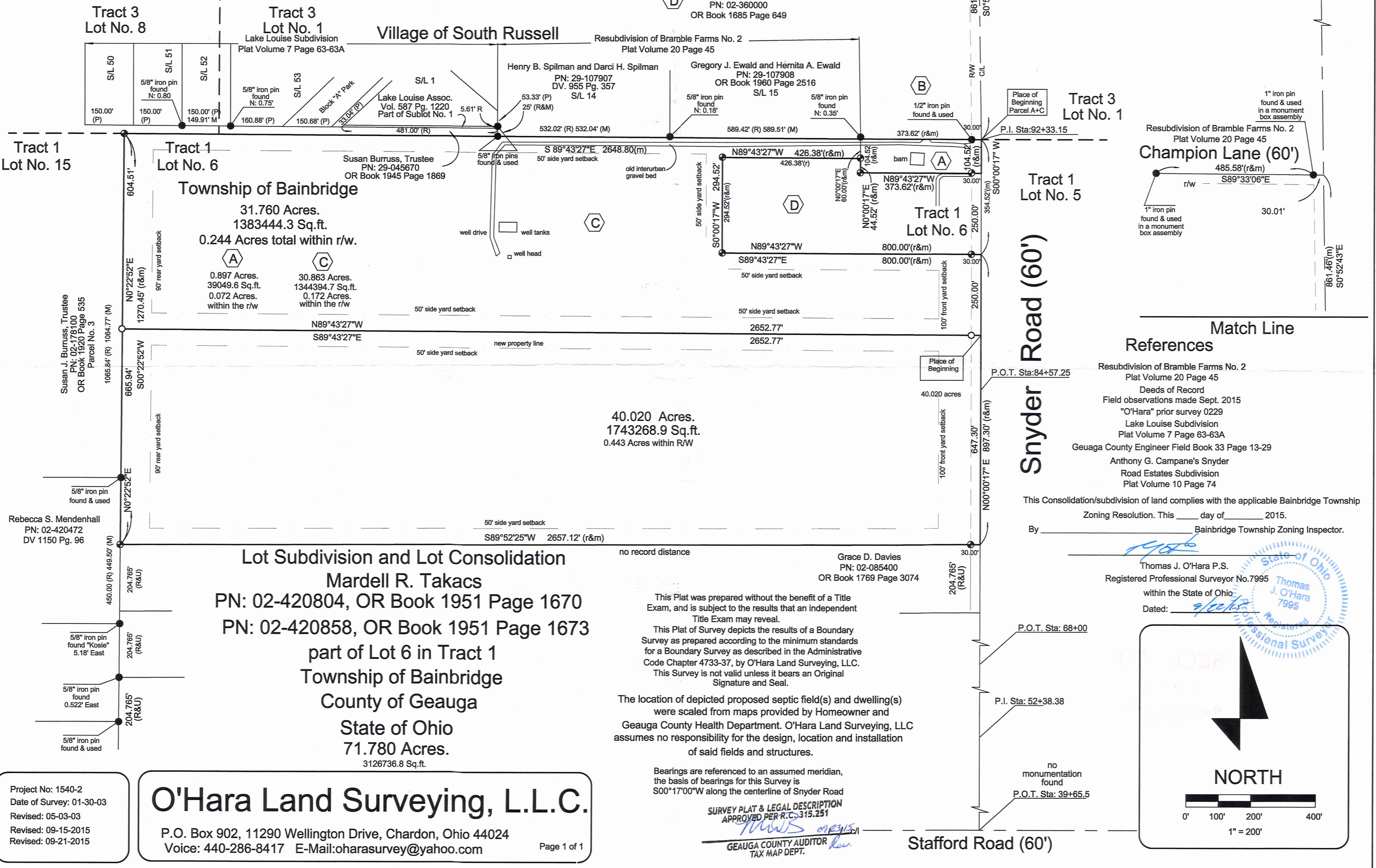


### LEGEND

(R) Record / Deed Distance	"O'Hara" 5/8" iron pin found & used	-x-x-x- Fence Line	-u-u-u- Utility Line
(M) Measured Distance	P.O.B. Place of Beginning	— Break Line	
(C) Calculated Distance	Occupation Line	Stone Monument Found	
(P) Record Plat Distance	● Survey Monument Found	Vol. Volume	
(U) Used Distance	⊙ 5/8" Dia. x 30" length Steel Rebar Set capped "O'Hara"	Pg. Page	
C/L Centerline		O.R. Official Record	
R/W Right of Way			

