

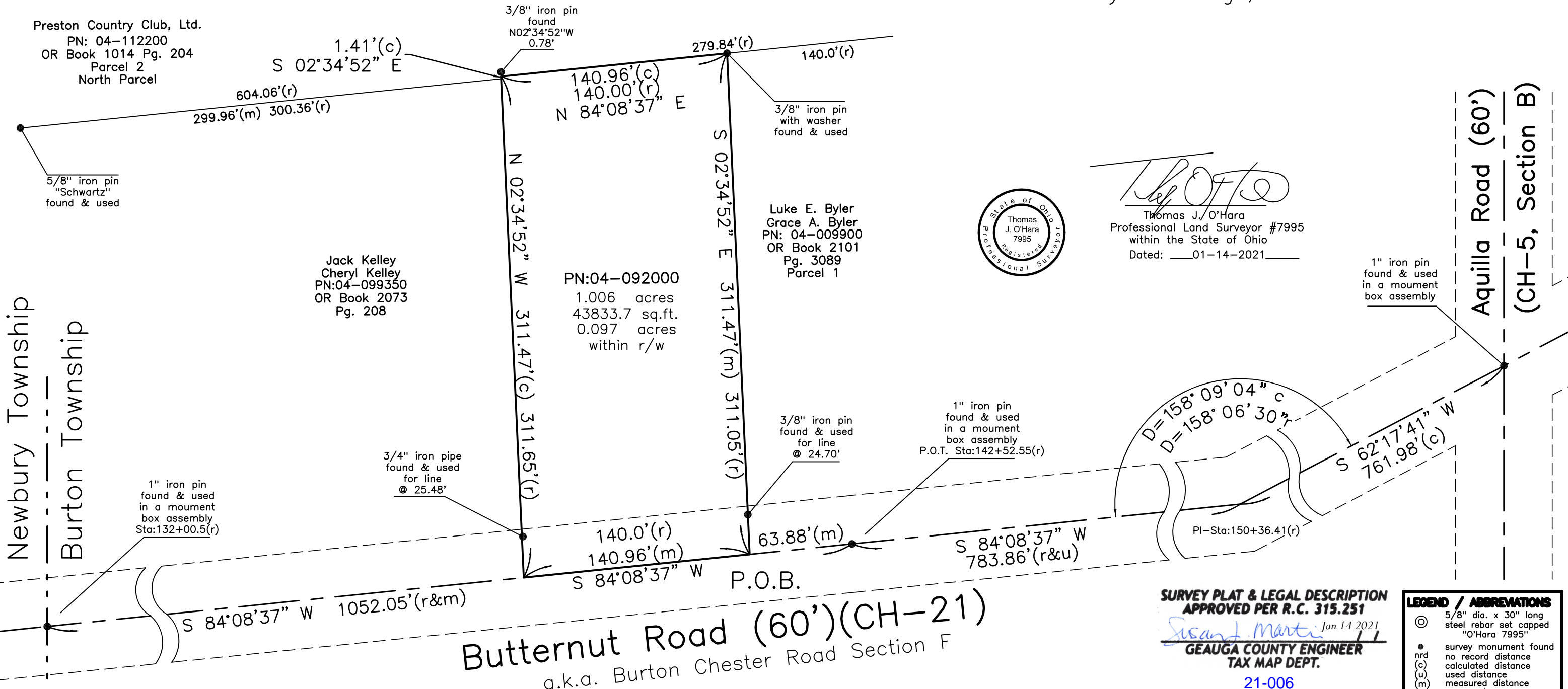
NOTES

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.

