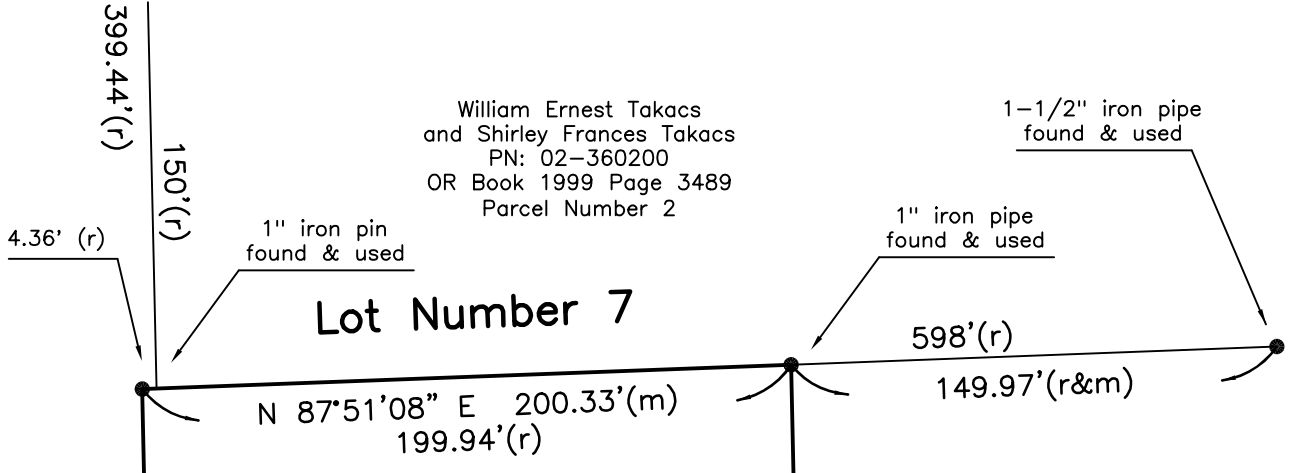


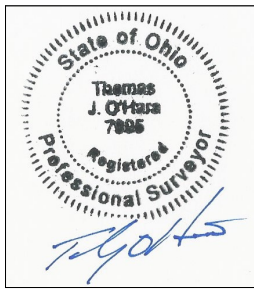
LEGEND / ABBREVIATIONS	
⊙	5/8" dia. x 30" long steel rebar set capped "O'Hara 7995"
●	survey monument found
nrd	no record distance
(c)	calculated distance
(u)	used distance
(m)	measured distance
(r)	record distance
—	tree line
r/w	right of way
c/l	centerline
—	own through
O.R.	official record
D.V.	deed volume
P.O.B.	place of beginning
All iron pipes found are measured (I.D.)	
GCE	Geauga County Engineer



William Ernest Takacs
and Shirley Frances Takacs
PN: 02-360200
OR Book 1999 Page 3489
Parcel Number 2



Re-Survey of land
now or formerly owned by
Robert A. Wrona and Christine L. Wrona
PN: 02-234700
OR Book 2096 Page 3490
Part of Lot Number 8, Tract 1
Township of Bainbridge
County of Geauga, State of Ohio



Thomas J. O'Hara
Professional Land Surveyor #7995
within the State of Ohio
Dated: 07-29-2020

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

07/31/2020
Stevan Roessum
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-084

PN: 02-234700
4.792 acres
208718.4 sq.ft.
0.138 acres
within the r/w

NOTES

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof. 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 in accordance to the minimum standards for a Boundary Survey as described in Administrative Code Chapter 4733-37, by O'Hara Land Surveying, L.L.C.. This survey is not valid unless it bears an Original Signature and Seal.

