

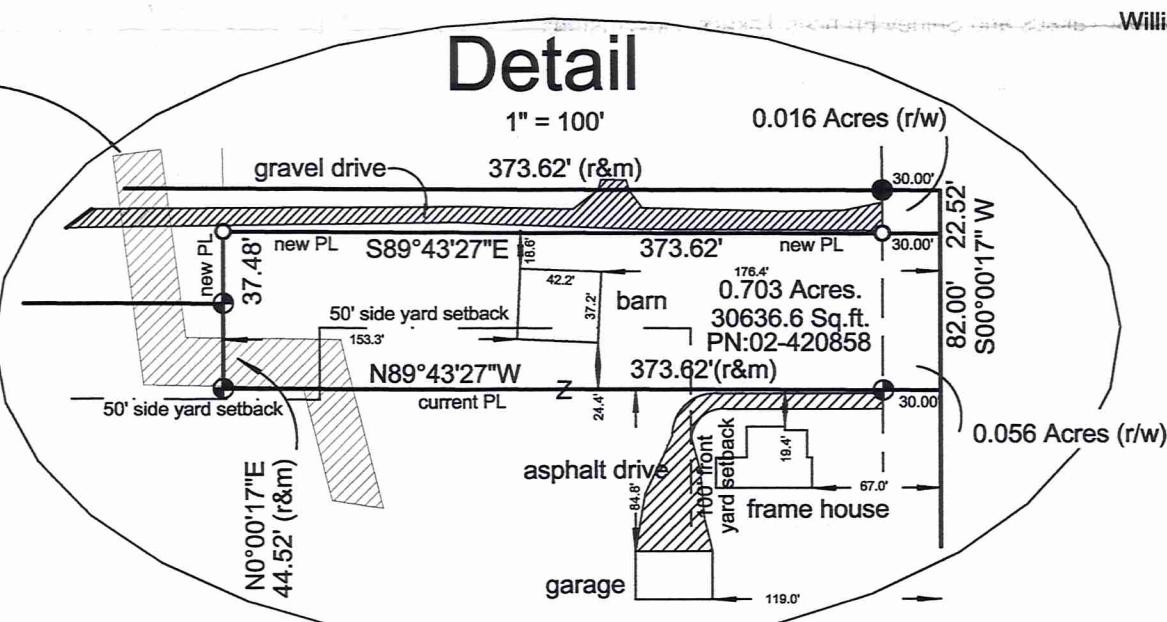
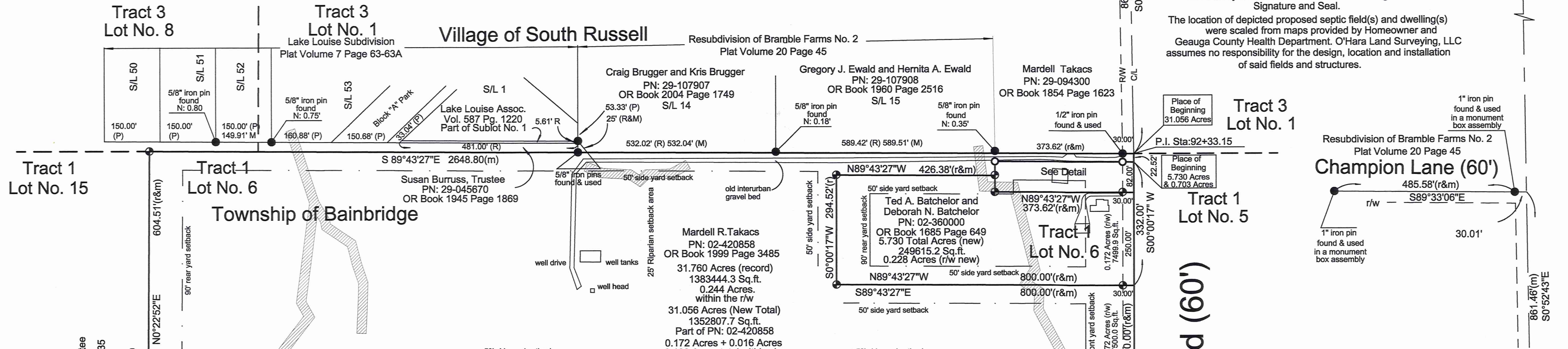
LEGEND

(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

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
 M.B. / S.M. 1/9/17  
 GEauga COUNTY AUDITOR  
 TAX MAP DEPT.

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.



