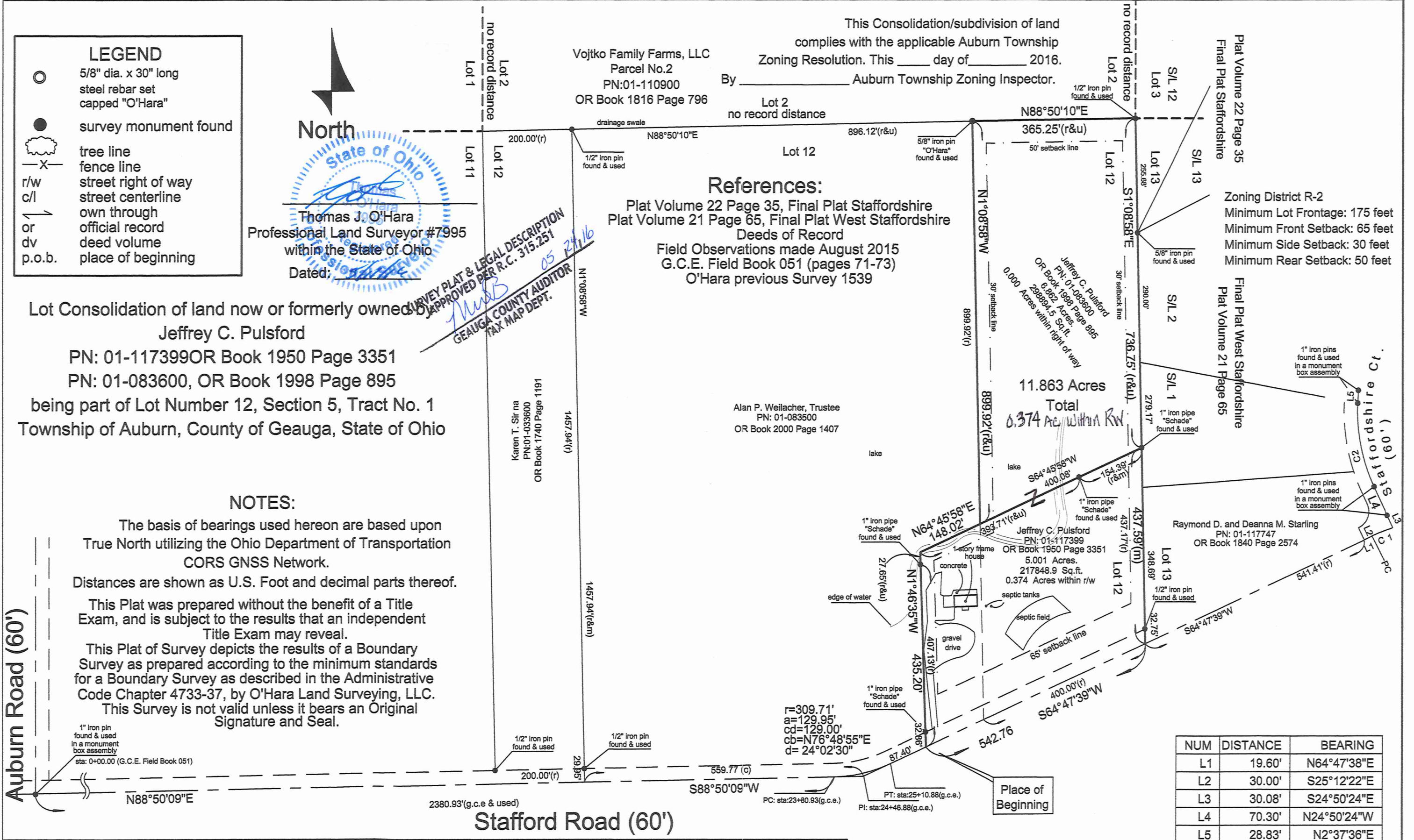
Date of Survey  
May 2016  
Project No.: 1643



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



**Jeffrey C. Pulsford, PN: 01-083600, OR Book 1998 Page 895 (6.862 acres)**  
**Jeffrey C. Pulsford, PN: 01-117399, OR Book 1950 Page 3351 (5.001 acres)**

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 87.40 to a point, said point being the southeast corner of land now or formerly owned by Alan P. Weilacher, Trustee, PN: 01-083500, as recorded in OR Book 2000 Page 1407 in Geauga County Record of Deeds (GCRD),

said point being the **Place of Beginning** of the parcel herein described.

Thence **North 01°46'35" West** along the East line of land now or formerly owned by Weilacher, aforementioned, a distance of **435.20** feet to a point in a lake, passing through a 1" iron pipe "Schade" found at 32.86 feet, and a 1" iron pipe "Schade" found at 27.65 feet therefrom, said point being an interior corner of land now formerly owned by Weilacher, aforementioned.

Thence **North 64°45'58" East** along a South line of land now or formerly owned by Weilacher, aforementioned, a distance of **148.02** feet to a point in a lake.

Thence **North 01°08'58" West** along an East line of land now or formerly owned by Weilacher, aforementioned, a distance of **899.92** 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, Parcel Number 2, in GCRD, said point witnessed by a 5/8" iron pin "O'Hara" 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 **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.

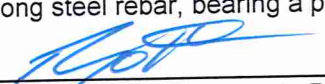
Thence **South 01°08'58" East** along the westerly line Sublot Number 12 as depicted on Final Plat Staffordshire Subdivision, as recorded in Plat Volume 22 Page 35 in GCRD, and the West line of Sublot Numbers 13, 2 and 1 as depicted on Final Plat West Staffordshire, as recorded in Plat Volume 21 Page 65 in GCRD, a distance of **736.75** feet to a point said point witnessed by a 1" iron pipe "Schade" found.

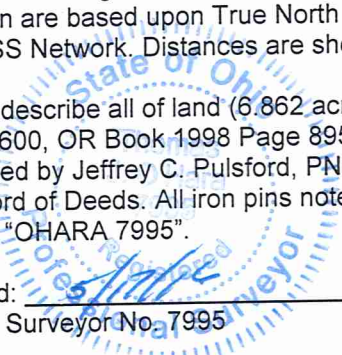
Thence **South 01°08'58" East** along the westerly line Sublot Number 1 as depicted on Final Plat Staffordshire Subdivision, as recorded in Plat Volume 21 Page 65 in GCRD, and the West line of land now or formerly owned by Raymond D. and Deanna M. Starling, PN: 01-117747, as recorded in OR Book 1840 Page 2574 (GCRD), a distance of **437.59** feet to a point in the centerline of Stafford Road, passing through a 1/2" iron pin found at 32.75 feet therefrom.

Thence **South 64°47'39" West** along the centerline of Stafford Road a distance of **542.76** feet to a point, said point being the Place of Beginning, and containing **11.863 total acres** of land, 0.374 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 (1643) dated May 2016, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

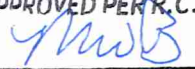
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe all of land (6.862 acres) now or formerly owned by Jeffrey C. Pulsford, PN: 01-083600, OR Book 1998 Page 895 and consolidate it with all of land (5.001 acres) now or formerly owned by Jeffrey C. Pulsford, PN: 01-117399, OR Book 1950 Page 3351, 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: \_\_\_\_\_  
Thomas J. O'Hara, P.S., Ohio Registered Surveyor No. 7995



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

  
05/24/16  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**