

Re-Survey of Land now or formerly owned by
 William A. Rowe and Kelly A. Clark
 PN: 02-193100, OR Book 1927 Page 2587
 being part of Lot Number 48, Tract 1
 Township of Bainbridge, County of Geauga
 State of Ohio

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

OFFICE OF THE
 GEauga COUNTY ENGINEER

Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 12/19/13

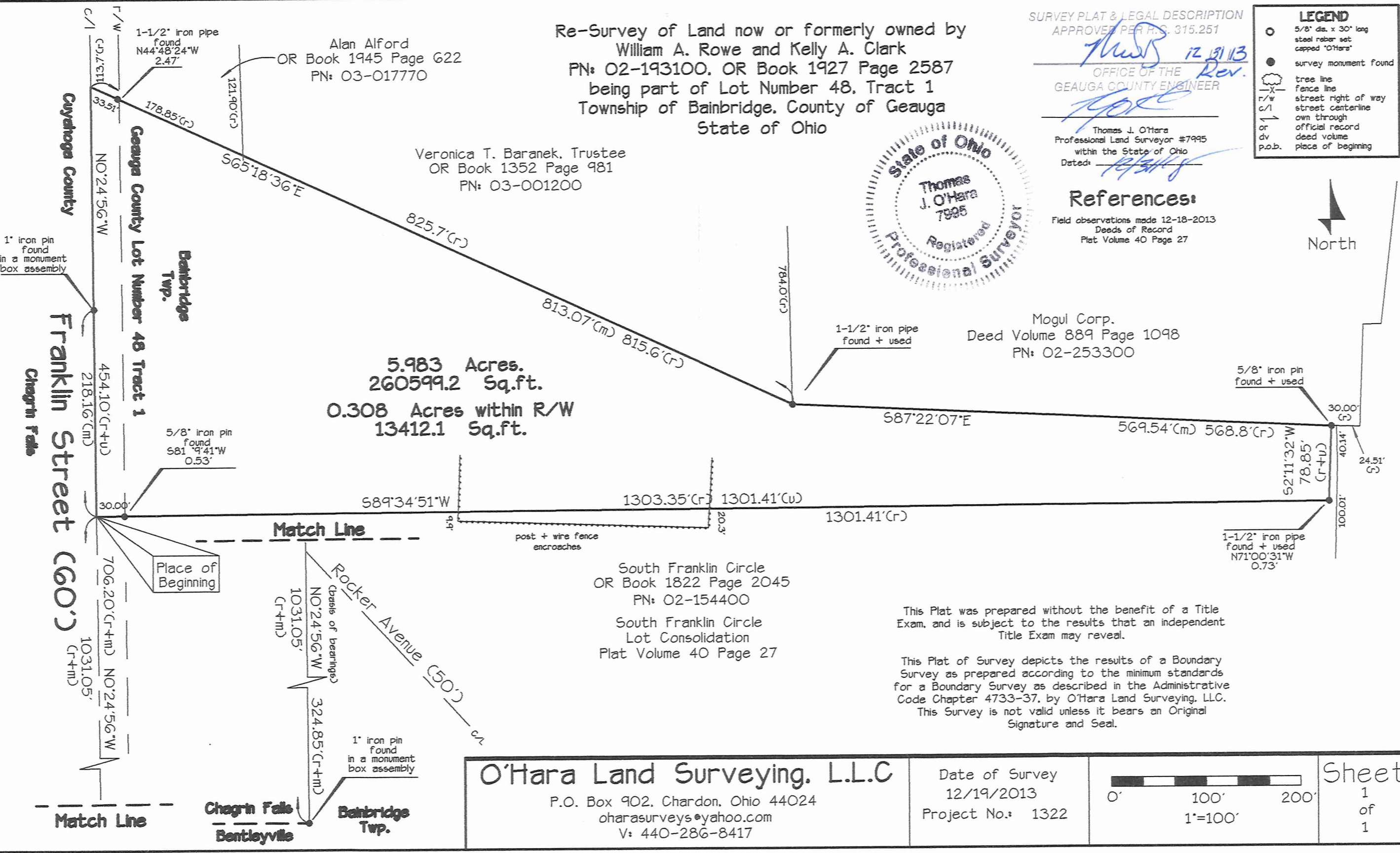
LEGEND

- 5/8" dia. x 30" long steel rebar set capped "O'Hara"
- survey monument found
- tree line
- X- fence line
- r/w street right of way
- c/l street centerline
- ← own through official record
- or dv deed volume
- p.o.b. place of beginning



