

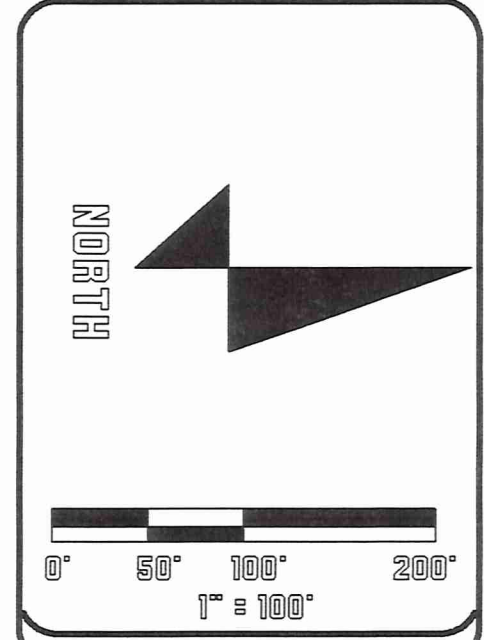
ALL IRON PINS NOTED AS BEING SET ARE 5/8" DIA. X 30" LONG STEEL REBAR BEARING PLASTIC CAP - BRAND 7885- THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE.

PROJECT NO: 0177  
DATE OF SURVEY: 06-27-20  
REVISIONS:  
REVISIONS:  
REVISIONS:

PAGE 1 OF 1  
O. J. HOLIHAN SURVEYING

O. J. HOLIHAN SURVEYING, INC.  
P.O. BOX 808, 12350 WELLINGTON DRIVE, SHARON, OHIO 44024  
PHONE: 440-286-6477 FAX: 440-286-6873 E-MAIL: OHSURVEYS@AOL.COM

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 72302  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER



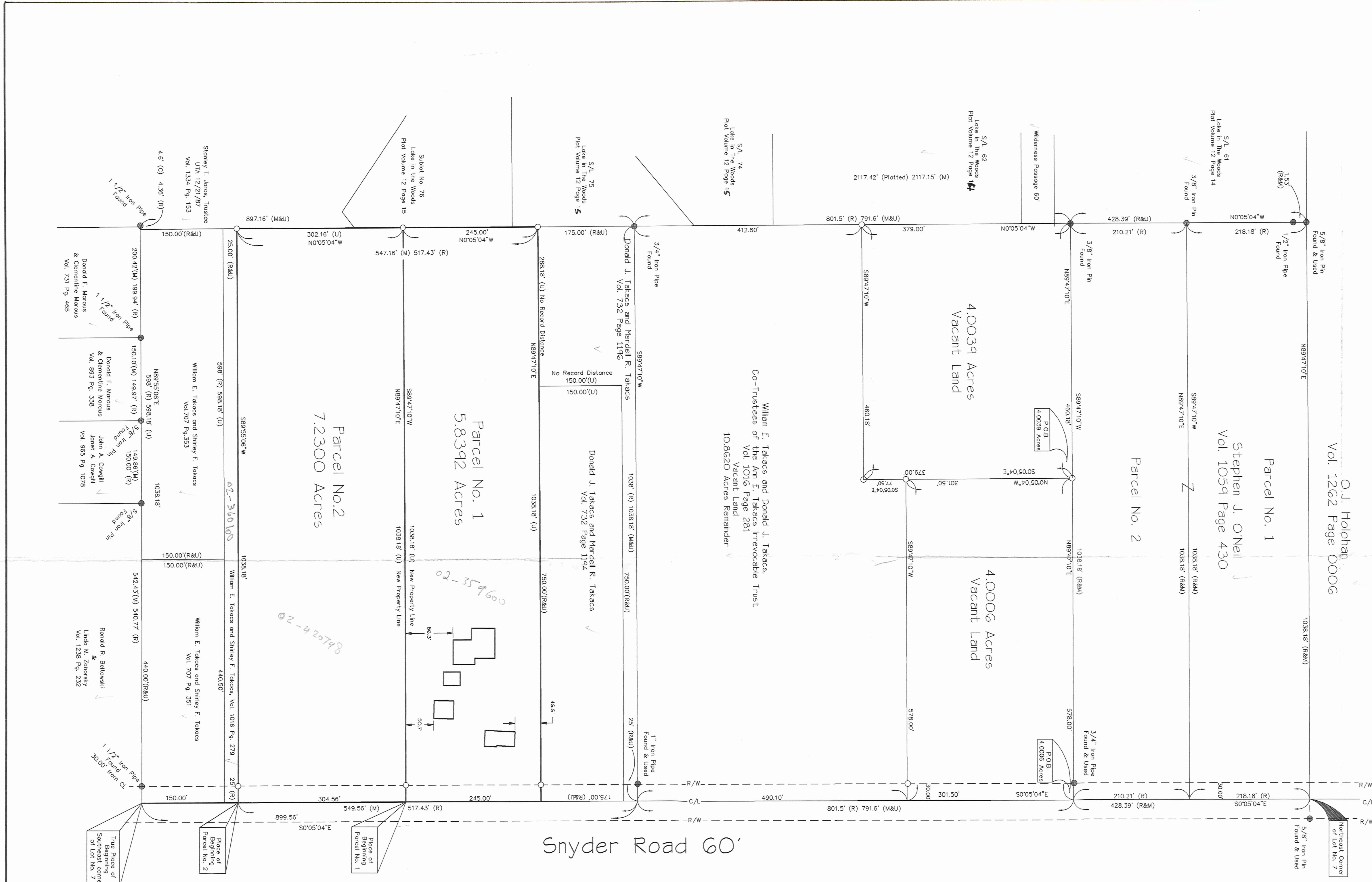
LEGEND

(R)	Record / Deed Distance	- - -	Break Line
(M)	Measured Distance	P.O.B.	Place of Beginning
(C)	Calculated Distance	Occupation Line	Occupation Line
- - - -	Utility Line	●	Survey Monument Found
-x-x-	Fence Line	○	5/8" Dia. x 30" length Steel Rebar Set
R/W	Right of Way	⊙	Drill Hole Found
C/L	Centerline	⊙	Drill Hole Set
▨	Concrete	⊞	Stone Monument Found
▩	Asphalt	Vol.	Volume
▧	Brick	Page	Page
▤	Gravel	WT	WATER TABLE

STATE OF OHIO  
THOMAS J. O'HARA P.S.  
REGISTERED PROFESSIONAL SURVEYOR NO. 7885  
WITHIN THE STATE OF OHIO  
7/16/22

BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN, THE BASIS OF BEARINGS FOR THIS SURVEY IS N00°05'04"W ALONG THE CENTRALINE OF SNYDER ROAD

PROPERTY SPLIT SURVEY  
Land now or formerly owned by  
William E. Takacs and Donald J. Takacs  
Vol. 1487 Page 1187  
Part of Lot No. 7. Tract No. 1  
Township of Bainbridge  
County of Geauga  
State of Ohio



O.J. Holihan  
Vol. 1262 Page 0006

Parcel No. 1  
Stephen J. O'Neil  
Vol. 1059 Page 430

Parcel No. 2

4.0039 Acres  
Vacant Land

4.0006 Acres  
Vacant Land

Parcel No. 2  
7.2300 Acres

Parcel No. 1  
5.8392 Acres

Snyder Road 60'

BAI 00151

BAI00151

O'Hara Land Surveying, L.L.C.  
P.O. Box 902, Chardon Ohio 44024

Mortgage Location Surveys  
ALTA/ACSM Land Title Surveys  
Boundary Surveys

Voice: 440-286-8417  
Fax: 440-286-8873  
oharasurveys@adelphia.net

Takacs •  
picked up 7-23-02  
02-359600  
Vol. 1818-  
Pg. 3270

**William E. Takacs and Donald J. Takacs  
Parcel No. 1, 5.8392 Acres**

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, being part of Lot 7 in said Township: Beginning at a point in the centerline of Snyder Road (60') at the southeast corner of Lot Number 7, said point being North 89°55'06" East a distance of 30.00 feet from a 1 1/2" iron pipe found, said point being the **True Place of Beginning**. Thence North 00° 05' 04" West along the centerline of Snyder Road a distance of 479.56 feet to a point, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 89°47'10" West** along a new property line created, passing through an iron pin set in the westerly line of Snyder Road 30.00 feet therefrom, a total distance of **1038.18** feet to a point, said point being in the easterly line of Sublot No. 76 in Lake of the Woods Subdivision as recorded in Plat Volume 12 Page 15 in Geauga County Record of Plats, said point witnessed by an iron pin set.