Re-Tracement Survey
land now or formerly owned by
John J. Sutter
PN: 04-092000
OR Book 2071 Page 3272
Part of Lot Number 1
Township of Burton
County of Geauga, State of Ohio

21-006

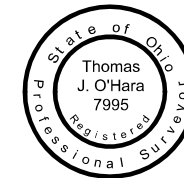


Preston Country Club, Ltd.
PN: 04-112200
OR Book 1014 Pg. 204
Parcel 2
North Parcel

Jack Kelley
Cheryl Kelley
PN:04-099350
OR Book 2073
Pg. 208

PN:04-092000
1.006 acres
43833.7 sq.ft.
0.097 acres
within r/w

Luke E. Byler
Grace A. Byler
PN: 04-009900
OR Book 2101
Pg. 3089
Parcel 1



Thomas J. O'Hara
Thomas J. O'Hara
Professional Land Surveyor #7995
within the State of Ohio
Dated: 01-14-2021

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan J. Martin Jan 14 2021
GEOGA COUNTY ENGINEER
TAX MAP DEPT.
21-006

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
(t)	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	Gauga County Engineer

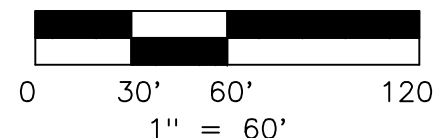
REFERENCES

Deeds of Record
Field observations made 01/11/2021
Gauga County Engineer Field Book 125 page 13
Gauga County Engineer Field Book 128 page 50

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

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

Date of Survey
01/12/2021
Project No: 2727



21-006

John J. Sutter
PN: 04-092000
OR Book 2071 Page 3272
1.006 acres

Situated in the Township of Burton, County of Geauga, State of Ohio, being part of Lot Number 1, within said Township: Beginning at the point of intersection of the centerline of Aquilla Road (60')(CH-5, Section B) with the centerline of Butternut Road (CH-21-Section F)(60'), said point being witnessed by a 1" iron pin found in a monument box assembly. Thence South 62°17'41" West along the centerline of Butternut Road, a distance of 761.98 feet to an angle point. Thence South 84°08'37" West along the centerline of Butternut Road, a distance of 783.86 feet to P.O.T, said point witnessed by a 1" iron pin found in a monument box assembly. Thence continuing South 84°08'37" West along the centerline of Butternut Road, a distance of 63.88 feet a point, said point being the southwest corner of land now or formerly owned by Luke E. Byler and Grace A. Byler, PN: 04-009900, as recorded in OR Book 2101 Page 3089, Parcel Number one, in Geauga County Record of Deeds (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 84°08'37" West** continuing along the centerline of Butternut Road, a distance of **140.96 feet** to a point, said point being the southeast corner of land now or formerly owned by Jack Kelley and Cheryl Kelley, PN: 04-099350, as recorded in OR Book 2073 Page 208 (GCRD).

Thence **North 02°34'52" West** along the East line of PN: 04-099350, aforementioned, and an East line of land now or formerly owned by Preston Country Club, Ltd., PN: 04-112200, as recorded in OR Book 1014 Page 204, Parcel 2. North Parcel (GCRD), passing through a 3/4" iron pipe found at 25.48 feet a total distance of **311.47 feet** to a point, said point being an interior corner of PN: 04-112200, aforementioned, said point witnessed by a 3/8" iron pin found North 02°34'52" West a distance of 0.78 feet therefrom.

Thence **North 84°08'37" East** along a South line of PN: 04-112200, aforementioned, a distance of **140.96 feet** to a point, said point being the northwest corner of PN: 04-009900, aforementioned, said point witnessed by a 3/8" iron pin with washer found.

Thence **South 02°34'52" East** along the west line of PN: 04-009900, aforementioned, a distance of **311.47 feet** to a point on the centerline of Butternut Road, said point witnessed by a 3/8" iron pin found at 24.70 feet therefrom, said point being the Place of Beginning, and containing **1.006 total acres** of land, 0.097 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (2727) dated January 2021, 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 John J. Sutter, PN: 04-092000, as recorded in OR Book 2071 Page 3272, as recorded 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: 01-14-2021



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan J. Martin Jan 14 2021
GEAUGA COUNTY ENGINEER
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