

State of Ohio
 Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 9/8/15

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 sm/mas 9/9/15
 GAUGA COUNTY AUDITOR
 TAX MAP DEPT. Revised

Survey of Land now or formerly owned by
 Larry L. Diemand and Bruce R. Diemand
 PN: 10-040890. Deed Volume 776 Page 1053
 Part of Lot Number 108 and 138
 City of Chardon, County of Geauga, State of Ohio

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.

References:
 Deeds of Record
 Field Observations made August 2015
 Howard R. Selee + Associates Survey
 dated June 2012
 Baltimore and Ohio Railroad Station map
 station 1907+70 to 1960+00, June 30, 1918
 Crabbs' Surveying Service Survey 8549 plot dated 11-29-1999

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.

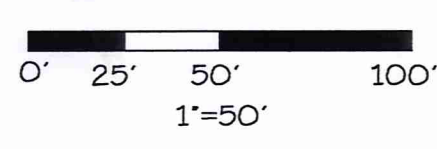
LEGEND

- 5/8" dia. x 30" long steel rebar set capped "O'Hara"
- survey monument found
- tree line
- x- fence line
- r/w street right of way
- c/l street centerline
- own through
- or official record
- dv deed volume
- p.o.b. place of beginning
- (c) calculated distance
- (r) record distance
- (m) measured distance
- (u) used distance
- break line

2.032 Acres.
 88527.8 Sq.ft.
 0.038 Acres within R/W

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

Date of Survey
 08-12-2015
 Project No.: 1535



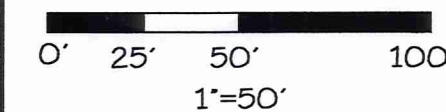
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O'Hara Land Surveying, L.L.C

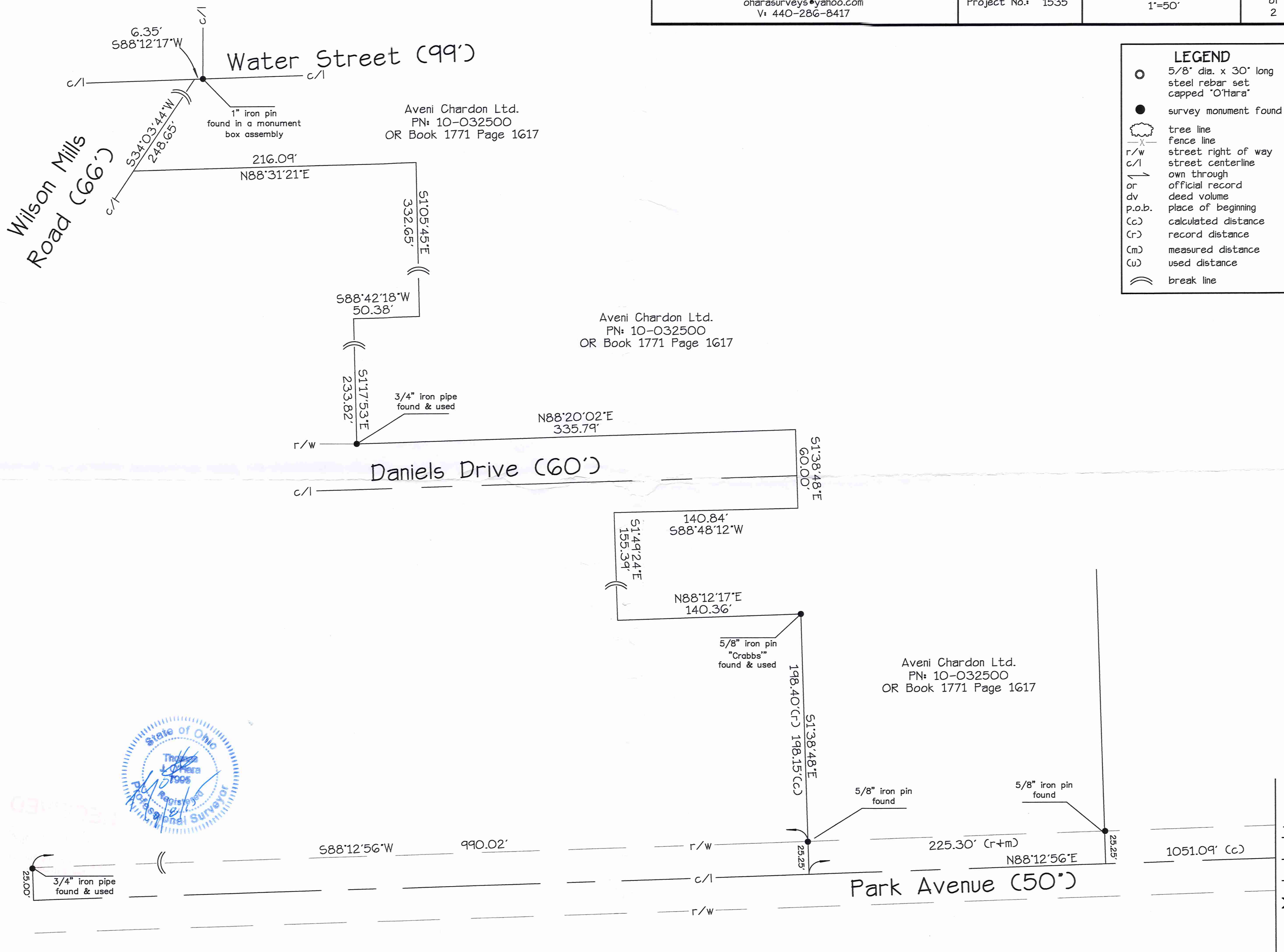
P.O. Box 902, Chardon, Ohio 44024
oharasurvey@yahoo.com
V: 440-286-8417

