

Thomas J. O'Hara  
Professional Land Surveyor #7995  
within the State of Ohio

Dated: 6/11/11

Faleilat I. Lefe  
PN: 11-050980  
OR Book 1649 Page 429  
S/L 8

Robert Eppich and  
Melanie Eppich  
PN: 11-388710  
OR Book 1505 Page 1032  
S/L 4

### Sherwood Trail Subdivision Plat Volume 11 Page 16-17

Property Consolidation / Split Survey Plat  
Land now or formerly owned by  
Barry R. Ober and Gloria J. Ober  
PN: 11-351850

OR Book 1881 Page 435 Sublot Number 5 in  
Nathanson Subdivision No. 1, Plat Volume 7 Page 1A  
PN: 11-067600 and PN: 11-067700  
OR Book 1881 Page 429 and OR Book 1881 Page 432  
part of Lot Nos. 2 and 3, Tract 2  
Township of Chester, County of Geauga, State of Ohio

This consolidation of lots of record complies with the applicable  
Burton Township Zoning Resolution. This \_\_\_\_\_ day of  
\_\_\_\_\_ 2011. By \_\_\_\_\_ Chester Township  
Zoning Inspector.

### Acreage Breakdown

- 0.584 Acres.  
25419.1 Sq.ft.  
PN: 11-067600  
OR Book 1881 Page 429
  - 2.416 Acres.  
105260.8 Sq.ft.  
PN: 11-067700  
OR Book 1881 Page 432
  - 1.688 Acres.  
73511.7 Sq.ft.  
PN: 11-067700  
OR Book 1881 Page 432
  - 3.515 Acres.  
153139.0 Sq.ft.  
PN: 11-067600  
OR Book 1881 Page 429
  - 1.001 Acres.  
43609.9 Sq.ft.  
PN: 11-351850  
OR Book 1881 Page 435  
Sublot Number 5
- 3.000 Acres.
- 6.204 Acres.

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.

### Notes

- A hatched area of drive to be removed
- B proposed garage addition to existing house
- C existing brick house
- D existing gravel drive

### References:

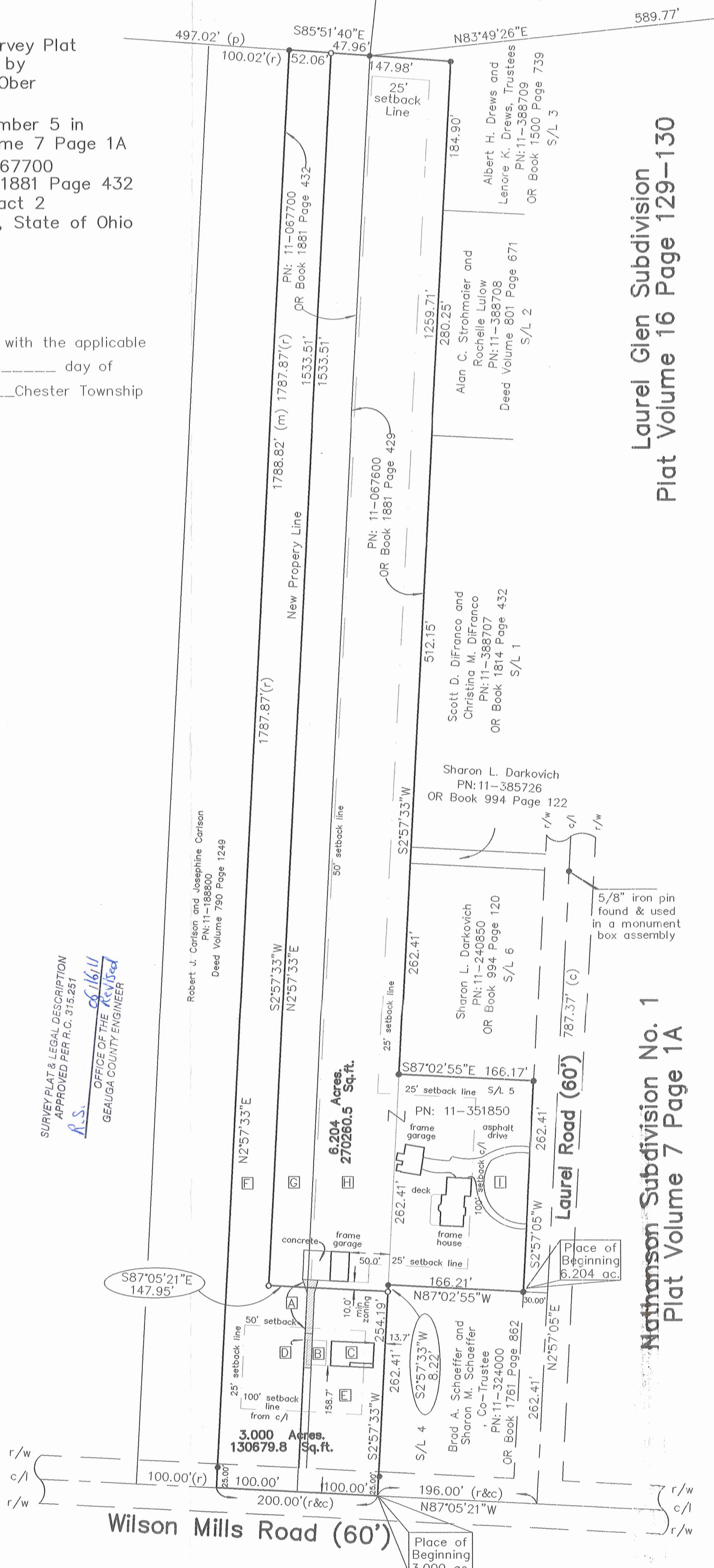
- Deeds of Record
- Field Observations made May 2011
- Sherwood Trail Subdivision, Plat Vol. 11 Page 16-17
- Laurel Glen Subdivision, Plat Volume 16 Page 129-130
- Nathanson Subdivision No. 1, Plat Volume 7 Page 1A

