

Village of South Russell

Township of Bainbridge

Lot No. 6

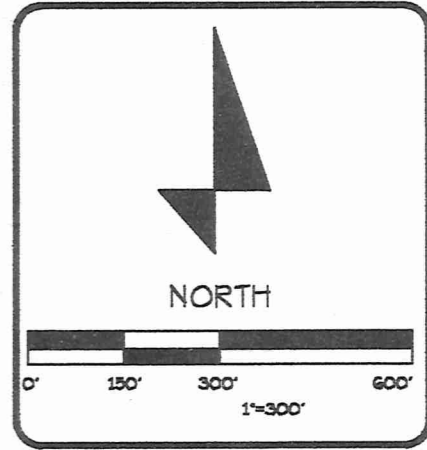
Lot No. 6

Mary Agnes Takacs, Trustee, The Takacs Family Turst  
 Dated November 6, 1998  
 Vol. 1212 Pg. 505  
 part of Lot 6 in Tract 1  
 Township of Bainbridge  
 County of Geauga  
 State of Ohio

Bearings are referenced to an assumed meridian,  
 the basis of bearings for this Survey is  
 S00°17'00"W along the centerline of Snyder Road

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

R.S. 519103  
 OFFICE OF THE  
 GEAUGA COUNTY ENGINEER



LEGEND			
(R)	Record / Deed Distance	— —	Break Line
(M)	Measured Distance	— —	Place of Beginning
(C)	Calculated Distance	— —	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	▨	Concrete
		▨	Asphalt
		▨	Brick
		▨	Gravel
		○	Drill Hole Found
		○	Drill Hole Set
		▣	Stone Monument Found
		Vol.	Volume
		Pg.	Page
		O.R.	Official Record

Project No: 0229  
 Date of Survey 01-30-03  
 Revised: 05-03-03  
 Revised:  
 Revised:

**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

Page 1 of 1

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.

Stanley T. Jaros, Trustee UTA 12/21/07  
 Vol. 1267 Pg. 1146

Rebecca S. Mendenhall  
 Vol. 1150 Pg. 96

Mary Agnes Takacs, Trustee, The Takacs Family Turst  
 Dated November 6, 1998  
 Vol. 1212 Pg. 505  
 Parcel A

5.0271 Acres  
 Parcel C

02-360000

02-420804

Snyder Road

Henry P. Spilman and Darci H. Spilman  
 Vol. 935 Pg. 357  
 S/L 14

Lake Louise Assoc.  
 Vol. 557 Pg. 1220  
 Part of Sublot No. 1

William W. Vogelgesang + Susan C. Vogelgesang  
 Vol. 1299 Pg. 948  
 S/L 15

Donald Takacs + Mendall Takacs  
 Vol. 1390 Pg. 1080  
 Parcel D

Lawrence Jaros and C. Jean Jaros  
 Vol. 585 Pg. 1247

532.02' CR 532.04' CR

N 89°43'27"W 2648.80' Total  
 2275.18' New Split

569.42' CR 589.51' CR

5 chains 84 links CR  
 373.62' CR

5.0271 Acres  
 Parcel C

5.0271 Acres  
 Parcel B

2 Story Frame House

S/L 50  
 150.00' (F)

S/L 51  
 150.00' (F)

S/L 52  
 150.00' (F)

1065.84' CR 1064.77' CR

500'22'52"W  
 1270.45' CR

490.00' CR 449.50' CR

204.765' CR+UD

204.765' CR+UD

204.765' CR+UD

5/8" Iron pin found "Kable"  
 5.18' East

5/8" Iron pin found  
 0.522' East

Iron pin found + used

5/8" Iron pin found + used

Black 'A' Park

5/8" Iron pin found + used

5/8" Iron pin found + used

5/8" Iron pin found + used

70.8830 Acres  
 Remainder

70.8830 Acres  
 Remainder

N69°52'25"E 2657.12' CR  
 no record distance

533.33' CR  
 25' CR+M

532.02' CR 532.04' CR

N 89°43'27"W 2648.80' Total  
 2275.18' New Split

N 89°43'27"W 426.35'

S 89°43'27"E 24.3'  
 373.62'

N 89°43'27"W 800.00'