Thence **North 00°05'04" West** along the easterly line of Sublot No. 76, and Sublot No. 75 in Lake of the Woods Subdivision as recorded in Plat Volume 12 Page 15 in Geauga County Record of Plats, a distance of **245.00** feet to a point, said point being the southwest corner of land now or formerly owned by Donald J. Takacs and Mardell R. Takacs, as recorded in Volume 732 Page 1196 in Geauga County Record of Deeds, said point witnessed by an iron pin set.

Thence **North 89°47'10" East** along the southerly line of land now or formerly owned by Donald J. Takacs and Mardell R. Takacs, aforementioned, and the southerly line of land now or formerly owned by Donald J. Takacs and Mardell R. Takacs, as recorded in Volume 732 Page 1194 in Geauga County Record of Deeds, a distance of **1038.18** feet to a point in the centerline of Snyder Road, passing through an iron pin set in the westerly line of Snyder Road 30.00 feet therefrom.

Thence **South 00°05'04" East** along the centerline of Snyder Road, a distance of **245.00** feet to a point. Said point being the Place of Beginning, and containing **5.8392 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0177) dated June 27, 2002, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

Bearings used hereon are to an assumed meridian and are used to denote angles only. The basis of bearings for this survey is North 00°05'04" West, along the centerline of Snyder Road.

The intent of this description is to describe a new parcel of land created from land now or formerly owned by William E. Takacs and Donald J. Takacs as recorded in Volume 1487 Page 1187 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, Ohio Registered Surveyor No. 7995

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

R.S. 7/23/02

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

BA1 00151

02-420748  
V. 1505- P. 191

**O'Hara Land Surveying, L.L.C.**  
P.O. Box 902, Chardon Ohio 44024

Mortgage Location Surveys  
ALTA/ACSM Land Title Surveys  
Boundary Surveys

Voice: 440-286-8417  
Fax: 440-286-8873  
oharasurveys@adelphia.net

**William E. Takacs and Donald J. Takacs**  
**Parcel No. 2**  
**7.2300 Acres**

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, being part of Lot 7 in said Township: Beginning at a point in the centerline of Snyder Road (60') at the southeast corner of Lot Number 7, said point being North 89°55'06" East a distance of 30.00 feet from a 1 1/2" iron pipe found, said point being the **True Place of Beginning**. Thence North 00° 05' 04" West along the centerline of Snyder Road a distance of 175.00 feet to the northeast corner of land now or formerly owned by William E. Takacs and Shirley F. Takacs as recorded in Volume 1016 Page 279 in Geauga County Record of Deeds (GCRD) said point being the **Place of Beginning** of the parcel herein described.

Thence **South 89°55'06" West** along the northerly line of land now or formerly owned by Takacs, aforementioned, passing through an iron pin set in the westerly line of Snyder Road 30.00 feet therefrom, a total distance of **1038.18** feet to a point, said point being in the easterly line of land now or formerly owned by Stanley T. Jaros, Trustee UTA 12/21/87 as recorded in Volume 1334 Page 153 in GCRD, said point witnessed by an iron pin set.

Thence **North 00°05'04" West** along the easterly line of Jaros, aforementioned, and the easterly line of Sublot No. 76 in Lake of the Woods Subdivision as recorded in Plat Volume 12 Page 15 in Geauga County Record of Plats, a distance of 302.16 feet to a point, said point witnessed by an iron pin set.

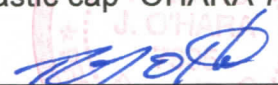
Thence **North 89°47'10" East** along a new property line created, a distance of **1038.18** feet to a point in the centerline of Snyder Road, passing through an iron pin set in the westerly line of Snyder Road 30.00 feet therefrom.

Thence **South 00°05'04" East** along the centerline of Snyder Road, a distance of **304.56** feet to a point. Said point being the Place of Beginning, and containing **7.2300 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0177) dated June 27, 2002, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

Bearings used hereon are to an assumed meridian and are used to denote angles only. The basis of bearings for this survey is North 00°05'04" West, along the centerline of Snyder Road.

The intent of this description is to describe a new parcel of land created from land now or formerly owned by William E. Takacs and Donald J. Takacs as recorded in Volume 1487 Page 1187 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  
Ohio Registered Surveyor No. 7995

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 7.23102  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER