



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

Survey of land
 now or formerly owned by
 Joy L. Samstag, Trustee
 PN: 05-030310
 OR Book 1849 Page 1026
 Part of Great Lot Number 36, Village Lot 21
 Village of Burton
 County of Geauga, State of Ohio

0.330 acres
 14391.3 sq.ft.
 0.000 acres within r/w

LINE	BEARING	RECORD DISTANCE	USED DISTANCE
L1	S 88°38'53" W	44.50'	44.50'
L2	N 88°38'53" E	44.50'	44.50'
L3	N 38°39'08" E	39.16'	
L4	N 63°23'27" W	28.22'	

NOTES

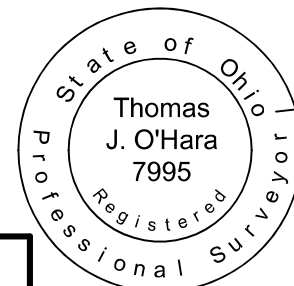
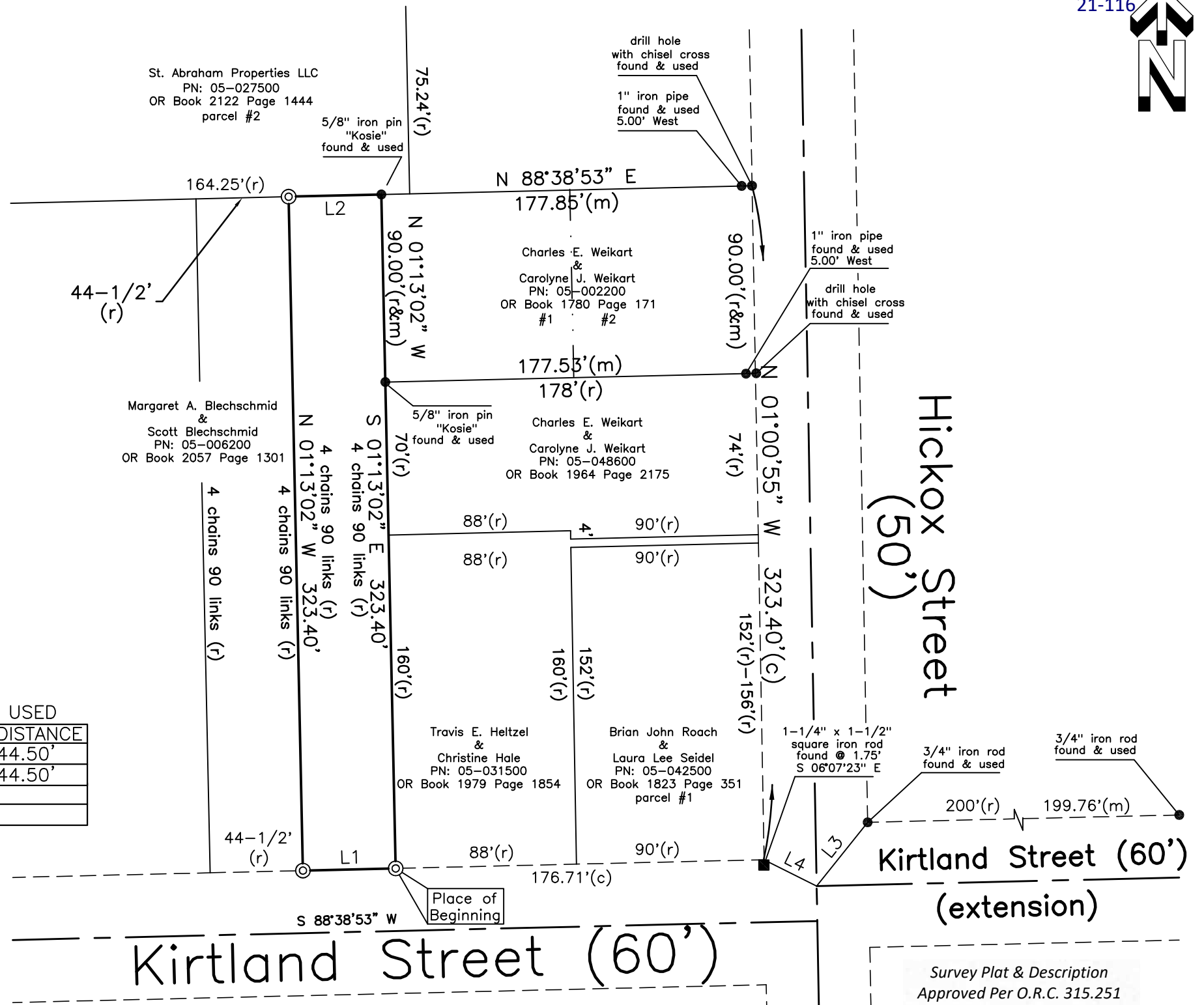
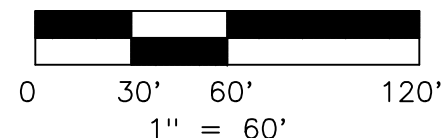
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network
 Distances are shown as U.S. Foot and decimal parts thereof.

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.

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

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

Date of Survey
 07/28/2021
 Project No: 2960



Thomas J. O'Hara
 Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 07-28-2021

Survey Plat & Description
 Approved Per O.R.C. 315.251
 Geauga County Engineer
 Reviewed under the supervision of
 Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 07/28/2021

21-116

REFERENCES

Deeds of Record
 Field observations made 07-26-2021
 DBK & Associates, Survey Plat No 608 08
 Dean Subdivision, PV 5 Page 3-4

Boundary Survey
Joy L. Samstag, Trustee
PN: 05-030310, OR Book 1849 Page 1026
0.330 acres

Situated in the Village of Burton, County of Geauga, State of Ohio, being part of Great Lot Number 36, Village Lot 21, within said Village: Beginning at the point of intersection of the West right of way line of Hickox Street (50') with the North right of way line of Kirtland Street (60'), said point witnessed by a 1-1/4"x1-1/2" square iron rod found South 06°07'23" East a distance of 1.75 feet therefrom. Thence South 88°38'53" West along the North right of way line of Kirtland Street, a distance of 176.71 feet to a point, said point being the southwest corner of land now or formerly owned by Travis E. Heltzel and Christine Hale, PN: 05-031500, as recorded in OR Book 1979 Page 1854, in Geauga County Record of Deeds (GCRD), said point witnessed by an iron pin set, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 88°38'53" West** along the North right of way line of Kirtland Street, a distance of **44.50 feet** to a point, said point being the southeast corner of land now or formerly owned by Margaret A. Blechschmid and Scott Blechschmid, PN: 05-006200, as recorded in OR Book 2057 Page 1301 (GCRD), said point witnessed by an iron pin set.

Thence **North 01°13'02" West** along the east line of PN: 05-006200, aforementioned, a distance of **323.40 feet** to a point, said point being on the South line of land now or formerly owned by St. Abraham Properties LLC, PN: 05-027500, as recorded in OR Book 2122 Page 1444, Parcel Number 2 (GCRD), said point witnessed by an iron pin set.

Thence **North 88°38'53" East** along a South line of PN: 16-027500, aforementioned, a distance of **44.50 feet** to a point, said point being the northwest corner of land now or formerly owned by Charles E. Weikart and Carolyne J. Weikart, PN: 05-002200, as recorded in OR Book 1780 Page 171, Parcel Number One (GCRD), said point witnessed by a 5/8" iron pin "Kosie" found.

Thence **South 01°13'02" East** along the West line of PN: 05-002200, aforementioned, and the West line of land now or formerly owned by Charles E. Weikart and Carolyne J. Weikart, PN: 05-048600, as recorded in OR Book 1964 Page 2175 (GCRD), and the West line of PN: 05-031500, aforementioned, passing through a 5/8" iron pin "Kosie" found at 90.00 feet, a total distance of **323.40 feet** to a point, said point being the Place of Beginning, and containing **0.330 total acres** of land, 0.000 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (2960) dated July 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 Joy L. Samstag, Trustee, PN: 05-030310, as recorded in OR Book 1849 Page 1026 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: 07/28/2021



Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 07/28/2021