**Bainbridge Twp. Zoning**  
 5 acres minimum  
 minimum lot width 250 feet  
 minimum front yard 100 feet from R/W  
 minimum side yard 50 feet  
 minimum rear yard 90 feet  
 minimum front lot line 60 feet

- (A) **Mardell R. Takacs**  
PN: 02-420858  
OR Book 1951 Page 1673
- (B) **Mardell Takacs**  
PN: 29-094300  
OR Book 1854 Page 1623
- (C) **Mardell R. Takacs, et.al.**  
PN: 02-420804  
OR Book 1951 Page 1670
- (D) **Ted A. Batchelor and Deborah N. Batchelor**  
PN: 02-360000  
OR Book 1685 Page 649

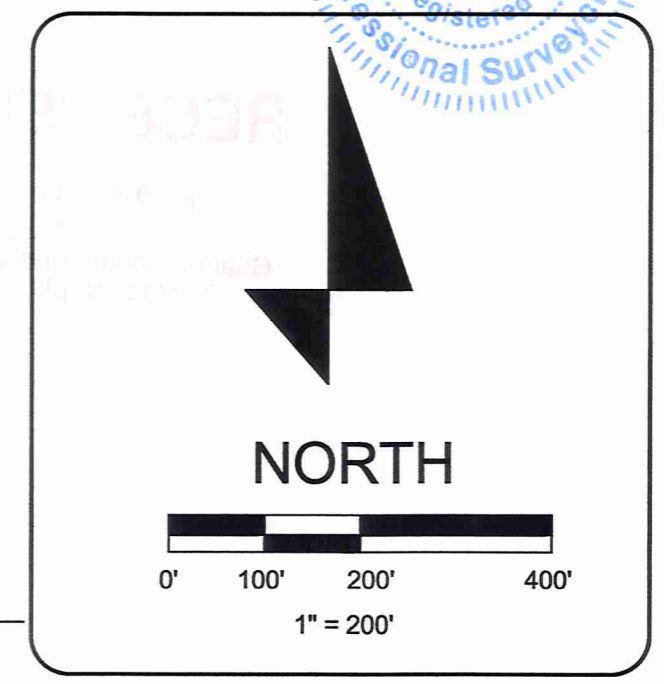


### References

- Resubdivision of Bramble Farms No. 2  
Plat Volume 20 Page 45
- Deeds of Record
- Field observations made Sept. 2015
- "O'Hara" prior survey 0229
- Lake Louise Subdivision  
Plat Volume 7 Page 63-63A
- Geauga County Engineer Field Book 33 Page 13-29
- Anthony G. Campana's Snyder  
Road Estates Subdivision  
Plat Volume 10 Page 74

This Consolidation/subdivision of land complies with the applicable Bainbridge Township Zoning Resolution. This \_\_\_ day of \_\_\_ 2015.  
 By \_\_\_\_\_ Bainbridge Township Zoning Inspector.

Thomas J. O'Hara P.S.  
 Registered Professional Surveyor No. 7995  
 within the State of Ohio  
 Dated: 9/22/15



**Lot Subdivision and Lot Consolidation**  
**Mardell R. Takacs**  
 PN: 02-420804, OR Book 1951 Page 1670  
 PN: 02-420858, OR Book 1951 Page 1673  
 part of Lot 6 in Tract 1  
 Township of Bainbridge  
 County of Geauga  
 State of Ohio  
 71.780 Acres.  
 3126736.8 Sq.ft.

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.  
 The location of depicted proposed septic field(s) and dwelling(s) were scaled from maps provided by Homeowner and Geauga County Health Department. O'Hara Land Surveying, LLC assumes no responsibility for the design, location and installation of said fields and structures.

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  
 GEAGA COUNTY AUDITOR  
 TAX MAP DEPT.

Project No: 1540-2  
 Date of Survey: 01-30-03  
 Revised: 05-03-03  
 Revised: 09-15-2015  
 Revised: 09-21-2015

**O'Hara Land Surveying, L.L.C.**  
 P.O. Box 902, 11290 Wellington Drive, Chardon, Ohio 44024  
 Voice: 440-286-8417 E-Mail: oharasurvey@yahoo.com

BA100240

BA100240

Takacs, Mardell (15-103)  
Picked-Up 09/23/15

Vol. 1999 pg 3485  
pn = 02-420858

**Land now or formerly owned by Mardell R. Takacs  
All of PN: 02-420858, OR Book 1951 Page 1673 with  
Part of PN: 02-420804, OR Book 1951 Page 1670**

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, being part of Lot Number 6, Tract 1, within said Township: Beginning at the point of intersection of the westerly right of way line of Snyder Road (60') with the centerline of Champion Lane (60'), said point witnessed by a 1" iron pin found in a monument box assembly, thence South 89°33'06" East along the centerline of Champion Lane a distance of 30.01 feet to a point, said point being the centerline intersection of Champion Lane and Snyder Road. Thence South 00°52'43" East along the centerline of Snyder Road a distance of 861.46 feet to a point, said point being on the South line of Lot Number 1, Tract Number 3, said point also being the dividing line between The Village of South Russell and Bainbridge Township, said point being the southeast corner of land now or formerly owned by Mardell Takacs, PN: 29-094300, as recorded in OR Book 1854 Page 1623 in Geauga County Record of Deeds, (GCRD), said point being a point of deflection in the centerline of Snyder Road, 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 **104.52** feet to a point, said point being the northeast corner of land now or formerly owned by Ted A. Batchelor and Deborah N. Batchelor, PN: 02-360000, as recorded in OR Book 1685 Page 649 in GCRD.

Thence the following five courses along the perimeter of land now or formerly owned by Batchelor, aforementioned:

**North 89°43'27" West**, passing through a 5/8" iron pin "O'Hara" found at 30.00 feet, a total distance of **373.62** feet to a point, said point witnessed by a 5/8" iron pin "O'Hara" found.

**North 00°00'17" East** a distance of **44.52** feet to a point, said point witnessed by a 5/8" iron pin "O'Hara" found.

**North 89°43'27" West** a distance of **426.38** feet to a point, said point witnessed by a 5/8" iron pin "O'Hara" found.

**South 00°00'17" West** a distance of **294.52** feet to a point, said point witnessed by a 5/8" iron pin "O'Hara" found.

**South 89°43'27" East** a distance of **800.00** feet to a point in the centerline of Snyder Road, said point being on the East line of Lot Number 6, passing through a 5/8" iron pin "O'Hara" found at 30.00 feet therefrom.

Thence **South 00°00'17" West** along the centerline of Snyder Road, and along the East line of Lot Number 6, a distance of **250.00** feet to a point, said point being a new property corner established.

Thence **North 89°43'27" West** along a new property line created a distance of **2652.77** feet to a point, said point being on the East line of land now or formerly owned by Susan J. Burruss, Trustee, PN: 02-178100, as recorded in OR Book 1920 Page 535, Parcel No. 3, in GCRD, said point being on the West line of Lot Number 6, said point witnessed by an iron pin set.

Thence **North 00°22'52" East** along the East line of land now or formerly owned by Burruss, aforementioned, and along the West line of Lot Number 6, a distance of **604.51** feet to a point, said point being on the South line of land now or formerly owned by Susan Burruss, Trustee, PN: 29-045670, as recorded in OR Book 1945 Page 1869, in GCRD, said point being the Northwest corner of Lot Number 6, and on the South line of Lot Number 8, Tract No. 3, said point being on the dividing line between South Russell Village and Bainbridge Township, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **South 89°43'27" East** along the South Line of Burruss, aforementioned, the North line of Lot Number 6, Tract 1, the dividing line between South Russell Village and Bainbridge Township, the South line of land now or formerly owned by Henry B. Spillman and Darci H. Spillman, PN: 29-107907, as recorded in DV 955 Page 357 in GCRD, being Sublot Number 14 in the Resubdivision of Bramble Farms No. 2, as recorded in Plat Volume 20 Page 45 in GCRD, the South line of land now or formerly owned by Gregory J. Ewald and Hernita A.

