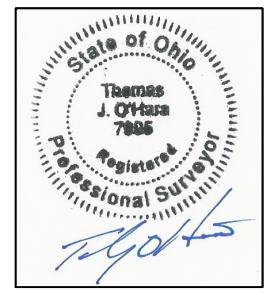
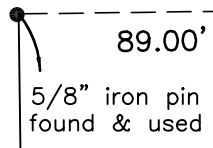
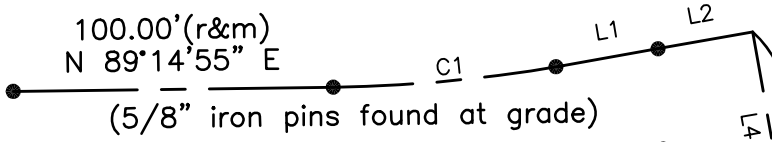


LEGEND / ABBREVIATIONS

- ⊙ 5/8" dia. x 30" long steel rebar set capped "O'Hara 7995"
- survey monument found
- nrd no record distance
- (c) calculated distance
- (u) used distance
- (m) measured distance
- (r) record distance
- (r/w) tree line
- r/w right of way
- c/l centerline
- o/t own through
- O.R. official record
- D.V. deed volume
- P.O.B. place of beginning
- All iron pipes found are measured (I.D.)
- GCE Geauga County Engineer

Frostwood Drive (60')

Boundary Survey
 Land now or formerly owned by
 Rodney Miller
 PN: 01-063570
 OR Book 2093 Page 1760
 Part of Lot Number 44, Tract Number 3
 Township of Auburn
 County of Geauga, State of Ohio



Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 06-08-2020

LINE	BEARING	DISTANCE
L1	S 79°57'08" W	30.00'
L2	S 79°57'08" W	30.00'
L3	N 79°57'08" E	30.00'
L4	S 10°02'52" E	60.00'
L5	N 89°14'55" E	29.76'

REFERENCES

Deeds of Record
 Field observations made June 2020
 Plat Volume 37 Page 79-80

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 in accordance to the minimum standards for a Boundary Survey as described in Administrative Code Chapter 4733-37, by O'Hara Land Surveying, L.L.C.. This survey is not valid unless it bears an Original Signature and Seal.

State Route 44 (60') Ravenna Road

S/L 8
 Frostwood Farms Subdivision
 Phase 2B
 Plat Volume 37 Page 79-80

P.O.B.

ODOT
 Right of Way
 monument
 found & used

Lot No. 43
 N 89°14'55" E 273.00'

Lot No. 44
 2131.2'(r)
 1292.5'(r)

The Board of Commissioners of Geauga County
 PN:01-706300
 Deed Volume 243 Page 252

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan J. Martin 06/09/2020
GAUGA COUNTY ENGINEER
TAX MAP DEPT.

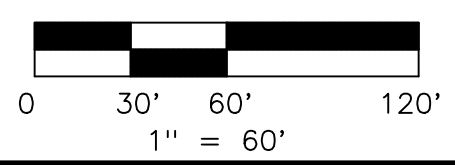
0.484 acres
 21061.7 sq.ft.
 0.090 acres
 within r/w

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	445.99'	72.36'	72.28'	S 84°36'02" W	9°17'46"	36.26'
C2	475.99'	77.23'	77.15'	N 84°36'28" E	9°17'47"	38.70'
C3	30.00'	47.12'	42.42'	S 55°02'39" E	89°59'33"	30.00'
C4	1401.24'	136.95'	136.90'	N 07°14'52" W	5°35'59"	68.53'
C5	1431.24'	141.85'	141.79'	S 07°12'31" E	5°40'43"	70.98'
C6	1431.24'	138.99'	138.93'	N 01°35'14" W	5°33'51"	69.55'

O'Hara Land Surveying, L.L.C.

