

LEGEND

- 5/8" dia. x 30" long steel rebar set
- survey monument found
- ☼ tree line
- - - 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

Sheet 1 of 1

Scale: 1" = 50'

Date of Survey: 03-02-09
Revised: 3-9-09
Project No.: 0883

STATE OF OHIO
THOMAS J. O'HARA
7995
REGISTERED SURVEYOR

Thomas J. O'Hara
Professional Land Surveyor
within the State of Ohio
Dated: 3/9/09

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

R.S. 03/10/09
OFFICE OF THE **Revised**
GEAUGA COUNTY ENGINEER

Mark J. Shaver and Stacey A. Shaver
OR Book 1812 Page 2075
PN: 10-127400

Approved by the City of Chardon
Dated: _____
by: _____
Title _____

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.

North

bearings are to an assumed meridian

Survey of Land
now or formerly owned by Thomas J. Nolfi
Deed Volume 775 Page 329
Part of Lot No. 12, all of Lot Nos. 13, 14 and 15
in the Moffett's Allotment, Plat Volume 1 Page 38
also part of Lot No. 123 within the City of Chardon
County of Geauga, State of Ohio
PNS: 10-012300 + 10-012200

O'Hara Land Surveying, L.L.C.
P.O. Box 902, Chardon, Ohio 44024
oharasurveying@adelphia.net
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CHC00115

Nolfi (09-013)
picked up 3-10-09

O'Hara Land Surveying, L.L.C.
P.O. Box 902, Chardon Ohio 44024

Mortgage Location Surveys
ALTA/ACSM Land Title Surveys
Boundary Surveys

Voice: 440-286-8417
Fax: 440-286-8873
oharasurveys@roadrunner.com

**Survey of Land now or formerly owned by
Thomas J. Nolfi, PNs: 10-012200 & 10-012300, Deed Volume 775 Page 329**

Situated in the City of Chardon, County of Geauga, State of Ohio, being part of Lot Number 12, all of Lot Nos. 13, 14 and 15 in the Moffett's Allotment, as recorded in Plat Volume 1 Page 38, and part of Lot Number 123, in said City. Beginning at the southeast corner of Lot Number 15 in said allotment, said point witnessed by a 1-1/2" iron pipe found, said point being on the westerly line of land now or formerly owned by Roger Huston and Connie L. Huston, PN: 10-165274, as recorded in Deed Volume 907 Page 211 in Geauga County Record of Deeds, (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **South 01°09'29" East** continuing along the westerly line of land now or formerly owned by Huston, aforementioned, a distance of **146.54** feet to a point, said point being the southwest corner of land now or formerly owned by Huston, aforementioned, said point being on the northerly line of land now or formerly owned by Mark J. Shaver and Stacey A. Shaver, PN: 10-127400, as recorded in OR Book 1812 Page 2075 in GCRD, said point witnessed by an 1-1/2" iron pipe found.

Thence **North 90°00'00" West** along the northerly line of land now or formerly owned by Shaver, aforementioned, a distance of **218.97** feet to a point, said point being on the easterly line of land now or formerly owned by Marion E. Saltz, Trustee, PN: 10-165272, Parcel No. 3 as recorded in OR Book 1735 Page 2092, in GCRD, said point witnessed by an iron pin set, passing through a 1-1/2 inch iron pipe found 9.94 feet therefrom.

Thence **North 02°46'27" West** along the easterly line of land now or formerly owned by Saltz, aforementioned, a distance of **140.83** feet to a point, said point being the southeast corner of land now or formerly owned by Saltz, PN: 10-165273, Parcel No. 2, as recorded in OR Book 1735 Page 2092, in GCRD, said point being 2.00 feet east of the southwest corner of Lot No. 12, said point witnessed by an iron pin set.

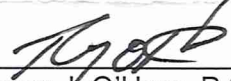
Thence **North 00° 25'23" West** along the easterly line of land now or formerly owned by Saltz, PN: 10-165273, aforementioned, a distance of **134.75** feet to a point on the southerly right of way line of Moffett Avenue (42'), said point being the northeast corner of land now or formerly owned by Saltz, aforementioned, said point being 2.00 feet east of the northwest corner of Lot No. 12, said point witnessed by a rail road spike set.

Thence **North 89°48'23" East** along the southerly right of way line of Moffett Avenue, a distance of **221.20** feet to a point, said point being the northwest corner of land now or formerly owned by Norman Eging and Dorothy Eging, PN: 10-165275, Parcel No. 2, as recorded in Deed Volume 733 Page 982, in GCRD, said point witnessed by a 3/4" iron pipe found, (bent in a easterly direction).

Thence **South 01°09'29" East** along the westerly line of land now or formerly owned by Eging, aforementioned, and the westerly line of land now or formerly owned by Norman Eging and Dorothy Eging, PN: 10-045100, Parcel No. 1, as recorded in Deed Volume 733 Page 982 in GCRD, a distance of **129.68** feet to a point, Said point being the Place of Beginning, and containing **1.402 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0883) dated March, 2009, by O'Hara Land Surveying, 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 intent of this description is to describe all of the land now or formerly owned by Thomas J. Nolfi, PN: 10-012300 and PN: 10-012200, as recorded in Deed Volume 775 Page 329 in Geauga County Record of Deed.

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, P.S.
Ohio Registered Surveyor No. 7995
Dated: 3/10/09



SURVEY PLAT & LEGAL DESCRIPTION
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