Ewald, PN: 29-107908, as recorded in OR Book 1960 Page 2516, in GCRD, being Sublot Number 15 in the Resubdivision of Bramble Farms No. 2, aforementioned, the South line of Mardell Takacs, aforementioned, a distance of **2648.80 feet** to a point in the centerline of Snyder Road, passing through a 1/2" iron pin found at 30.00 feet therefrom, said point being the northeast corner of Lot Number 6, said point being the Place of Beginning, and containing **31.760 total acres** of land, 0.244 acres within the right of way of Snyder Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1540) dated September, 2015, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

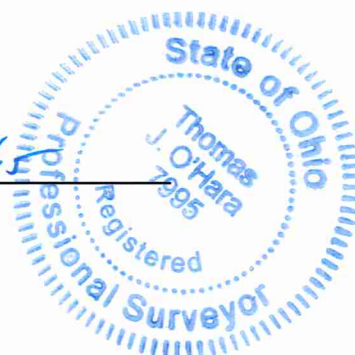
Bearings are referenced to an assumed meridian, the basis of bearings for this Survey is S00°17'00"W along the centerline of Snyder Road.

The intent of this description is to describe all of PN: 02-420858, OR Book 1951 Page 1673, 30.863 acres, with part of PN: 02-420804, OR Book 1951 Page 1670, 0.897 acres, 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  
 Thomas J. O'Hara, P.S.,  
 Ohio Registered Surveyor No. 7995

Dated:

9/21/15



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
Thomas J. O'Hara 09/23/15  
**GAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**



**Land now or formerly owned by Mardell R. Takacs  
Part of PN: 02-420804, OR Book 1951 Page 1670**

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, being part of Lot Number 6, Tract 1, within said Township: Beginning at the point of intersection of the westerly right of way line of Snyder Road (60') with the centerline of Champion Lane (60'), said point witnessed by a 1" iron pin found in a monument box assembly, thence South 89°33'06" East along the centerline of Champion Lane a distance of 30.01 feet to a point, said point being the centerline intersection of Champion Lane and Snyder Road. Thence South 00°52'43" East along the centerline of Snyder Road a distance of 861.46 feet to a point, said point being on the South Line Lot Number 1, Tract Number 3, said point also being the dividing line between The Village of South Russell and Bainbridge Township, said point being the southeast corner of land now or formerly owned by Mardell Takacs, PN: 29-094300, as recorded in OR Book 1854 Page 1623 in Geauga County Record of Deeds, (GCRD), said point being a point of deflection in the centerline of Snyder Road, and the East line of Lot Number 6. Thence South 00°00'17" West along the centerline of Snyder Road, a distance of 604.52 feet to a point, said point being a new property corner established.

Thence **South 00°00'17" West** along the centerline of Snyder Road, and the East line of Lot Number 6, a distance of **647.30** feet to a point, said point being the northeast corner of land now or formerly owned by Grace D. Davies, PN: 02-085400, as recorded in OR Book 1769 Page 3074 in GCRD.

Thence **South 89°52'25" West** along the North line of Davies, aforementioned, a distance of **2657.12** feet to a point, said point being on the East line of land now or formerly owned by Rebecca S. Mendenhall, PN: 02-420472, as recorded in DV 1150 Page 96 in GCRD, said point being on the West line of Lot number 6, said point witnessed by a 5/8" iron pin "O'Hara" found.

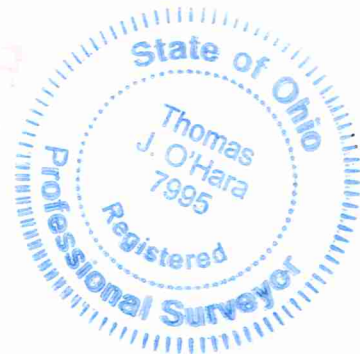
Thence **North 00°22'52" East** along the East line of land now or formerly owned by Mendenhall, aforementioned, the East line of land now or formerly owned by Susan J. Burruss, Trustee, PN: 02-178100, as recorded in OR Book 1920 Page 535, Parcel No. 3, in GCRD, and the West line of Lot Number 6, a distance of **655.94** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **South 89°43'27" East** along a new property line created, a distance of **2652.77** feet to a point in the centerline of Snyder Road, passing through an iron pin set at 30.00 feet therefrom, said point being the Place of Beginning, and containing **40.020 total acres** of land, 0.443 acres within the right of way of Snyder Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1540) dated September, 2015, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

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.

The intent of this description is to describe part of PN: 02-420804, OR Book 1951 Page 1670, 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 Dated: 9/23/15  
Thomas J. O'Hara, P.S.,  
Ohio Registered Surveyor No. 7995



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

Rev. 09/23/15  
**GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.**