P.O. Box 902, Chardon Ohio 44024
 oharasurveys@yahoo.com, 440-286-8417

Date of Survey
 06/05/2020
 Project No: 2573



**Survey of Land for Rodney Miller
PN: 01-063570, OR Book 2093 Page 1760**

Situated in the Township of Auburn, County of Geauga, State of Ohio, being part of Lot Number 44, Tract Three within said Township: Beginning at the point of intersection of the centerline of Frostwood Drive (60') with the centerline of State Route 44, Ravenna Road (60'), said point being witnessed by a 5/8" iron pin found South 79°57'08" West a distance of 30.00 feet therefrom, as depicted on Plat Volume 37 page 79-80. Thence South 10°02'52" East along the centerline of Ravenna Road a distance of 486.03 feet to a point of curvature. Thence along the arc of a curve deflecting to the right, having a radius of 1431.24 feet, a Delta Angle of 05°40'43", an Arc Length of 141.85 feet, a Chord Distance of 141.79 feet having a Chord Bearing of South 07°12'31" East to a point, said point being on the common line between Lot Number 43 and Lot Number 44, said point being the southeast corner of Sublot Number 8 in Frostwood Farms Subdivision Phase 2B, as recorded in Plat Volume 37 Pages 79-80, said point being the **Place of Beginning** of the parcel herein described.

Thence continuing along the centerline of Ravenna Road along the arc of a curve deflecting to the right, having a radius of 1431.24 feet, a Delta Angle of 05°17'03", an Arc Length of 132.00 feet, a Chord Distance of 131.95 feet having a Chord Bearing of South 01°43'28" East to a point, said point being the northeast corner of land now or formerly owned by The Board of Commissioners of Geauga County, PN:01-706300, as recorded in Deed Volume 243 Page 252 in Geauga County Record of Deeds (GCRD).

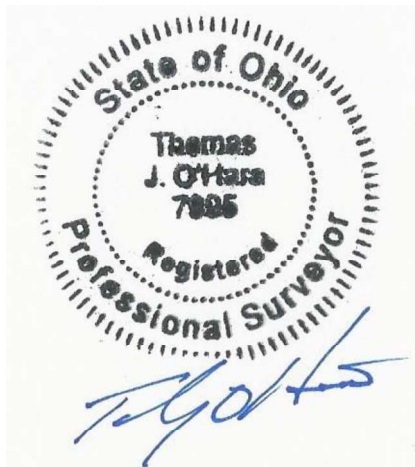
Thence **North 87°22'05" West** along the North line PN:01-706300, aforementioned, passing through an iron pin set at 30.01 feet a total distance of **192.96 feet** to a point, said point being in the centerline of Middle Brook Creek, said point witnessed by an iron pin set 8.00 feet therefrom, at top of bank, said creek centerline measured 6-04-2020.

Thence **North 23°17'25" East**, along an East line of PN:01-706300, and along the centerline of said Creek, a distance of **132.00 feet** to a point, said point being on the South line of Sublot Number 8, said point being on the common line between Lot Number 43 and Lot Number 44, aforementioned.

Thence **North 89°14'55" East** along the South line of Sublot Number 8, and along the common line between Lot Number 43 and Lot Number 44, aforementioned, passing through an iron pin set at 8.00 feet, a total distance of **136.61 feet** to a point, said point witnessed by an iron pin set at 30.06 feet therefrom, said point being the Place of Beginning, and containing **0.484 total acres** of land, 0.090 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (2573) dated June 2020, 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 Frostwood Farms Subdivision Phase 2B, as recorded in Plat Volume 37 Pages 79-80, as observed along Frostwood Drive. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe all of the land now owned by Rodney Miller, PN: 01-063570, as recorded OR Book 2093 Page 1760, as recorded 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".



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

Susan J. Martini 06/09/2020
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

Dated: 06-04-2020
Thomas J. O'Hara, P.S., Ohio Registered Surveyor No. 7995