References:

Field observations made 12-18-2013
 Deeds of Record
 Plat Volume 40 Page 27



Mogul Corp.
 Deed Volume 889 Page 1098
 PN: 02-253300

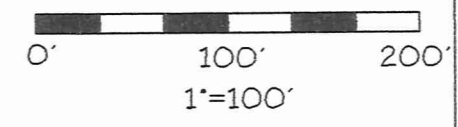
South Franklin Circle
 OR Book 1822 Page 2045
 PN: 02-154400
 South Franklin Circle
 Lot Consolidation
 Plat Volume 40 Page 27

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.

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

Date of Survey
 12/19/2013
 Project No.: 1322



Sheet
 1
 of
 1

BA1 00228
BA100228

Rowe 13-116

Picked Up Date 12-31-13

**William A. Rowe and Kelly A. Clark, PN: 02-193100,
OR Book 1927 Page 2587
5.983 Acres**

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, being part of Lot Number 48, Tract 1, in said Township. Beginning at the common corner of Chagrin Falls (Cuyahoga County), Bentleyville (Cuyahoga County) and the centerline of Franklin Street (60'), said point being on the dividing line between Cuyahoga County and Geauga County, said point being South 00°24'56" East a distance of 324.85 feet from the centerline intersection of Rocker Avenue (50') and Franklin Street, said point witnessed by a 1" iron pin found in a monument box assembly. Thence North 00°24'56" West along the centerline of Franklin Street, and the dividing line between Cuyahoga County and Geauga County a distance of 1031.05 feet to a point, said point being the northwest corner of land now or formerly owned by South Franklin Circle, PN: 02-154400, as recorded in OR Book 1822 Page 2045, in Geauga County Record of Deeds, (GCRD), and the South Franklin Circle Lot Consolidation Plat Volume 40 Page 27 in the Geauga County Record of Plats, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 00°24'56" West** along the centerline of Franklin Street and the dividing line between Cuyahoga County and Geauga County, passing through a 1" iron pin found in a monument box assembly at 218.16 feet, a total distance of **454.10** feet to a point, said point being the southwest corner of land now or formerly owned by Alan Alford, PN: 03-017770, as recorded in OR Book 1945 Page 622 in GCRD.

Thence **South 65°18'36" East** along the southerly line of Alford, aforementioned, and the southerly line of Veronica T. Baranek, Trustee, PN: 03-001200, as recorded in OR Book 1352 Page 981 in GCRD, passing through the easterly right of way of Franklin Street at 33.51 feet, said point witnessed by a 1-1/2" iron pipe found at North 44°48'24" West, 2.47 feet therefrom, a total distance of **813.07** feet to a point, said point being the southeast corner of land now or formerly owned by Baranek, aforementioned, and the southwest corner of land now or formerly owned by Mogul Corp., PN: 02-253300 as recorded in Deed Volume 889 Page 1098 in GCRD, said point witnessed by a 1-1/2" iron pipe found.

Thence **South 87°22'07" East** along the southerly line of land now or formerly owned by Mogul Corp., aforementioned, a distance of **569.54** feet to a point, said point being a northwesterly corner of land now or formerly owned by South Franklin, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **South 02°11'32" West** along a westerly line of land now or formerly owned by South Franklin, aforementioned, a distance of **78.85** feet to a point, said point being a northwesterly corner of land now or formerly owned by South Franklin, aforementioned, said point witnessed by a 1-1/2" iron pipe found, North 71°00'31" West a distance of 0.73 feet therefrom.

Thence **South 89°34'51" West** along a northerly line of land now or formerly owned by South Franklin, aforementioned, a distance of **1301.41** feet to a point in the centerline of Franklin Street, and the dividing line between Cuyahoga County and Geauga County, passing through the easterly right of way line of Franklin Street at 30.00 feet therefrom, said right of way witnessed by a 5/8" iron pin found South 81°09'41" West, 0.53 feet therefrom. Said point being the Place of Beginning, and containing **5.983 total acres** of land, 0.308 Acres within right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (1322) dated December, 2013, 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 intent of this description is to describe all land now or formerly owned by William A. Rowe and Kelly A. Clark, PN: 02-193100, OR Book 1927 Page 2587, in Geauga County Record of Deed.

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, P.S.
Ohio Registered Surveyor No. 7995
Dated: 12/31/13



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Rev