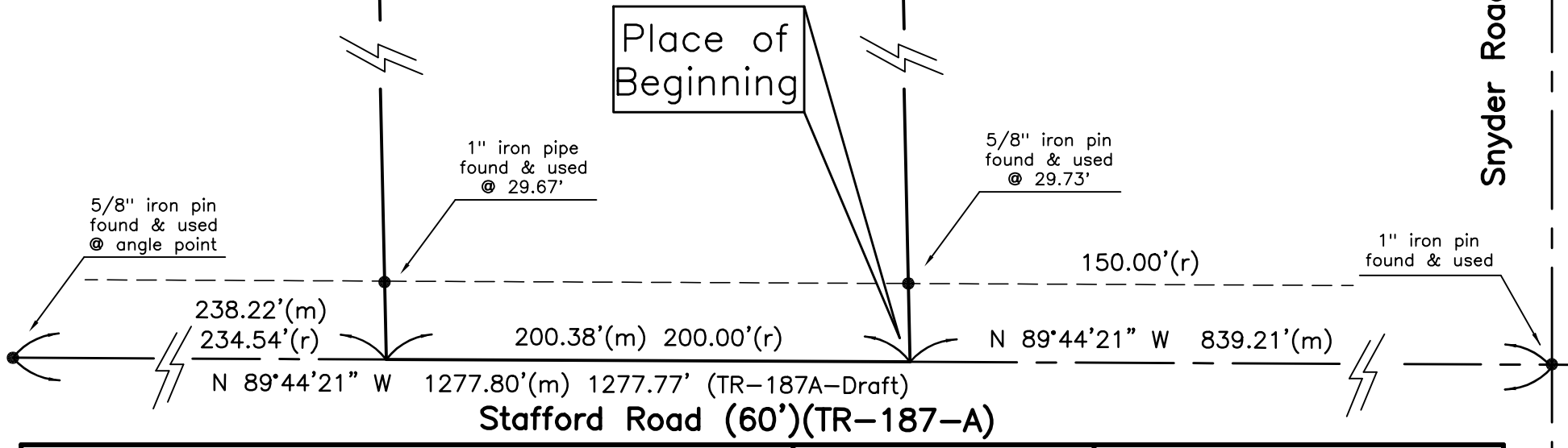
REFERENCES

Deeds of Record
Field observations made 07/28/2020
Plat Volume 12 Pages 9-15
GCE TR-187A-Draft

Susan J. Burruss, Trustee
PN: 02-178800
OR Book 1920 Page 535
Parcel Number 6

Dale M. Fazio and Lois L. Fazio
PN: 02-029900
OR Book 1778 Page 2270

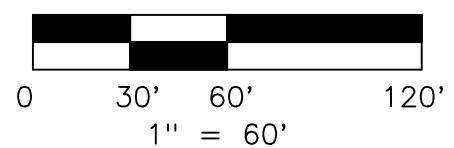
Place of Beginning



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

P.O. Box 902, Chardon Ohio 44024
oharasurveys@yahoo.com, 440-286-8417

Date of Survey
07/28/2020
Project No: 2637



Re-Survey of Land
Robert A. Wrona and Christine L. Wrona
PN: 02-234700
OR Book 2096 Page 3490
4.792 acres

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, being part of Lot Number 8, Tract 1 within said Township: Beginning at the point of intersection of the centerline of Snyder Road (60')(TR-192) with the centerline of Stafford Road (TR-187-A)(60'), said point being witnessed by a 1" iron pin found. Thence North 89°44'21" West a distance of 839.21 feet along the centerline of Stafford Road to a point, said point being the southwest corner of land now or formerly owned by Dale M. Fazio and Lois L. Fazio, PN: 02-029900, as recorded in OR Book 1778 Page 2270 in Geauga County Record of Deeds (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **North 89°44'21" West** along the centerline of Stafford Road, a distance of **200.38 feet** to a point, said point being the southeast corner of land now or formerly owned by Susan J. Burruss, Trustee, PN: 02-178800, as recorded in OR Book 1920 Page 535, Parcel Number 6, in (GCRD).

Thence **North 01°14'16" West** along the East line of PN: 02-178800, aforementioned, passing through a 1 inch iron pipe found at 29.67 feet, a total distance of **1037.77 feet** to a point, said point being an interior corner of PN: 02-178800, aforementioned, said point witnessed by a 1 inch iron pin found, said point being on the North line of Lot Number 8, the South line of Lot Number 7.

Thence **North 87°51'08" East** along a South line of PN: 02-178800, and the South line of land now or formerly owned by William Ernest Takacs and Shirley Frances Takacs, PN: 02-360200, as recorded in OR Book 1999 Page 3489, Parcel Number 2, and along the North line of Lot Number 8, the South line of Lot Number 7, a distance of **200.33 feet** to a point, said point being the northwest corner of PN: 02-029900, aforementioned, said point witnessed by a 1 inch iron pipe found.

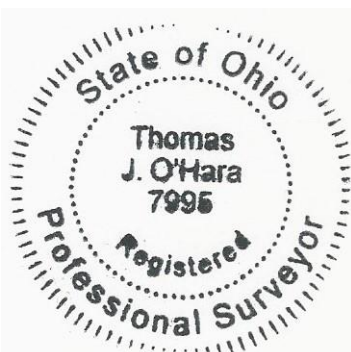
Thence **South 01°14'16" East** along the West line of PN: 02-029900, aforementioned, a distance of **1046.20 feet** to a point on the centerline of Stafford Road, passing through a 5/8" iron pin found at 29.73 feet, said point being the Place of Beginning, and containing **4.792 total acres** of land, 0.138 acres within the right of ways, be the same more or less, but subject to all legal highways, pursuant to a Survey (2637) dated July 2020, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe all of the land now owned by Robert A. Wrona and Christine L. Wrona, PN: 02-234700, as recorded in OR Book 2096 Page 3490, 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: 07-29-2020



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
James Kessner 07/31/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-084