5/8" Iron pin found + used

5/8" Iron pin found + used

5/8" Iron pin found + used

5/8" Iron pin found + used

5/8" Iron pin found + used

5/8" Iron pin found + used

5/8" Iron pin found + used

5/8" Iron pin found + used

60.00'

5 chains 84 links CR  
 373.62' CR

41.1'

31.1'

104.52'

104.52'

104.52'

104.52'

104.52'

104.52'

104.52'

104.52'

True Place of Beginning

0.8865 Acres  
 Parcel B

0.8865 Acres  
 Parcel B

0.8865 Acres  
 Parcel B

BA100154

BA100154

TAKACS  
Picked up 5-9-03  
02-420858

**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 Vol. 1742 Pg. 1692  
Fax: 440-286-8873  
oharasurveys@adelphia.net

**Mary Agnes Takacs, Trustee**  
**0.8965 Acres**

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, being part of Lot 6, in Tract 1, in said Township. Beginning at the point of intersection of the centerline of Snyder Road and the North line of Lot 6, said north line of lot 6 also being the dividing line between South Russell Village and Bainbridge Township, said point witnessed by an 1/2" iron pin found N89°43'27"W, 30.00 feet therefrom, said point being the **Place of Beginning** of the parcel herein described.

Thence **S00°00'17"W** along said centerline, a distance of **104.52** feet to a point.

Thence **North 89°43'27" West** along a new property line created, a distance of **373.62** feet to a point, said point witnessed by an iron pin set.

Thence **North 00°00'17" East** along a new property line created, a distance of **104.52** feet to a point, said point being on the southerly line of land now or formerly owned by Donald Takacs and Mardell Takacs as recorded in Deed Volume 1390 Page 1080 in Geauga County Record of Deeds, said point witnessed by a 5/8" iron pin found (N:0.350').

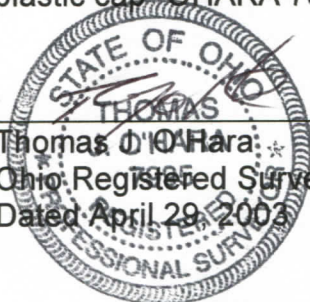
Thence **South 89°43'27" East** along the southerly line of Takacs, aforementioned, a distance of **373.62** feet to a point, passing through a 1/2 " iron pin found in the westerly right of way of Snyder Road, said point being the Place of Beginning, and containing **0.8965 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0229) dated January 30, 2003, 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 South 00°00'17" 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 Mary Agnes Takacs, Trustee, The Takacs Family Trust, Dated November 6, 1998 as recorded in Volume 1212 Page 505 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  
Dated April 29, 2003



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

R.S. 5/9/03

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

Good closure

**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

**Mary Agnes Takacs, Trustee**  
**5.0271 Acres**

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, being part of Lot 6, in Tract 1, in said Township. Beginning at the point of intersection of the centerline of Snyder Road and the North line of Lot 6, said north line of lot 6 also being the dividing line between South Russell Village and Bainbridge Township, said point witnessed by an 1/2" iron pin found N89°43'27"W, 30.00 feet therefrom, thence S00°00'17"W along said centerline, a distance of 104.52 feet to a point, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 00°00'17" West** along the centerline of Snyder Road, a distance of **250.00** feet to a point.

Thence **North 89°43'27" West** along a new property line created, passing through an iron pin set in the westerly right of way of Snyder Road, 30.00 feet therefrom, a total distance of **800.00** feet to a point, said point witnessed by an iron pin set.

Thence **North 00°00'17" East** along a new property line created, a distance of **294.52** feet to a point, said point witnessed by an iron pin set.

Thence **South 89°43'27" East** along a new property line created, a distance of **426.38** feet to a point, said point witnessed by an iron pin set.


Thence **South 00°00'17" West** along a new property line created, a distance of **44.52** feet to a point, said point witnessed by an iron pin set.

