

Clark Road (60')

N89°44'49"E

r/w

c/l

r/w

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

The basis of bearings are to an assumed meridian and are to denote angles only.

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.

Survey of Land
 now or formerly owned by Joseph E. Vash
 Deed Volume 730 Page 0102
 PN: 07-004800
 Part of Lot Number 2, Tract 1
 Township of Chardon
 County of Geauga
 State of Ohio

Thomas J. O'Hara
 Thomas J. O'Hara
 Professional Land Surveyor
 within the State of Ohio
 Dated: 6/4/09



References:

Deeds of Record
 Field Observations made May 2009
 Survey by Aztech Engineering and Surveying
 Job Number: 99793

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

R.S. 6/5/09
 OFFICE OF THE *Revised*
 GEAUGA COUNTY ENGINEER

Deborah J. Jones
 PN: 07-000600
 OR Book 938 Page 1235

3.149 Acres.
 137150.4 Sq.ft.

Dennis M. Timco & Paula A. Timco
 PN: 07-001534
 OR Book 1275 Page 0700

Auburn Road (60')

State Route 44 (250')

S01°09'40"W
 752.21' (m)
 S0°03'18"E
 840.53' (m)
 300.28' (m) 300' (r)
 235.00' (r&m)
 216.32' (r&m)
 S0°03'18"E

1" iron pin found & used in a monument box assembly
 1" iron pin found & used in a monument box assembly
 1-1/2" iron pipe found & used
 1-1/2" iron pipe found & used
 3/4" iron pipe found & used
 5/8" iron pin "Aztech" found & used

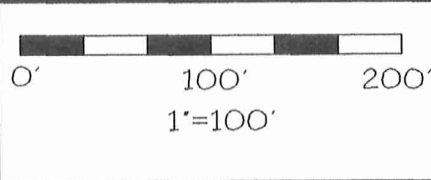
N89°51'20"E 526.01'
 N89°51'20"E 567.42'
 N89°51'20"E 567.42'
 S89°51'20"W 599.82'
 N89°51'20"E 599.82' (m) 599.93' (r)
 N89°56'42"E 629.79' (r&m)

Sta: 641+10.13
 125.00' left
 303.05' (m) 300' (r)
 Sta: 638+07.14
 125.00' left
 Sta: 635+73.36
 125.00' left
 Sta: 635+73.36
 125.00' left



O'Hara Land Surveying, L.L.C
 P.O. Box 902, Chardon, Ohio 44024
 oharasurveys@roadrunner.com
 V: 440-286-8417 F: 440-286-8873

Date of Survey
 05-28-09
 Rev: 06-04-09
 Project No.: 0891



Sheet 1 of 1

(CHA 00146)

CHA00146

Mortgage Location Surveys
ALTA/ACSM Land Title Surveys
Boundary Surveys

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

Vash (09-042)
picked up 6-5-09

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

**Description of Land now or formerly owned by
Joseph E. Vash, PN: 07-004800, Deed Volume 730 Page 0102
3.149 acres**

Situated in the Township of Chardon, County of Geauga, State of Ohio, being part of Lot Number 2 in Tract No. 1, in said Township. Beginning at the centerline intersection of Clark Road (60') and Auburn Road (60'), said point witnessed by a 1" iron pin found in a monument box assembly. Thence South 01°09'40" West along the centerline of Auburn Road, a distance of 752.21 feet to a point, said point witnessed by a 1" iron pin found in a monument box assembly. Thence South 00°03'18" East along the centerline of Auburn Road, a distance of 840.53 feet to a point, said point being the southwest corner of land now or formerly owned by Deborah J. Jones, PN: 07-000600, as recorded in OR Book 938 Page 1235 in Geauga County Record of Deeds, (GCRD), said point being the **Place of Beginning** of the parcel herein described.


Thence **North 89° 51'20" East** along the southerly line of land now or formerly owned by Jones, aforementioned, passing through a 1-1/2 inch iron pipe found at 30.00 feet, a total distance of **567.42** to a point in the westerly right of way line of State Route 44, said point witnessed by an iron pin set.

Thence **South 07° 54'31" East** along the westerly right of way line of State Route 44, a distance of **237.17** to a point, said point being the northeast corner of land now or formerly owned by Dennis M. Timco and Paula A. Timco, PN: 07-001534, as recorded in OR Book 1275 Page 0700 in (GCRD), said point witnessed by a 5/8" iron pin "Aztech" found.

Thence **South 89° 51'20" West** along the northerly line of Timco, aforementioned, a distance of **599.82** feet to a point in the centerline of Auburn Road, passing through a 3/4" iron pipe found at 30.00 feet therefrom.

Thence **North 00° 03'18" West** along the centerline of Auburn Road, a distance of **235.00** feet to a point. Said point being the Place of Beginning, and containing **3.149 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0891) dated May, 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. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995". The intent of this description is to describe all land as recorded in Deed Volume 730 Page 0102 in Geauga County Record of Deeds.


Thomas J. O'Hara, P.S.
Ohio Registered Surveyor No. 7995
Dated: 6/4/09



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

R.S. 6/5/09
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER