

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
- ⊙ tree
- GCE Geauga County Engineer
- All iron pipes found are measured (I.D.)



Thomas J. O'Hara
 Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 10-19-2020

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan J. Marti Oct 19 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.
 20-107

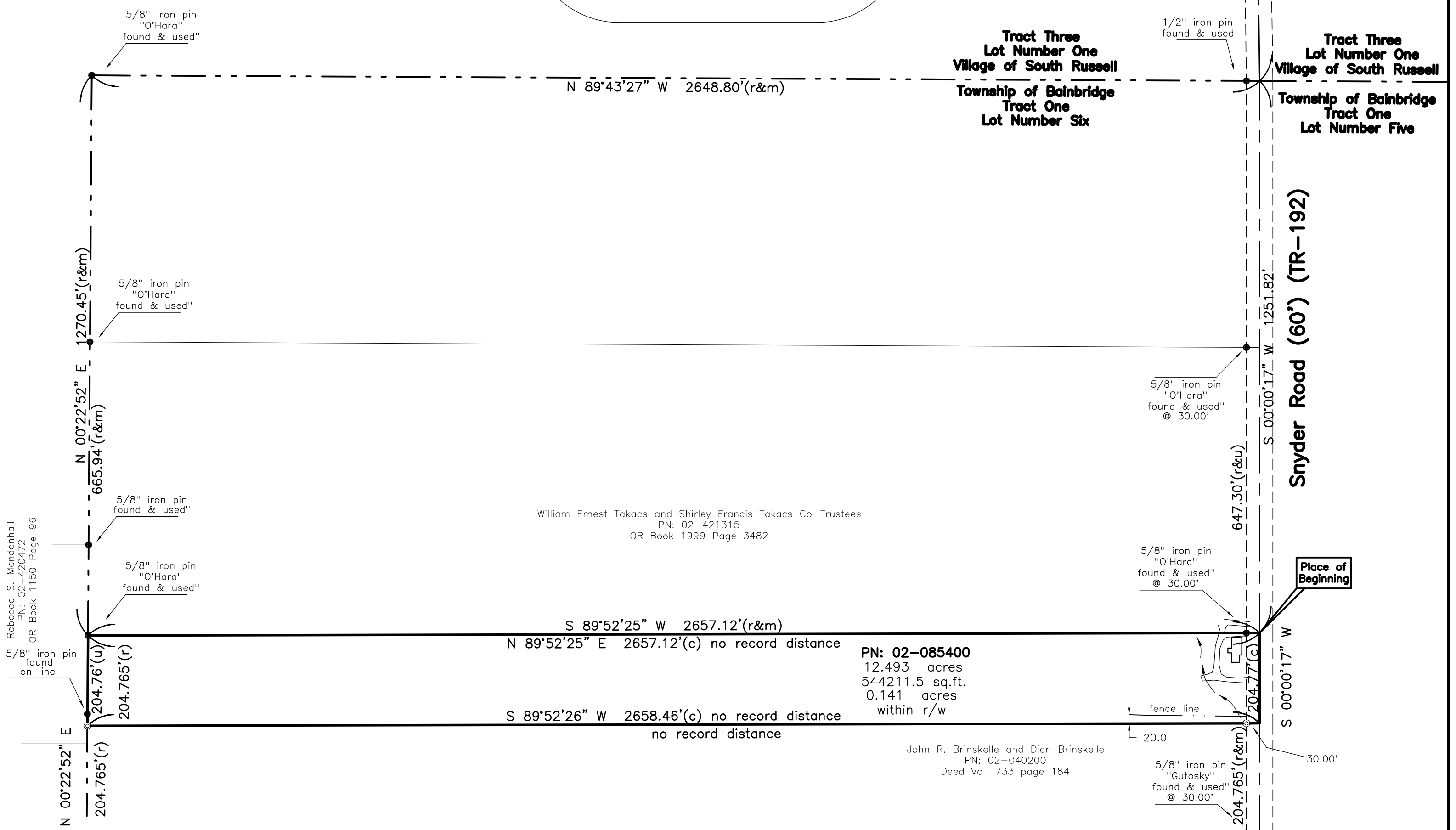
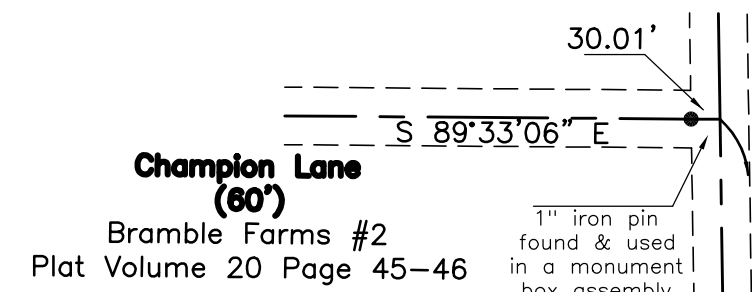
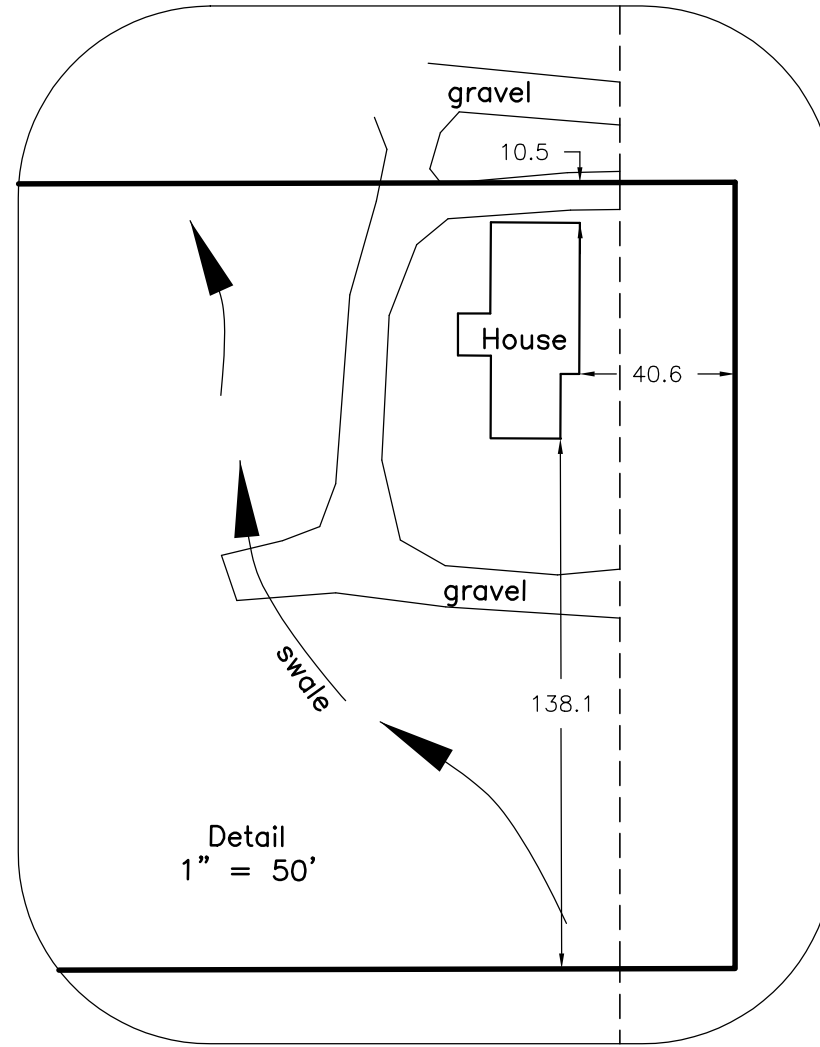
Boundary Survey
 land now or formerly owned by
 Deborah N. Batchelor and Ted A. Batchelor
 PN: 02-085400
 OR Book 2082 Page 1199
 Part of Lot Number Six, Tract One
 Township of Bainbridge
 County of Geauga, State of Ohio

NOTES

Bearings are referenced to as assumed meridian
 The basis of bearings for this survey is S 00°17'00"W along the centerline of Snyder Road.
 Distances are shown as U.S. Survey 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.

ZONING

Zoning Classification: R-5A
 Minimum lot acreage: 5 acres
 Minimum lot width: 250 feet
 Minimum front setback from r/w: 50 feet
 Minimum side setback: 75 feet
 Minimum rear setback: 90 feet
 Minimum Front lot lines: 60 feet



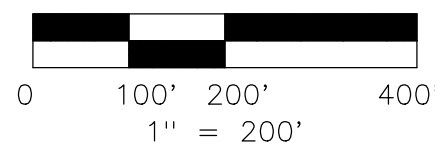
William Ernest Takacs and Shirley Francis Takacs Co-Trustees
 PN: 02-421315
 OR Book 1999 Page 3482

PN: 02-085400
 12.493 acres
 544211.5 sq.ft.
 0.141 acres
 within r/w

John R. Brinskelle and Dian Brinskelle
 PN: 02-040200
 Deed Vol. 733 page 184

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

Date of Survey
 10/12/2020
 Project No: 2440-03



REFERENCES

- Deeds of Record
- Field observations made 10-12-2020
- O'Hara Land Surveying LLC, Survey #1540
- Plat Volume 20 Page 45-46
- GCE Field Book 33 Page 13-29

**Survey of Land now or formerly owned by
Deborah N. Batchelor and Ted A. Batchelor
PN: 02-085400, OR Book 2082 Page 1199**

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 (TR-192)(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 a point of deflection in the centerline of Snyder Road, and the Northeast corner of Lot Number 6. Thence South 00°00'17" West along the centerline of Snyder Road, and the East line of Lot Number 6, a distance of 1251.82 feet to a point, said point being the southeast corner of land now or formerly owned by William Ernest Takacs and Shirley Francis Takacs Co-Trustees, PN: 02-421315, as recorded in OR Book 1999 Page 3482 in Geauga County Record of Deeds (GCRD), 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 **204.77** feet to a point, said point being the northeast corner of land now or formerly owned by John R. Brinskelle and Dian Brinskelle, PN: 02-040200, as recorded in Deed Volume 733 Page 184 in GCRD.

Thence **South 89°52'26" West** along the North line of PN:02-040200, aforementioned, passing through an iron pin set at 30.00 feet, a total distance of **2658.46** 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 OR Book 1150 Page 96 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 Mendenhall, aforementioned, and the West line of Lot Number 6, a distance of **204.76** feet to a point, said point being the southwest corner of PN: 02-421315, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **North 89°52'25" East** along the South line of PN: 02-421315, aforementioned, a distance of **2657.12** feet to a point in the centerline of Snyder Road, passing through a 5/8" iron pin "O'Hara" found at 30.00 feet therefrom, said point being the Place of Beginning, and containing **12.493 total acres** of land, 0.141 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 (2440-03) dated October, 2020, 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: 02-085400, OR Book 2082 Page 1199 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".



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

Susan J. Martini Oct 19 2020
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**