### LEGEND

- 5/8" dia. x 30" long steel rebar set capped "O'Hara"
- survey monument found
- 1" iron pipe found (unless otherwise noted)
- tree line
- fence line
- r/w street right of way
- c/l street centerline
- own through
- official record
- dv deed volume
- p.o.b. place of beginning

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251  
R.S. 06/16/11  
OFFICE OF THE REVISOR  
GEAUGA COUNTY ENGINEER

Robert J. Carlson and Josephine Carlson  
PN: 11-188600  
Deed Volume 790 Page 1249



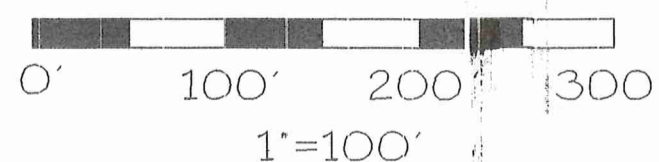
Laurel Glen Subdivision  
Plat Volume 16 Page 129-130

Nathanson Subdivision No. 1  
Plat Volume 7 Page 1A

O'Hara Land Surveying, L.L.C

P.O. Box 902 Chardon, Ohio 44024  
oharasurvey@yahoo.com  
V: 440-286-8417

Date of Survey  
05/11/2011  
Project No.: 1053  
Revised 6-14-2011



**Barry R. Ober and Gloria J. Ober**  
**Part of PN: 11-067600, OR Book 1881 Page 429**  
**Part of PN: 11-067700, OR Book 1881 Page 432**  
**3.000 Acres**

Situated in the Township of Chester, County of Geauga, State of Ohio, being part of Lot Number 2 and 3, Tract Two, in said Township. Beginning at the centerline intersection of Wilson Mills Road (60') and Laurel Road (60') said centerline intersection being witnessed by a 5/8" iron pin found in a monument box assembly, North 02°57'05" East a distance of 787.37 feet therefrom, thence North 87°05'21" West along said centerline of Wilson Mills Road a distance of 196.00 feet to a point, said point being the southwest corner of land now or formerly owned by Brad A. Schaeffer and Sharon M. Schaeffer, Trustees, PN: 11-324000 as recorded in OR Book 1761 Page 862 in Geauga County Record of Deeds (GCRD), being the southwest corner of Nathanson Subdivision No. 1, Plat Volume 7 Page 1A, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 87°05'21" West**, along the centerline of Wilson Mills Road, a distance of **200.00** feet to a point, said point being the southeast corner of land now or formerly owned by Robert J. Carlson and Josephine Carlson, PN:11-188800, as recorded in Deed Volume 790 Page 1249 in GCRD.

Thence **North 02°57'33" East** along the easterly line of land now or formerly owned by Carlson, aforementioned, passing through a 1" iron pipe found at 25.00 feet, a total distance of **1788.82** feet to a point, said point being on the southerly line of land now or formerly owned by Faleelat I. Lafe, PN: 11-050980, as recorded in OR Book 1649 Page 429 in GCRD, said point being on the southerly line of the Sherwood Trail Subdivision as recorded in Plat Volume 11 Page 16-17, said point witnessed by a 1" iron pipe found.

Thence **South 85°51'40" East** along the southerly line of Lafe, aforementioned, a distance of **52.06** feet to a point, said point witnessed by an iron pin set.


Thence **South 02°57'33" West** along a new property line created a distance of **1533.51** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **South 87°05'21" East** along a new property line created a distance of **147.95** feet to a point, said point being a new property corner established, said point being on the westerly line of land now or formerly owned by Schaeffer, aforementioned, said point witnessed by an iron pin set.