Thence **South 89°43'27" East** along a new property line created, a distance of **373.62** feet to a point, passing through an iron pin set in the westerly right of way of Snyder Road, said point being the Place of Beginning, and containing **5.0271 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0229) dated January 30, 2003, 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 South 00°00'17" 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 Mary Agnes Takacs, Trustee, The Takacs Family Trust, Dated November 6, 1998 as recorded in Volume 1212 Page 505 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  
Dated April 29, 2003

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

R.S. 5/9/03

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

Good  
Closure

BA100154

02-420804

~~Vol. 1733 - Pg. 1836~~

Vol. 1742 - Pg. 1696

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

Mortgage Location Surveys  
ALTA/ACSM Land Title Surveys  
Boundary Surveys

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oharasurveys@adelphia.net

**Mary Agnes Takacs, Trustees, The Takacs Family Trust**  
**Dated November 6, 1998, (Parcel A 70.8830 Acres)**

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, being part of Lot 6, in Tract 1, in said Township. Beginning at the point of intersection of the centerline of Snyder Road and the North line of Lot 6, said north line of lot 6 also being the dividing line between South Russell Village and Bainbridge Township, said point witnessed by an 1/2" iron pin found N89°43'27"W, 30.00 feet therefrom, thence N89°43'27"W along said North line of Lot 6, and the southerly line of land now or formerly owned by Donald Takacs and Mardell Takacs as recorded in Deed Volume 1390 Page 1080 in Geauga County Record of Deeds (GCRD), a distance of 373.62 feet to a point, said point witnessed by a 5/8" iron pin found, (N:0.350 feet), said point being the **Place of Beginning** of the parcel herein described.

Thence **North 89°43'27" West** along the southerly line of land now or formerly owned by William W. Vogelgesang and Susan C. Vogelgesang as recorded in Deed Volume 1299 Page 948 in GCRD, and the southerly line of land now or formerly owned by Henry P. Spilman and Darci H. Spilman as recorded in Deed Volume 955 Page 357 in GCRD and the southerly line of land now or formerly owned by Lawrence Jaros and C. Jean Jaros as recorded in Deed Volume 585 Page 1247, a 5/8" iron pin found at 589.51 feet and N:0.180 feet, a 5/8" iron pin found at 1121.55 feet, a total distance of **2275.18 feet** to a point, said point being the northwest corner of Lot No. 6, said point being the northeast corner of land now or formerly owned by Stanley T. Jaros, Trustee UTA 12/21/87, as recorded in Deed Volume 1267 page 1148 in GCRD, said point witnessed by an iron pin set.

Thence **South 00°22'52" West** along the westerly line of Lot No. 6, and the easterly line of land now or formerly owned by Jaros, aforementioned, and the easterly line of land now or formerly owned by Rebecca S. Mendenhall as recorded in Deed Volume 1150 page 96, passing through a 5/8" iron pin found at 1064.77 feet, a total distance of **1270.45 feet** to a point, said point being the northwest corner of land now or formerly owned by Maurice T. Davies and Grace D. Davies as recorded in Deed Volume 485 Page 442 in GCRD, said point witnessed by an iron pin set.

Thence **North 89°52'25" East** along the northerly line of land now or formerly owned by Davies, aforementioned, a total distance of **2657.12 feet** to a point in the centerline of Snyder Road, passing through an iron pin set 30.00 feet therefrom.

Thence **North 00°00'17" East** along the centerline of Snyder Road a distance of **897.30 feet** to a point.

Thence **North 89°43'27" West** along a new property line created, passing through an iron pin set in the westerly right of way of Snyder Road, 30.00 feet therefrom, a total distance of **800.00 feet** to a point, said point witnessed by an iron pin set.

Thence **North 00°00'17" East** along a new property line created, a distance of **294.52 feet** to a point, said point witnessed by an iron pin set.


Thence **South 89°43'27" East** along a new property line created, a distance of **426.38 feet** to a point, said point witnessed by an iron pin set.

Thence **North 00°00'17" East** along a new property line created, a distance of **60.00 feet** to a point, Said point being the Place of Beginning, and containing **70.8830 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0229) dated January 30, 2003, 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 South ~~00°00'00"~~ 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 Mary Agnes Takacs, Trustee, The Takacs Family Trust Dated November 6, 1998 in Volume 1212 Page 505 in GCRD.

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  
Dated April 29, 2003

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*R.S.* 5/9/03  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

*good closure*