

Mary Susan Squire PN: 01-095500 OR Book 1852 Page 219

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: 175 feet

Zoning
 R-2 District (Agricultural)
 Minimum Acreage: 5.00 acres
 Minimum Front Setback: 65 feet
 Minimum Side Setback: 30 feet
 Minimum Rear Setback: 50 feet
 Minimum Lot Frontage: 175 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

72.952 Acres Residual
 3177753.6 Sq.ft.
 0.174 Acres within r/w
 PN: 01-090600

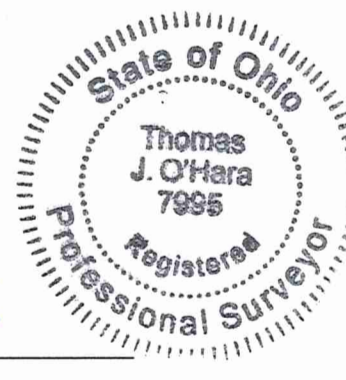
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

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.

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



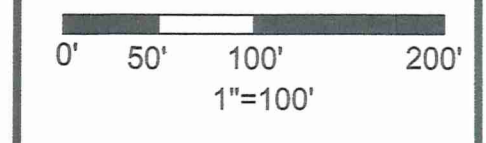
Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 12/21/2019

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 used distance
- (u) measured distance
- (m) record distance
- (r) tree line
- fence line
- r/w street right of way
- c/l street centerline
- own through 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
 oharasurveying@yahoo.com
 V: 440-286-8417

Date of Survey: 06-12-2016
 Project No.: 1636
 Revised: 12/21/2019



Sheet 1 of 1

Section 6, Tract One

Section 5 Tract Two

Section 6 Tract One

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 _____, 2020.
 By _____ Auburn Township Zoning Inspector.

- 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 "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

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	6°10'11"	62.08'	576.50'	N42°01'31"E	62.05'
C2	7°45'33"	82.14'	606.50'	N41°13'50"E	82.07'
C3	19°43'05"	198.40'	576.50'	N29°04'53"E	197.42'
C4	18°41'10"	197.80'	606.50'	N28°00'28"E	196.93'

Total Curve
 r = 606.50'
 a = 294.10'
 cd = 291.22'
 cb = N31°13'07"E
 d = 27°46'59"

Mary Ann Juhn, Trustee
 PN: 01-051600
 OR Book 1990 Page 1259

James Edmund Rybicki and Clarice Annette Rybicki
 PN: 01-117340
 Deed Vol. 786 Page 568

Brian Scott Brockman and Carey M. Brockman
 PN: 01-118812
 OR Book 1735 Page 1259

Daniel J. Cabot and Patricia B. Cabot
 PN: 01-118795
 OR Book 1715 Page 2336

Residual of PN: 01-090600

10.000 acres
 435600.0 sq.ft.
 Part of PN: 01-090600
 0.184 Acres within r/w

Place of Beginning
 72.952 acres

Place of Beginning
 10.000 acres



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

**Lot Subdivision of land now or formerly owned by
Diane Florence Silvernail, Successor Trustee
Part of PN: 01-090600, OR Book 2011 Page 3006
10.000 acres New Parcel**

Situated in the Township of Auburn, County of Geauga, State of Ohio, being part of Section Number 5, Tract Number 2, 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, 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 on the North line of Section 5 and Tract 2, 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. Thence South 45° 06' 37" West continuing along the centerline of Valley Road a distance of 64.13 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 **270.58 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 Marilyn R. Vannoy, PN: 01-109300, as recorded in OR Book 2055 Page 1179 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, a distance of **213.41 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 00°00'00" East** along a new property line established, a distance of **336.14 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

North 89°29'26" East along a new property line established, a distance of **597.14 feet** to a point, said point witnessed by an iron pin set.

Thence **South 80°32'11" East** along a new property line established, a distance of **747.03 feet** to a point in the centerline of Valley Road, said point witnessed by an iron pin set

41.02 feet therefrom. said point being the Place of Beginning, and containing **10.000 total acres** of land, 0.184 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, updated December 2019, 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 the land now or formerly owned by Diane Florence Silvernail, Successor Trustee PN: 01-090600, OR Book 2011 Page 3006 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 Dated: 12/21/2019
Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
COBY 12/23/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

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

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, 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 on the north line of Section 5 and Tract 2, 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 (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 **64.13 feet** to a point, said point being a new property corner created.

Thence **North 80°32'11" West** along a new property line established, passing through an iron pin set at 41.02 feet, a total distance of **747.03 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 89°29'26" West** along a new property line established, a distance of **597.14 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 00°00'00" West** along a new property line established, a distance of **336.14 feet** to a point, said point being on 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 being a new property corner created, 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 **1438.94 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 Gray, 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 Gray, 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 **72.952 total acres** of land, 0.174 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, updated December 2019, 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 land now or formerly owned by Diane Florence Silvernail, Successor Trustee PN: 01-090600, OR Book 2011 Page 3006 in Geauga County Record of Deeds, after a 10.000 acre lot split. 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: 12/21/2019
Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995



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APPROVED PER R.C. 315.251
COVY 12/23/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.