Thence **South 02°57'33" West** along the westerly line of land now or formerly owned by Schaeffer, aforementioned, and the westerly line of Nathanson Subdivision No. 1, Plat Volume 7 Page 1A, a distance of **254.19** feet to a point in the centerline of Wilson Mills Road, passing through a 1" iron pipe found at 25.00 feet therefrom. Said point being the **Place of Beginning**, and containing **3.000 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (1053) dated May, 2011, 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 combine land now or formerly owned by Barry R. Ober and Gloria J. Ober, 0.584 acres from PN: 11-067600 as recorded in OR Book 1881 Page 429 with 2.416 acres from PN: 11-067700 as recorded in OR Book 1881 Page 432, 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: 6/16/11



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 06/16/11  
OFFICE OF THE Revised  
GEAUGA COUNTY ENGINEER

**Barry R. Ober and Gloria J. Ober**  
**Part of PN: 11-067600, OR Book 1881 Page 429, Part of PN: 11-067700, OR Book 1881 Page 432**  
**All of PN: 11-351850, OR Book 1881 Page 435**  
**6.204 Acres**

Situated in the Township of Chester, County of Geauga, State of Ohio, being part of Lot Number 2 and 3, Tract Two, in said Township. Beginning at the centerline intersection of Wilson Mills Road (60') and Laurel Road (60') said centerline intersection being witnessed by a 5/8" iron pin found in a monument box assembly, North 02°57'05" East a distance of 787.37 feet therefrom, thence North 02°57'05" East along said centerline of Laurel Road a distance of 262.41 feet to a point, thence North 87°02'55" West a distance of 30.00 feet to a point, said point being the northeast corner of land now or formerly owned by Brad A. Schaeffer and Sharon M. Schaeffer, Trustees, PN: 11-324000 as recorded in OR Book 1761 Page 862 in Geauga County Record of Deeds (GCRD), said point witnessed by a 1" iron pipe found, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 87°02'55" West**, along the northerly line of land now or formerly owned by Schaeffer, aforementioned, a distance of **166.21** feet to a point, said point being the northwest corner of land now or formerly owned by Schaeffer, aforementioned, said point witnessed by a 1" iron pipe found.

Thence **South 02°57'33" West**, along the westerly line of land now or formerly owned by Schaeffer, aforementioned, a distance of **8.22** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 87°05'21" West** along a new property line created a distance of **147.95** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 02°57'33" East** along a new property line created a distance of **1533.51** feet to a point, said point being a new property corner established, said point being on the southerly line of land now or formerly owned by Faleelat I. Lafe, PN: 11-050980, as recorded in OR Book 1649 Page 429 in GCRD, said point being on the southerly line of the Sherwood Trail Subdivision as recorded in Plat Volume 11 Page 16-17, said point witnessed by an iron pin set.

Thence **South 85°51'40" East** along the southerly line of Lafe, aforementioned, and passing through the southwesterly corner of land now or formerly owned by Robert Eppich and Melanie Eppich, PN: 11-388710 as recorded in OR Book 1505 Page 1032 in GCRD, said point witnessed by a 1" iron pipe found, and a southerly line of land now or formerly owned by Albert H. Drews and Lenore K. Drews, Trustees, PN: 11-388709, as recorded in OR Book 1500 Page 739 in GCRD, and a southerly line of the Laurel Glen Subdivision as recorded in Plat Volume 16 Page 129 - 130, a distance of **147.98** feet to a point, said point witnessed by a 1" iron pipe found.

Thence **South 02°57'33" West** along the westerly line of land now or formerly owned by Drews, aforementioned, the westerly line of land now or formerly owned by Alan C. Strohmaier and Rochelle Lulow, PN: 11-388708 as recorded in Deed Volume 801 Page 671 in GCRD, and the westerly line of land now or formerly owned by Scott D. DiFranco and Christina M. DiFranco, PN: 11-388707, as recorded in OR Book 1814 Page 432 in GCRD, and the westerly line of land now or formerly owned by Sharon L. Darkovich, PN: 11-385726, as recorded in OR Book 994 Page 122 in GCRD, and the westerly line of land now or formerly owned by Sharon L. Darkovich, PN: 11-240850, as recorded in OR Book 994 Page 120 in GCRD, being the westerly line of said Laurel Glen Subdivision and the westerly line of Nathanson Subdivision No. 1, Plat Volume 7 Page 1A, distance of **1259.71** feet to a point, said point being the southwest corner of land now or formerly owned by Darkovich, aforementioned, said point witnessed by a 1" iron pipe found.

Thence **South 87°02'55" East** along the southerly line of Darkovich, aforementioned, a distance of **166.17** feet to a point, said point being on the westerly right of way line of Laurel Road, said point witnessed by a 1" iron pipe found.

Thence **South 02°57'05" West** along the westerly line of Laurel Road, a distance of **262.41** feet to a point. Said point being the **Place of Beginning**, and containing **6.204 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (1053) dated May, 2011, 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 combine land now or formerly owned by Barry R. Ober and Gloria J. Ober, 3.515 acres from PN: 11-067600 as recorded in OR Book 1881 Page 429 with 1.688 acres from PN: 11-067700 as recorded in OR Book 1881 Page 432, and all of PN:11-351850, 1.001 acres, as recorded in OR Book 1881 Page 435 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  
Thomas J. O'Hara, P.S.  
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