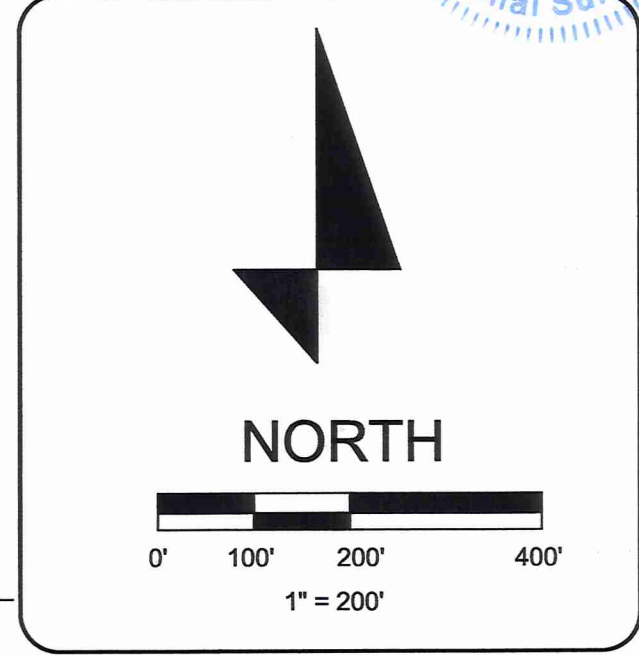
**Parcel Breakdown**  
 0.703 Acre Lot Subdivision - Part of PN:02-420858  
 5.730 Acre Consolidation (new) - All of PN: 02-360000 with 0.703 acre Part of PN: 02-420858  
 31.056 Acre (new) Residual Part of PN: 02-420858

**Lot Subdivision & Residual**  
**Mardell R. Takacs**  
 PN: 02-420858, OR Book 1999 Page 3485  
**Lot Consolidation**  
**Ted A. Batchelor and Deborah N. Batchelor**  
 PN: 02-0360000, OR Book 1685 Page 649  
 part of Lot 6 in Tract 1  
 Township of Bainbridge  
 County of Geauga  
 State of Ohio

- References**
- Resubdivision of Bramble Farms No. 2 Plat Volume 20 Page 45
  - Deeds of Record
  - Field observations made Dec, 2016
  - "O'Hara" prior survey 0229 & 1540
  - Lake Louise Subdivision Plat Volume 7 Page 63-63A
  - Geauga County Engineer Field Book 33 Page 13-29
  - Anthony G. Campane's Snyder Road Estates Subdivision Plat Volume 10 Page 74

**Snyder Road (60')**

This Consolidation/subdivision of land complies with the applicable Bainbridge Township Zoning Resolution. This \_\_\_\_ day of \_\_\_\_ 2017.  
 By \_\_\_\_\_ Bainbridge Township Zoning Inspector.  
 Thomas J. O'Hara P.S.  
 Registered Professional Surveyor No.7995  
 within the State of Ohio  
 Dated: 1/9/17



Project No: 1779  
 Date of Survey: 12/27/2016  
 Revised:  
 Revised:  
 Revised:

**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

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

BA100245

Batchelor-Takacs  
(17-001)  
Picked up 1/19/17  
Vol. 2027 pg 2019  
pn# 02-421382

**Land now or formerly owned by Mardell R. Takacs  
Part of PN: 02-420858, OR Book 1999 Page 3485 with**

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 also being the dividing line between Lot Number 1, Tract Number 3, The Village of South Russell and Lot Number 6, Tract Number 1, 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. Thence South 00°00'17" West along the East line of Lot Number 6, and along the centerline of Snyder Road, a distance of 22.52 feet to a point, said point being a new property corner established, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 00°00'17" West** along the centerline of Snyder Road, and the East line of Lot Number 6, a distance of **82.00** feet to a point, said point being a 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 **North 89°43'27" West**, along the North line of land now or formerly owned by Batchelor, aforementioned, 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 being an interior corner of land now or formerly owned by Batchelor, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **North 00°00'17" East** along the a East line of land now or formerly owned by Batchelor, aforementioned, a distance of **44.52** feet to a point, said point being a northeast corner of land now or formerly owned by Batchelor, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **North 00°00'17" East** along a new property line created, a distance of **37.48** 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 **373.62** feet to a point in the centerline of Snyder Road, passing through an iron pin set at 30.00 feet therefrom, said point being on the East line of Lot Number 6, said point being the Place of Beginning, and containing **0.703 total acres** of land, 0.056 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 (1779) dated December, 2016, 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 a portion of land now or formerly owned by Mardell R. Takacs, PN: 02-420858, OR Book 1999 Page 3485 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: 1/19/17  
Thomas J. O'Hara, P.S.,  
Ohio Registered Surveyor No. 7995



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

S.M./M.B. 1/19/17  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**

**Land now or formerly owned by Ted A. Batchelor and Deborah N. Batchelor  
All of PN: 02-36000, OR Book 1685 Page 649 Consolidated with  
Land now or formerly owned by Mardell R. Takacs  
Part of PN: 02-420858, OR Book 1999 Page 3485**

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 also being the dividing line between Lot Number 1, Tract Number 3, The Village of South Russell and Lot Number 6, Tract Number 1, 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. Thence South 00°00'17" West along the centerline of Snyder Road, and the East line of Lot Number 6, a distance of 22.52 feet to a point, said point being a new property corner established, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 00°00'17" West** along the centerline of Snyder Road, and along the East line of Lot Number 6, a distance of **332.00** feet to a point, said point being a north east corner of land now or formerly owned by Mardell R. Takacs, PN: 02-420858, as recorded in OR Book 1999 Page 3485 in GCRD.

