

WINTERGREEN HILLS SUBDIVISION NO. 3
PLAT VOLUME 10 PAGE 36
Warren J. + Janette Jevnikar 601/810
Mark W. + Brenda J. Jackson 1327/974
John E. + Mary Fran Bennett 1007/32

William C. + Deborah L. Hofstetter 851/391

Record P.O.B. 502/210
1" iron pipe found + used

William C. + Deborah L. Hofstetter 851/391

Township of Chardon
Village of Chardon

Township of Chardon
Village of Chardon
161.22' (R) S42°38'49"E
161.00' (R&C)
140.61' (R) S44°04'39"E
141.00' (R&C)
139.32' (R) S44°58'45"E
138.85' (M) S48°24'37"E
139.4' (R)
146.47' (M) S48°24'37"E
146.6' (R)

Township of Chardon
Village of Chardon

Tony J. Pryately
502/210
Parcel No. 1
60.351 Acres (R)
60.439 Acres (M)

LOT 127
LOT 128

Mark D. + Laurie A. Bevington 733/1101

Connie Adams Eldridge 924/595

82.29' (Plot) 199.95' (Plot)
454.40' (R)
1059.7' (M) 1059.7' (R)
574.47' (R)
N01°37'52"W

1" iron pipe found + used

1" iron pipe found + used

1" pinch top iron pipe found + used

3/4" iron pipe found + used

Village of Chardon 532/1075

592.9' (R) 592.9' (R) 597.60' (M) 592.9' (R) S00°40'56"E

3/4" iron pipe found 5.39 North of corner

685.55' (R&M) 765.2' (R&M) 770.48' (M)

5/8" iron pin capped 'Temple' found + used

S88°17'20"W 2590.60' (M) 2591.9' (R)

The Board of Education of the Chardon Local School District 1240/362

Village of Chardon 749/36
8.04'
13.99'
30.00'
1/2" iron pin found + used

PLACE OF BEGINNING

1" iron pin found + used monument box assembly

S/L 17 William J. + Mary C. Price 1075/1020

S/L 16 Donald + Catherine A. Gurnick 1047/160

S/L 15 Matthew S. + Elizabeth A. Herman 1298/888

S/L 13 James L. + Paulette Howell 861/361

S/L 12 James L. + Paulette Howell 973/1158

S/L 11 Jeffrey B. + Janice B. Balcken 852/903

S/L 14 James B. Varholick + Barbara M. Hursh 1157/683

Richard C. + Billie J. Erickson 964/401

1" iron pin found + used monument box assembly

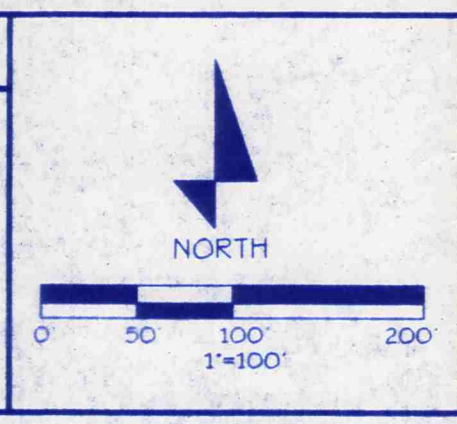
MAPLE HILL SUBDIVISION PLAT VOLUME 18 PAGE 87

570.02' (Plot) 569.92' (M) 569.86' (Deed)

5/8" iron pin capped 'Temple' found + used

BOUNDARY SURVEY
O&H SURVEY GROUP, L.L.C.

LEGEND
(R) Record Distance
(M) Measured Distance
(C) Calculated Distance
-U-U- Utility Line
R/W Right of Way
P.O.B. Place of Beginning
● Survey Monument Found
○ 5/8" x 30" Pin Set
555/555 Deed Volume and Page
-X-X-X Fence Line
C/L Centerline
- Break Line



STATE OF OHIO
THOMAS
Thomas J. O'Hara
Registered Surveyor No. 7995
Within the State of Ohio

The basis of bearings for this survey is S88°17'20"W as observed between two monuments so noted on said plat. Per Plat Volume 18 Page 87

This Survey is a Boundary Survey prepared in accordance with Chapter 4733-37 of the Administrative Code.

PLAT OF SURVEY
FOR
TONY J. PRYATLEY
DEED VOLUME 0502-0210
VILLAGE OF CHARDON
COUNTY OF GEauga
STATE OF OHIO
PART OF LOT NOS. 127 & 128
TRACT NO. 3

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 01/17/201
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Page 1 of 1
All iron pins noted as being set are 5/8" Dia. x 30" Long Steel Rebar bearing plastic cap 'OHARA 7995'