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Sheet

2
of
2



**Land now or formerly owned by Larry L. Diemand and Bruce R. Diemand
PN: 10-040890, Deed Volume 776 Page 1053,**

Situated in the City of Chardon, County of Geauga, State of Ohio, being part of Lot Numbers 108 and 138 in said City: Beginning at the point of intersection of the centerline of Water Street (99') and Wilson Mills Road (66'), said point witnessed by a 1" iron pin found in a monument box assembly, thence along the centerline of Water Street, South $88^{\circ}12'17''$ West a distance of 6.35 feet to a point, thence along the centerline of Wilson Mills Road South $34^{\circ}03'44''$ West a distance of 248.65 feet to a point, said point being a southwest corner of land now or formerly owned Aveni Chardon Ltd. PN: 10-032500, as recorded in OR Book 1771 Page 1617 Geauga County Record of Deeds, (GCRD), thence along the westerly, southerly and northerly lines of Aveni, aforementioned the following courses,

Thence North $88^{\circ}31'21''$ East a distance of 216.09 feet to a point.

Thence South $01^{\circ}05'45''$ East a distance of 332.65 feet to a point.

Thence South $88^{\circ}42'18''$ West a distance of 50.38 feet to a point.

Thence South $01^{\circ}17'53''$ East a distance of 233.82 feet to a point in the north line of Daniels Drive (60'), said point witnessed by a 3/4" iron pipe found.

Thence along the north right of way line of Daniels Drive (60'), North $88^{\circ}20'02''$ East, a distance of 335.79 feet to the terminus point of Daniels Drive.

Thence South $1^{\circ}38'48''$ East a distance of 60.00 feet to a point.

Thence South $88^{\circ}48'12''$ West a distance of 140.84 feet to a point.

Thence South $1^{\circ}49'24''$ East a distance of 155.39 feet to a point.

Thence North $88^{\circ}12'17''$ East a distance of 140.36 feet to a point, said point witnessed by a 5/8" iron pin "Crabbs" found.

Thence South $1^{\circ}38'48''$ East a distance of 198.15 feet to a point, said point being on the centerline of Park Avenue (50'), passing through a 5/8" iron pin found at 25.25 feet therefrom.

Thence North $88^{\circ}12'56''$ East along the centerline of Park Avenue, a distance of 1051.09 feet to a point, said point being the northeast corner of land now or formerly owned by The Cleveland Electric Illuminating Co., PN: 10-601000, as recorded in DV 174 Page 279, in (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **North $88^{\circ}12'56''$ East** along the centerline of Park Avenue, a distance of **66.79** feet to a point, said point being the northwest corner of land now or formerly owned by The Village of Chardon (now City), PN: 10-709572, as recorded in DV 973 Page 1287, in GCRD.

Thence **South $01^{\circ}05'29''$ East** along the West line of land now or formerly owned by The Village of Chardon (now City), aforementioned, passing through an iron pin set at 26.00 feet (public sidewalk encroaches) a distance of **683.23** feet to a point, said point being on the North line of land now or formerly owned by The City of Chardon, PN: 10-165738, as recorded in OR Book 1949 Page 707, said point being the southwest corner of land now or formerly owned by The Village of Chardon (now City), aforementioned, said point witnessed by a 1" iron pipe found.

Thence **South $86^{\circ}58'28''$ West** along the North line of land now or formerly owned by The City of Chardon, aforementioned, a distance of **43.70** feet to a point, said point being an interior corner of land now or formerly owned by The City of Chardon, aforementioned, said point witnessed by a 1" iron pipe found.

