

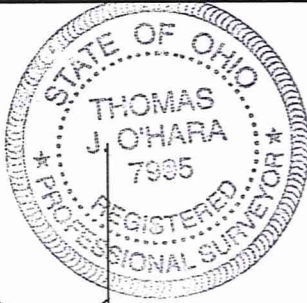
O'Hara Land Surveying, L.L.C.

P.O. Box 902, 11290 Wellington Drive, Chardon, Ohio 44024
Voice: 440-286-8417 Fax: 440-286-8873 E-Mail: OHSurveys@aol.com

Bearings are referenced to an assumed meridian, the basis of bearings for this Survey is N00°05'04"W along the centerline of Snyder Road

Project No: 0393
Date of Survey: 07-30-2004
Revised: 08-11-2004

All iron pins noted as being set are 5/8" Dia. x 30" Long Steel Rebar bearing plastic cap "OHARA 7995"
This Survey is a Boundary Survey prepared in accordance with Chapter 4733-37 of the Administrative Code.



Property Split Survey

Land now or formerly owned by
William E. Takacs and Shirley F. Takacs
Vol. 1016 Page 279
Part of Lot No. 7, Tract No. 1
Township of Bainbridge
County of Geauga
State of Ohio

William E. Takacs and Shirley F. Takacs, Vol. 1505 Pg. 191
PPN: 02-420748

Thomas J. O'Hara P.S.
Registered Professional Surveyor No. 7995
within the State of Ohio

William E. Takacs and Shirley F. Takacs, Vol. 1016 Pg. 279
PPN: 02-360100

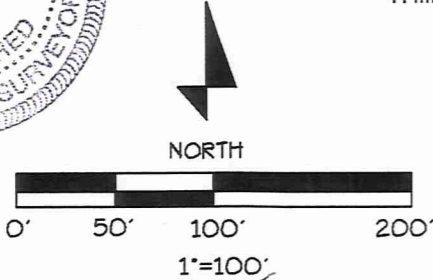
William E. Takacs and Shirley F. Takacs
Vol. 707 Pg. 353
PPN: 02-360200

Donald F. Marous & Clementine Marous
Vol. 893 Pg. 338
Janet A. Cowgill
Vol. 1719 Pg. 188

Donald F. Marous & Clementine Marous
Vol. 731 Pg. 465

LEGEND			
(R)	Record / Deed Distance	— —	Break Line
(M)	Measured Distance	P.D.B.	Place of Beginning
(C)	Calculated Distance	— — —	Occupation Line
— — —	Utility Line	●	Survey Monument Found
-x-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
[Diagonal Lines]	Concrete	⊕	Stone Monument Found
[Cross-hatch]	Asphalt	Vol.	Volume
[Brick Pattern]	Brick	Pg.	Page
[Gravel Pattern]	Gravel	DR.	Official Record

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
PAK 8/12/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER



Stanley T. Jaros, Trustee
UTA 12/21/87
Vol. 1334 Pg. 153

1 1/2" Iron Pipe Found

1 1/2" Iron Pipe Found

5/8" Iron Pin Found

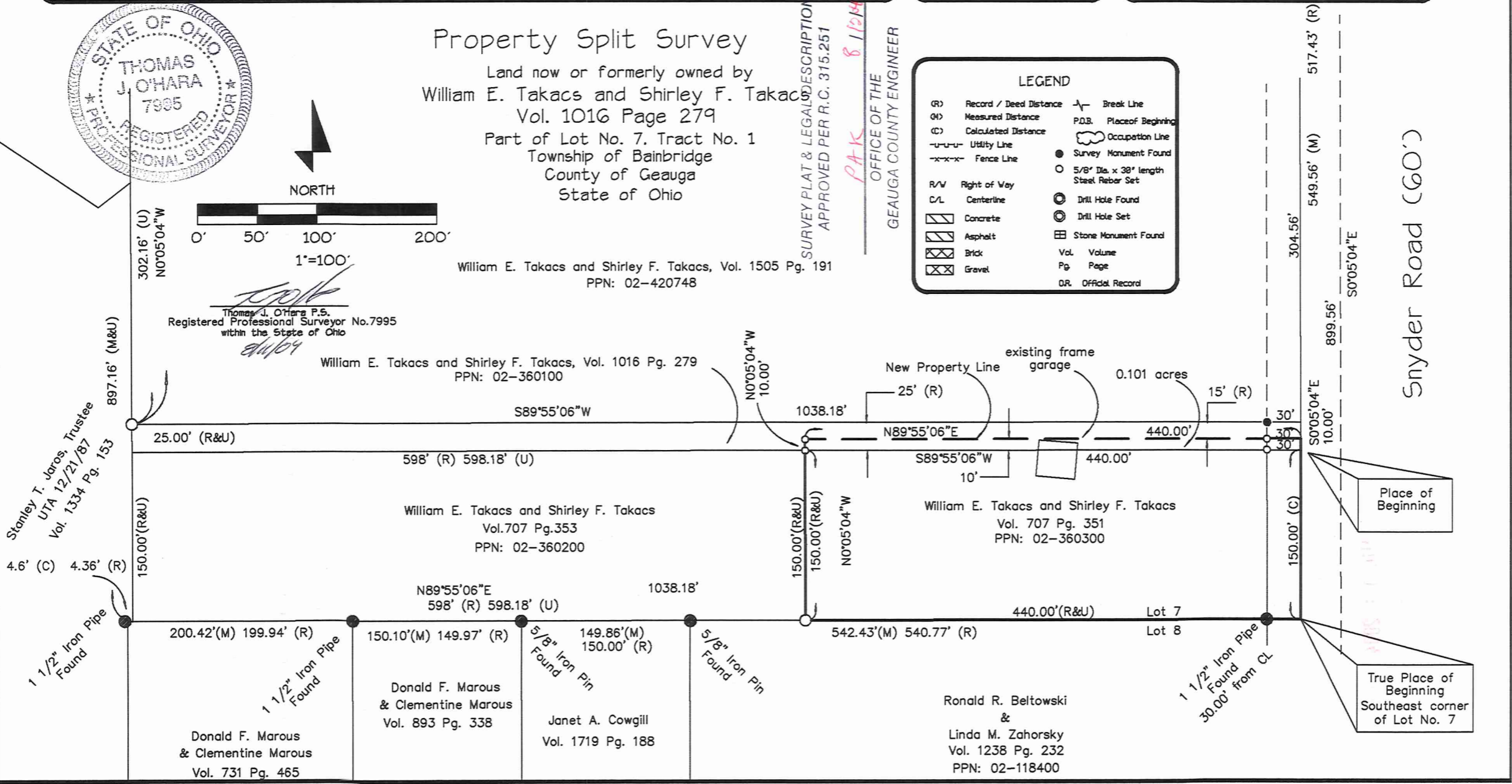
5/8" Iron Pin Found

1 1/2" Iron Pipe Found
30.00' from CL

Place of Beginning

True Place of Beginning
Southeast corner of Lot No. 7

Snyder Road (60')



BA100153

BA100153

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

02-420857 Takacs
VOL 1741961454 Pick up Date
8-12-04

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 Shirley F. Takacs
Part of Parcel No. 02-360100, Deed Volume 1016 Page 279

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, Tract 1, 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 150.00 feet to a point, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 89°55'06" West** along the northerly property line of land now or formerly owned by William E. Takacs and Shirley F. Takacs as recorded in Volume 707 Page 351 in Geauga County Record of Deeds, (GCRD), passing through an iron pin set 30.00 feet therefrom, a total distance of **440.00** feet to a point, said point witnessed by an iron pin set.

Thence **North 00°05'04" West** along a new property line created a distance of **10.00** feet to a point, said point witnessed by an iron pin set.

Thence **North 89°55'06" East** along a new property line created a distance of **440.00** 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 **10.00** feet to a point. Said point being the Place of Beginning, and containing **0.101 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0393) dated July 30, 2004, 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 Shirley F. Takacs as recorded in Volume 1016 Page 279 in Geauga County Record of Deeds. The purpose of this description is to remove an encroachment of an existing frame garage.

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

PAK 8/12/09
OFFICE OF THE
GEAUGA COUNTY ENGINEER