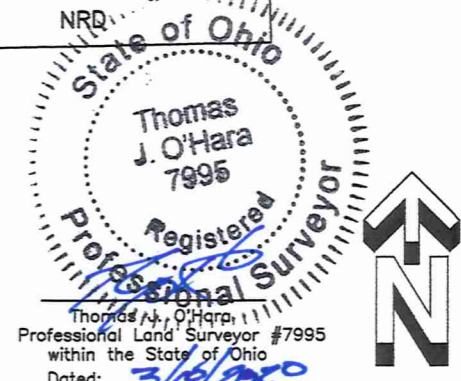


SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
Stuart Roessner 3/10/20
GEAUGA COUNTY ENGINEER
 TAX MAP DEPT.

Survey of land now or formerly owned by
 Anthony S. DiFranco and Kimberly L. DiFranco
 PN: 10-116000
 OR Book 1765 Page 14
 Part of Lot Number 82 Town Plat
 City of Chardon
 County of Geauga
 State of Ohio



REFERENCES
 Deeds of Record
 Field observations made March 2020
 Geauga County Engineer Park Street Property, CHC00047
 Plat Volume 14 Page 16, Chardon Public Square, 1982

NOTES
 Distances are shown as U.S. Survey Foot and decimal parts thereof. True North utilizing the Ohio Department of Transportation VRS and CORS GNSS Network, Ohio North NAD83(2011). NAVD88, GRS80, Geoid Model: OHGeoid 12B.
 Distances are shown as U.S. Survey 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.

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
 o/w own through
 O.R. official record
 D.V. deed volume
 P.O.B. place of beginning
 ● tree
 GCE Geauga County Engineer

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

Date of Survey
 03/10/2020
 Project No: 2470

CHC 00153

D. Franco, Kimberly
20-029

Pick up date 3/10/20

**Survey of land now or formerly owned by
Anthony S. DiFranco and Kimberly L. DiFranco
PN: 10-116000, OR Book 1765 Page 14
0.374 acres**

Situated in the City of Chardon, County of Geauga, State of Ohio, being part of Lot Number 82, Town Plat, within said City: Beginning at the point of intersection of the South right of way line of North Hambden Street (99') and the East right of way line of East Park Street (99'), said point being the northwest corner of Lot Number 29, said point witnessed by a 1-1/2" iron pipe found. Thence North 88°53'54" East along the South right of way line of North Hambden Street, along the North line of Lot Number 29, and along the North line of Lot Number 82, a distance of 419.80 feet to a point, said point being the northeast corner of land now or formerly owned by David B. Baker and Maureen A. Baker, PN: 10-164250, as recorded in OR Book 1749 Page 725 in Geauga County Record of Deeds, (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **North 88°53'54" East** along the South right of way line of North Hambden Street, and along the North line of Lot Number 82, a distance of **82.50 feet** to a point, said point being the northwest corner of land now or formerly owned by George M. Catavolos and Donna J. Catavolos, PN:10-141500 as recorded in OR Book 1873 Page 2122 (GCRD), said point being the northwest corner of Lot Number 83, said point witnessed by an iron pin set.

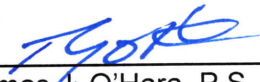
Thence **South 01°21'02" East** along the West line of PN:10-141500, aforementioned, and along the West line of Lot Number 83, a distance of **197.74 feet** to a point, said point being the southwest corner of PN:10-141500, aforementioned, said point being on the North line of land now or formerly owned by Robert H. Stanton and Pamela A. Stanton, PN: 10-165728, as recorded in OR Book 2078 Page 1147, parcel no. 2 in (GCRD), said point witnessed by an iron pin set.

Thence **South 88°53'54" West** along the North line of PN: 10-165728, aforementioned, and along the North line of land now or formerly owned by George D. Tackla and Joann M. Tackla, PN: 10-165727, as recorded in OR Book 997 Page 1043, parcel no. 2 in (GCRD), a distance of **82.50 feet** to a point, said point being the southeast corner of land now or formerly owned by David E. Ledman and Alice M. Ledman, PN:10-165295, as recorded in OR Book 1255 Page 1, parcel no. 2, GCRD, said point witnessed by a 1-1/2" iron pipe found.

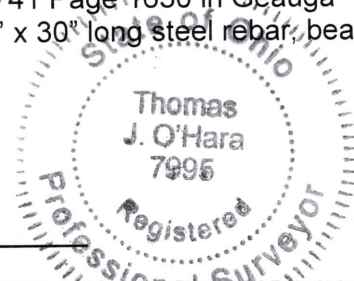
Thence **North 01°21'02" West** along the East line of PN:10-165295, aforementioned, and PN:10-164250, aforementioned, a distance of **197.74 feet** to a point, said point being the Place of Beginning, and containing **0.374 acres** of land, 0.000 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (2470) dated March 2020, 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, Ohio North NAD83, Geoid Model: OHGeoid 12B GRS80. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe all of the land now or formerly owned by Kimberly L. DiFranco, PN:10-116000, as recorded in OR Book 1741 Page 1630 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, P.S.,
Ohio Registered Surveyor No. 7995

Dated: 3/10/2020



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


**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**