Thence **North 89°43'27" West**, along the North line of land now or formerly owned by Takacs, aforementioned, passing through a 5/8" iron pin "O'Hara" found at 30.00 feet, a total distance of **800.00** feet to a point, said point being the interior corner of Takacs, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **North 00°00'17" East** along the easterly line of land now or formerly owned by Takacs, aforementioned, a distance of **294.52** feet to a point, said point being the interior corner of Takacs, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

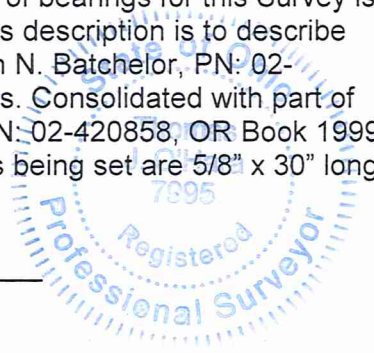
Thence **South 89°43'27" East**, along a South line of land now or formerly owned by Takacs, aforementioned, a distance of **426.38** feet to a point, said point being an interior corner of land now or formerly owned by Takacs, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **North 00°00'17" East** along a new property line created, a distance of **37.48** 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 **373.62** feet to a point in the centerline of Snyder Road, passing through an iron pin set at 30.00 feet therefrom, said point being on the East line of Lot Number 6, said point being the Place of Beginning, and containing **5.730 total acres** of land, 0.228 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 (1779) dated December, 2016, 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 land now or formerly owned by Ted A. Batchelor and Deborah N. Batchelor, PN: 02-360000, OR Book 1685 Page 649 Geauga County Record of Deeds. Consolidated with part of (0.703 acres) land now or formerly owned by Mardell R. Takacs, PN: 02-420858, OR Book 1999 Page 3485 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".

 Dated: 1/11/17  
Thomas J. O'Hara, P.S., Ohio Registered Surveyor No. 7995



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

m. B. L. S. M. 1/9/17  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**

**Residual Land now or formerly owned by Mardell R. Takacs  
Part of PN: 02-420858, OR Book 1999 Page 3485 with**

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  $89^{\circ}33'06''$  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  $00^{\circ}52'43''$  East along the centerline of Snyder Road a distance of 861.46 feet to a point, said point also being the dividing line between Lot Number 1, Tract Number 3, The Village of South Russell and Lot Number 6, Tract Number 1, 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  $00^{\circ}00'17''$  West** along the centerline of Snyder Road, and along the East line of Lot Number 6, a distance of **22.52** feet to a point, said point being a new property corner established.

Thence **North  $89^{\circ}43'27''$  West**, along a new property line created, passing through an iron pin set at 30.00 feet, a total distance of **373.62** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **South  $00^{\circ}00'17''$  West** along a new property line created, a distance of **37.48** feet to a point, said point being a 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 said point witnessed by a 5/8" iron pin "O'Hara" found.

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

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

**South  $00^{\circ}00'17''$  West** a distance of **294.52** feet to a point, said point witnessed by a 5/8" iron pin "O'Hara" found.

**South  $89^{\circ}43'27''$  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  $00^{\circ}00'17''$  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 the northeast corner of land now or formerly owned by William Ernest Takacs and Shirley Frances Takacs, Co-Trustees, PN: 02-421315, as recorded in OR Book 1999 Page 3482 in GCRD.

Thence **North  $89^{\circ}43'27''$  West** along the North line of land now or formerly owned by Takacs, aforementioned 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  $00^{\circ}22'52''$  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.

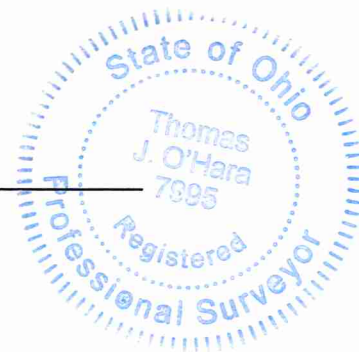
Thence **South  $89^{\circ}43'27''$  East** along the South Line of Burruss, aforementioned, the North line of Lot Number 6, Tract 1, the dividing line between South Russell Village and Bainbridge Township, the South line of land now or formerly owned by Craig Brugger and Kris Brugger, PN: 29-107907, as recorded in OR Book 2004 Page 1749 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, PN: 29-094300, 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 **31.056 total acres** of land, 0.188 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 (1779) dated December, 2016, 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 the residual portion of Land now or formerly owned by Mardell R. Takacs, PN: 02-420858, OR Book 1999 Page 3485 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: *1/2/17*  
 Thomas J. O'Hara, P.S.,  
 Ohio Registered Surveyor No. 7995



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

*M.B. / S.M.* *1/9/17*  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**