

LEGEND

(R) Record / Deed Distance	— — Break Line
(M) Measured Distance	P.O.B. Place of Beginning
(C) Calculated Distance	— — Occupation Line
-u-u- Utility Line	● Survey Monument Found
-x-x-x- Fence Line	○ 5/8" Dia. x 30" Steel Rebar Set
R/W Right of Way	○ Drill Hole Found
C/L Centerline	○ Drill Hole Set
▨ Concrete	▨ Stone Monument Found
▨ Asphalt	Vol. Volume
▨ Brick	Pg. Page
▨ Gravel	QR. Official Record

Combination Plat for

land now or formerly owned by
 Gary E. Maret & Yvonne Maret
 Vol. 846 Pg. 1044 S/L 10
 Michael L. LaVan and Maria LaVan
 Deed Volume 1619 Page 1037
 Deed Volume 810 Page 82
 part of Lot No. 19, Tract 2 and Lot Nos. 147 and 148
 and Former Sublot No. 11 in Charburn Meadow Subdivision
 Plat Volume 16 Page 57-59
 Township of Chardon
 County of Geauga
 State of Ohio

Gary L. Shanower & Gale A. Shanower
 Vol. 1132 Pg. 474

Michael LaVan & Maria LaVan
 Vol. 1619 Pg. 1037

Michael L. LaVan
 Vol. 810 Pg. 82

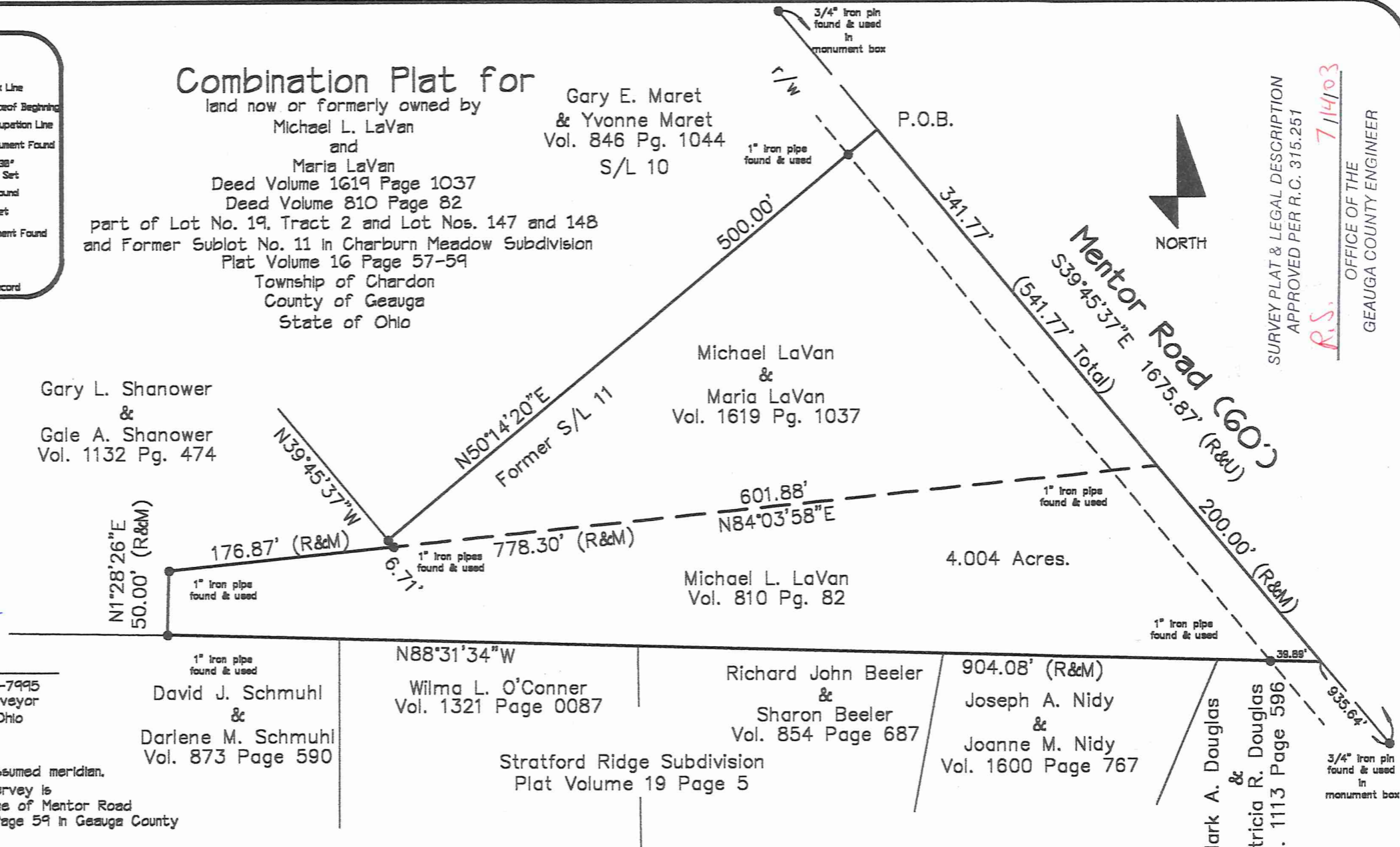
Wilma L. O'Conner
 Vol. 1321 Page 0087

Stratford Ridge Subdivision
 Plat Volume 19 Page 5

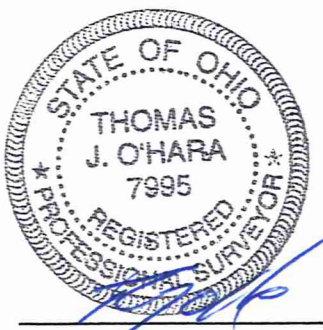
Richard John Beeler & Sharon Beeler
 Vol. 854 Page 687

Joseph A. Nidy & Joanne M. Nidy
 Vol. 1600 Page 767

Mark A. Douglas & Patricia R. Douglas
 Vol. 1113 Page 596



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 R.S. 7/14/03
 OFFICE OF THE
 GEauga COUNTY ENGINEER



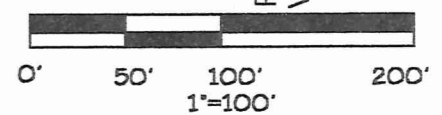
Thomas J. O'Hara P.S. 5-7995
 Registered Professional Surveyor
 within the State of Ohio
 7/12/03

Bearings are referenced to an assumed meridian,
 the basis of bearings for this Survey is
 S39°45'37"W along the centerline of Mentor Road
 as recorded in Plat Volume 16 Page 59 in Geauga County

O'Hara Land Surveying, L.L.C.
 P.O. Box 902, Chardon, Ohio 44024
 Voice: 440-286-8417 Fax: 440-286-8873 E-Mail: oharasurveys@adelphia.net Page 1 of 1

Project No: 0267
 Date of Survey: 07-07-03
 Revised 7-12-03

All iron pins noted as being set are
 5/8" Dia. x 30" Long Steel Rebar
 bearing plastic cap "OHARA 7995"
 This Survey is a Boundary Survey
 prepared in accordance with Chapter
 4733-37 of the Administrative Code



CHA00057
CHA00057

LaVan
Picked up 7/15/03
06-072000
Vol. 1653- Pg. 705

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@adelphia.net

**Michael L. LaVan
4.004 Acres**

Situated in the Township of Chardon, County of Geauga, State of Ohio, being part of Township Lot No. 19, Tract 2 and Lot Nos. 147 and 148, Tract 3 and all of Former Sublot No. 11 in Charburn Meadow Subdivision as recorded in Plat Volume 16 Page 57-59 in Geauga County Records of Deeds (GCRD) in said Township: Beginning at a point in the centerline of Mentor Road, at the northerly corner of Former Sublot No. 11, aforementioned, said point being the northeasterly corner of land now or formerly owned by Gary E. Maret and Yvonne Maret as recorded in Deed Volume 846 Page 1044 in GCRD, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 39°45'37" East** along said centerline a distance of **541.77** feet to a point, said point being the northeasterly corner of land now or formerly owned by Mark A. Douglas and Patricia R. Douglas as recorded in Deed Volume 1113 Page 596 in GCRD.

Thence **North 88°31'34" West** along the northerly line of land now or formerly owned by Douglas, aforementioned, and the northerly line of land now or formerly owned by the following, Joseph A. Nidy and Joanne M. Nidy as recorded in Deed Volume 1600 Page 767 in GCRD, Richard John Beeler and Sharon Beeler as recorded in Deed Volume 854 Page 687 in GCRD, Wilma L. O'Conner as recorded in Deed Volume 1321 Page 087 in GCRD, David J. Schmuhl and Darlene M. Schmuhl as recorded in Deed Volume 873 Page 590 in GCRD, passing through a 1" iron pipe found at 39.89 feet, a total distance of **904.08** feet to a point, said point being a southerly corner of land now or formerly owned by Gary L. Shanower and Gale A. Shanower as recorded in Deed Volume 1132 Page 474 in GCRD, said point witnessed by a 1" iron pipe found.

Thence **North 01°28'26" East** along a easterly line of land now or formerly owned by Shanower, aforementioned, a distance of **50.00** feet to a point, said point witnessed by a 1" iron pipe found.

Thence **North 84°03'58" East** along a southerly line of Shanower, aforementioned, a distance of **176.87** feet to a point, said point witnessed by a 1" iron pipe found.

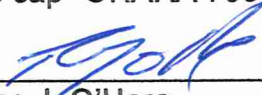
Thence **North 39°45'37" West** along a easterly line of Shanower, aforementioned, a distance of **6.71** feet to a point, said point being the southeasterly corner of land now or formerly owned by Maret, aforementioned, said point witnessed by a 1" iron pipe found.

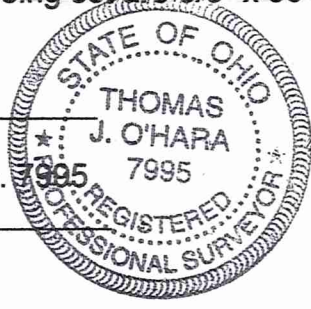
Thence **North 50°14'20" East** along the southeasterly line of Maret, aforementioned, a distance of **500.00** feet to a point in the centerline of Mentor Road, said point witnessed by a 1" iron pipe found 30.00' therefrom, said point being the **Place of Beginning**, and containing **4.004 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0287) dated July 07, 2003, 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 basis of bearings for this survey is South 39°45'37" West, along the centerline of Mentor Road, as recorded in Plat Volume 16 Page 59.

The intent of this description is to describe a new parcel of land created from land now or formerly owned by Michael L. LaVan as recorded in Volume 810 Page 82 in GCRD and Michael LaVan and Maria LaVan as recorded in Volume 1619 Page 1037 in GCRD

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: 7/12/03



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

R.S. 7/14/03
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Good
closure