

Stafford Road (60')



Zoning  
R-2 District (single family)  
Minimum Acreage: 5.00 acres  
Minimum Front Setback: 65 feet  
Minimum Side Setback: 30 feet  
Minimum Rear Setback: 50 feet  
Minimum Lot Frontage: 150 feet

Zoning  
R-2 District (Agricultural)  
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

Riparian Setback lines were scaled from the Geauga County REALink Website.

82.951 Acres (record)  
3613353.6 Sq.ft.  
0.357 Acres within r/w

72.934 Acres Residual  
3176998.7 Sq.ft.  
0.149 Acres within r/w  
PN: 01-090600

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 location of depicted proposed septic field(s) and dwelling(s) were scaled from maps provided by Homeowner and Homeowners Soil Scientist O'Hara Land Surveying, LLC assumes no responsibility for the design, location and installation of said fields and structures.

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.

NUM	DISTANCE	BEARING
L1	93.72'	S60°35'29"E
L2	87.02'	S33°58'53"W

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

Thomas J. O'Hara  
Professional Land Surveyor #7995  
within the State of Ohio  
Dated: \_\_\_\_\_

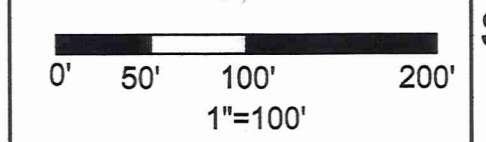
- LEGEND**
- 5/8" dia. x 30" long steel rebar set capped "O'Hara"
  - survey monument found
  - (BP) Braun Prenosil distance
  - nrd no record distance
  - (c) calculated distance
  - (s) Survey reference
  - (u) used distance
  - (m) measured distance
  - (r) record distance
  - tree line
  - fence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

Lot Subdivision and Residual Land Survey  
Diane Florence Silvernail, Successor Trustee  
OR Book 2011 Page 3006  
PN: 01-090600  
part of Lot No. 18, Section 6, Tract One  
part of Section 5 Tract Two  
Township of Auburn, County of Geauga  
State of Ohio

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

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

Date of Survey  
06-12-2016  
Project No.: 1636  
Revised 6-18-2016



Sheet  
1 of 1

- References:**
- Deeds of Record
  - Field Observations made April - May 2016
  - Braun-Prenosil Survey "Rybicki" dated 03/30/2000
  - Gutosky & Associates Inc. "Dimick" dated 01/29/2002
  - Foresight Engineering Group Survey "Brockman 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 Subdivision of land now or formerly owned by  
Diane Florence Silvernail, Successor Trustee  
Part of PN: 01-090600, OR Book 2011 Page 3006**

Situated in the Township of Auburn, County of Geauga, State of Ohio, being part of Section Number 5, Tract Number 2: 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 522.22 feet to a point of deflection point. Thence South 45° 06' 37" West continuing along the centerline of Valley Road a distance of 41.68 feet to a point, said point being a new property corner created. Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 45° 06' 37" West** continuing along the centerline of Valley Road a distance of **293.03 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 29.56 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-Prenosil" 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-Prenosil" 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-Prenosil" found.

Thence **South 89°29'26" West** along the North line of land now or formerly owned by Wilks, aforementioned, a distance of **55.11 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **the following nine courses along new property lines created:**

**North 27°55'45" East** a distance of **390.11 feet** to a point, said point witnessed by an iron pin set.

**North 89°29'26" East** a distance of **55.11 feet** to a point, said point witnessed by an iron pin set.

**North 77°48'40" East** a distance of **252.36 feet** to a point, said point witnessed by an iron pin set.


**North 80°44'52" East** a distance of **76.43 feet** to a point, said point witnessed by an iron pin set.

**South 88°50'24" East** a distance of **126.96** feet to a point, said point witnessed by an iron pin set.  
**South 87°26'47" East** a distance of **102.92** feet to a point, said point witnessed by an iron pin set.  
**South 81°55'31" East** a distance of **372.59** feet to a point, said point witnessed by an iron pin set.  
**South 33°58'53" West** a distance of **87.02** feet to a point, said point witnessed by an iron pin set.  
**South 60°35'29" East** a distance of **93.72** feet to a point in the centerline of Valley Road, said point witnessed by an iron pin set 39.80 feet therefrom. said point being the Place of Beginning, and containing **10.018 total acres** of land, 0.201 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 part of (10.018 acres) PN: 01-090600, OR Book 2011 Page 3006, Diane Florence Silvernail, Successor Trustee.

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: \_\_\_\_\_





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

 06/21/16  
 \_\_\_\_\_  
**GEAUGA COUNTY AUDITOR  
 TAX MAP DEPT.**

**Residual of land now or formerly owned by  
Diane Florence Silvernail, Successor Trustee  
Part of PN: 01-090600, OR Book 2011 Page 3006**

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** continuing along the centerline of Valley Road a distance of **41.68 feet** to a point, said point being a new property corner created.

Thence the following nine courses along new property lines created:

**North 60°35'29" West** passing through an iron pin set at 39.80 feet, a total distance of **93.72 feet** to a point, said point witnessed by an iron pin set.

**North 33°58'53" East** a distance of **87.02 feet** to a point, said point witnessed by an iron pin set.

**North 81°55'31" West** a distance of **372.59 feet** to a point, said point witnessed by an iron pin set.

**North 87°26'47" West** a distance of **102.92 feet** to a point, said point witnessed by an iron pin set.

**North 88°50'24" West** a distance of **126.96 feet** to a point, said point witnessed by an iron pin set.

**South 80°44'52" West** a distance of **76.43 feet** to a point, said point witnessed by an iron pin set.

**South 77°48'40" West** a distance of **252.36 feet** to a point, said point witnessed by an iron pin set.

**South 89°29'26" West** a distance of **55.11 feet** to a point, said point witnessed by an iron pin set.

**South 27°55'45" West** a distance of **390.11 feet** to a point in the North line 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 an iron pin set.

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 **1597.23 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, South 01°26'35" East, 0.64 feet therefrom.

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.

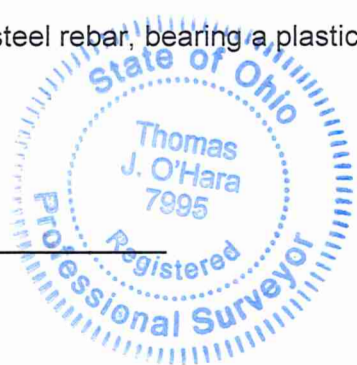
Thence **South 81°55'31" East** along the South line of land now or formerly owned by Cabot, aforementioned, a distance of **482.99 feet** to a point in the centerline of Valley Road, passing through a 1" iron pipe found at 25.44 feet therefrom, said point being the Place of Beginning, and containing **72.934 total acres** of land, 0.149 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 the residual of (72.934 acres) PN: 01-090600, OR Book 2011 Page 3006, after a lot subdivision.

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 Dated: 6/16/16  
Thomas J. O'Hara, P.S.,  
Ohio Registered Surveyor No. 7995



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
Thomas J. O'Hara 06/21/16  
**DEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**