Job Number:
0059



CHC 00084

O&H Survey Group, L.L.C.
P.O. Box 902, Chardon Ohio 44024

Voice: 440-286-8417
Fax: 440-286-8873
OH Surveys@aol.com

Mortgage Location Surveys
ALTA/ACSM Land Title Surveys
Boundary Surveys

Pryately
Picked up 01-17-2001
10-118700

Tony J. Pryately
60.439 Acres

Situated in the Village of Chardon, County of Geauga, State of Ohio, being part of Original Lot Nos. 127 and 128 in Tract Three: Beginning at the southeast corner of land now or formerly owned by The Village of Chardon as recorded in Deed Volume 749 Page 36 in Geauga County Record of Deeds, said point being 13.99 feet from the angle point on Canfield Road as shown on Plat Volume 18 Page 87 in Geauga County Record of Plats, said point witnessed by a 1/2" iron pin found, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 01°37'52" West**, along the easterly line of land now or formerly owned by The Village of Chardon, aforementioned, and the easterly line of land now or formerly owned by Connie Adams Eldridge as recorded in Deed Volume 924 Page 595 in Geauga County Record of Deeds, and the easterly line of land now or formerly owned by Mark D. and Laurie A. Bevington as recorded in Deed Volume 733 Page 1101 in Geauga County Record of Deeds, a distance of **1059.10** feet to a point, said point being on the southerly line of Wintergreen Hills Subdivision No. 3, as recorded in Plat Volume 10 Page 36 in Geauga County Record of Plats, said parcel being the southerly line of land now or formerly owned by Warren J. and Janette Jevnikar as recorded in Deed Volume 601 Page 810 in Geauga County Record of Deeds, said point witnessed by a 1" iron pipe found.

Thence **North 88°47'12" East** along the southerly line of Wintergreen Hills Subdivision No. 3, said lands now or formerly owned by Jevnikar, aforementioned, Mark W. and Brenda J. Jackson as recorded in Deed Volume 1327 Page 974 in Geauga County Record of Deeds, John E. and Mary Fran Bennett as recorded in Deed Volume 1007 Page 32 in Geauga County Record of Deeds, and land now or formerly owned by William C. and Deborah L. Hofstetter as recorded in Deed Volume 851 Page 391 as recorded in Geauga County Record of Deeds, a distance of **2217.27** feet to a point, said point witnessed by a 1" iron pipe found.

Thence continuing along the southerly line of land now or formerly owned by Hofstetter, aforementioned, the following four courses;

South 42°36'49" East a distance of **161.00** feet to an iron pin set.

South 34°04'39" East a distance of **141.00** feet to a 1" iron pipe found.

South 44°58'45" East a distance of **138.85** feet to a 1" pinch top iron pipe found.

South 48°24'37" East a distance of **146.47** feet to a point on the westerly line of land now or formerly owned by The Village of Chardon as recorded in Deed Volume 532 Page 1075 in Geauga County Record of Deeds, said point witnessed by a 3/4" iron pipe found.

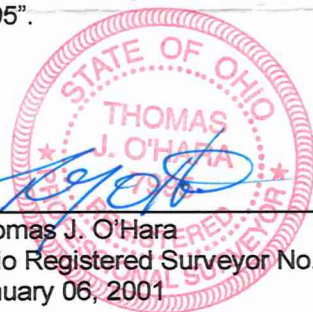
Thence **South 00°40'56" East** along the westerly line of land now or formerly owned by The Village of Chardon, aforementioned, a distance of **597.60** feet to a point, said point being the northeasterly corner of land now or formerly owned by The Board of Education of the Chardon Local School District as recorded in Deed Volume 1240 Page 362 in Geauga County Record of Deeds, said point witnessed by a 3/4" iron pipe found 5.39 feet northerly therefrom.

Thence **South 88°17'20" West** along the northerly line of The Board of Education, aforementioned, and the northerly line of Maple Hill Subdivision, as recorded in Plat Volume 18 Page 87 in Geauga County Record of Plats, said lands now or formerly owned by, Richard C. and Billie J. Erickson as recorded in Deed Volume 964 Page 401, in Geauga County Record of Deeds, Jeffrey B. and Janice B. Balcken as recorded in Deed Volume 852 Page 503 in Geauga County Record of Deeds, James L. and Paulette Howell as recorded in Deed Volume 973 Page 1158, and Deed Volume 861 Page 361 in Geauga County Record of Deeds, James B. Varholick and Barbara M. Hursh as recorded in Deed Volume 1157 Page 683 in Geauga County Record of Deeds, Matthew S. and Elizabeth A. Herman, as recorded in Deed Volume 1298 Page 888 in Geauga County Record of Deeds, Donald and Catherine A. Gurnick, as recorded in Deed Volume 1047 Page 160 in Geauga County Record of Deeds, and William J. and Mary C. Price as recorded in Deed Volume 1075 Page 1020 in Geauga County Record of Deeds, a distance of **2590.60** feet to a point, said point being the Place of Beginning, and containing **60.439 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0059) dated January 06, 2001, by O&H Survey Group, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

Bearings used hereon are to an assumed meridian and are used to denote angles only. The basis of bearings for this survey is South 88°17'20" West, along the northerly line of Maple Hill Subdivision, as witnessed by two monuments found.

The intent of this description is to describe Parcel No. 1, now or formerly owned by Tony J. Pryately, per Deed Volume 502 Page 210 in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" diameter by 30" length steel rebar, bearing a plastic cap "OHARA 7995".

Thomas J. O'Hara
Ohio Registered Surveyor No. 7995
January 06, 2001



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

R.S. 01/17/2001
OFFICE OF THE
GEAUGA COUNTY ENGINEER Revised