

- 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 official record
  - dv deed volume
  - p.o.b. place of beginning

State of Ohio  
 Registered Professional Surveyor  
 Thomas J. O'Hara  
 7986  
 Thomas J. O'Hara  
 Professional Land Surveyor #7995  
 within the State of Ohio  
 Dated: 7/31/14

This Consolidation/subdivision of land complies with the applicable Chester Township Zoning Resolution. This \_\_\_\_\_ day of \_\_\_\_\_ 2014.  
 By \_\_\_\_\_ Chester Township Zoning Inspector.

Plat of Lot Split / Lot Consolidation land now or formerly owned by Peter Ruh Trustee LTD 09/26/1997 OR Book 1855 Pg. 1624 PN# 11-389131  
 Peter Ruh Trustee LTD 09/26/1997 OR Book 1855 Pg. 1627 PN# 11-292001  
 Peter Ruh Trustee LTD 09/26/1997 OR Book 1855 Pg. 1629 PN# 11-291900  
 being part of Lot Number 31, Tract 3 Township of Chester, County of Geauga State of Ohio

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251  
 GEAGA COUNTY AUDITOR TAX MAP DEPT.

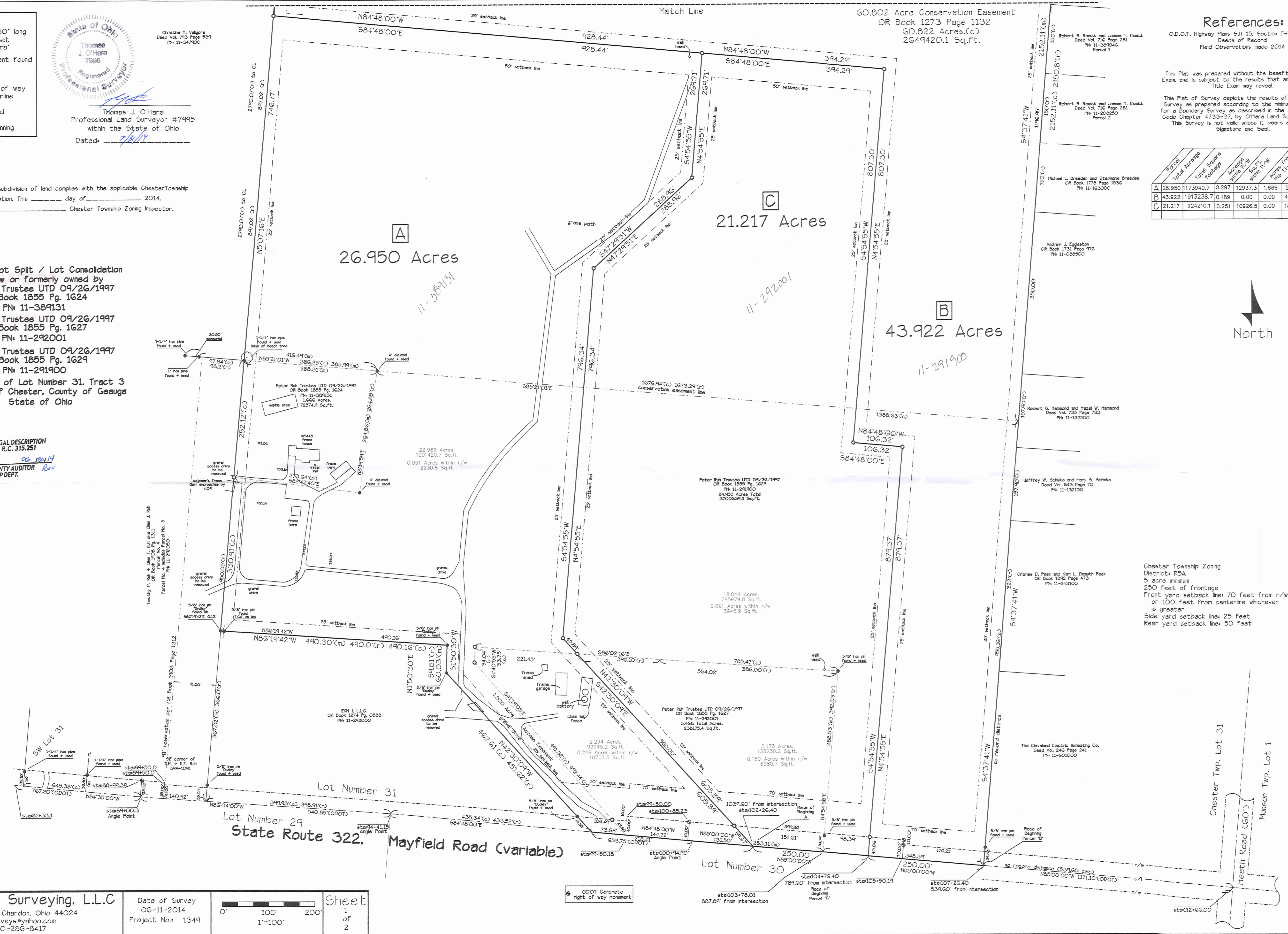
**References:**  
 O.D.O.T. Highway Plans S.H. 15, Section E-F-H, 1946 Deeds of Record Field Observations made 2014

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.

Parcel	Total Acreage	Total Square Footage	Average Width & W	Average Width & W	Area From Plat 11-389131	Area From Plat 11-292001	Area From Plat 11-291900
A	26.950	1173940.7	0.297	12937.3	1.666	22.989	2.294
B	43.922	1913238.7	0.189	0.00	0.00	43.922	0.00
C	21.217	924210.1	0.251	10926.5	0.00	18.044	3.173



Chester Township Zoning District: R5A  
 5 acre minimum  
 250 feet of frontage  
 Front yard setback line: 70 feet from r/w or 100 feet from centerline whichever is greater  
 Side yard setback line: 25 feet  
 Rear yard setback line: 50 feet



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

Date of Survey: 06-11-2014  
 Project No.: 1349

Scale: 1" = 100'

Sheet 1 of 2

5 ODOT Concrete right of way monument

Plat of Lot Split / Lot Consolidation  
land now or formerly owned by  
Peter Ruh Trustee LTD 09/26/1997  
OR Book 1855 Pg. 1624  
PN: 11-389131  
Peter Ruh Trustee LTD 09/26/1997  
OR Book 1855 Pg. 1627  
PN: 11-292001  
Peter Ruh Trustee LTD 09/26/1997  
OR Book 1855 Pg. 1629  
PN: 11-291900  
being part of Lot Number 31, Tract 3  
Township of Chester, County of Geauga  
State of Ohio

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MAY 20 2014

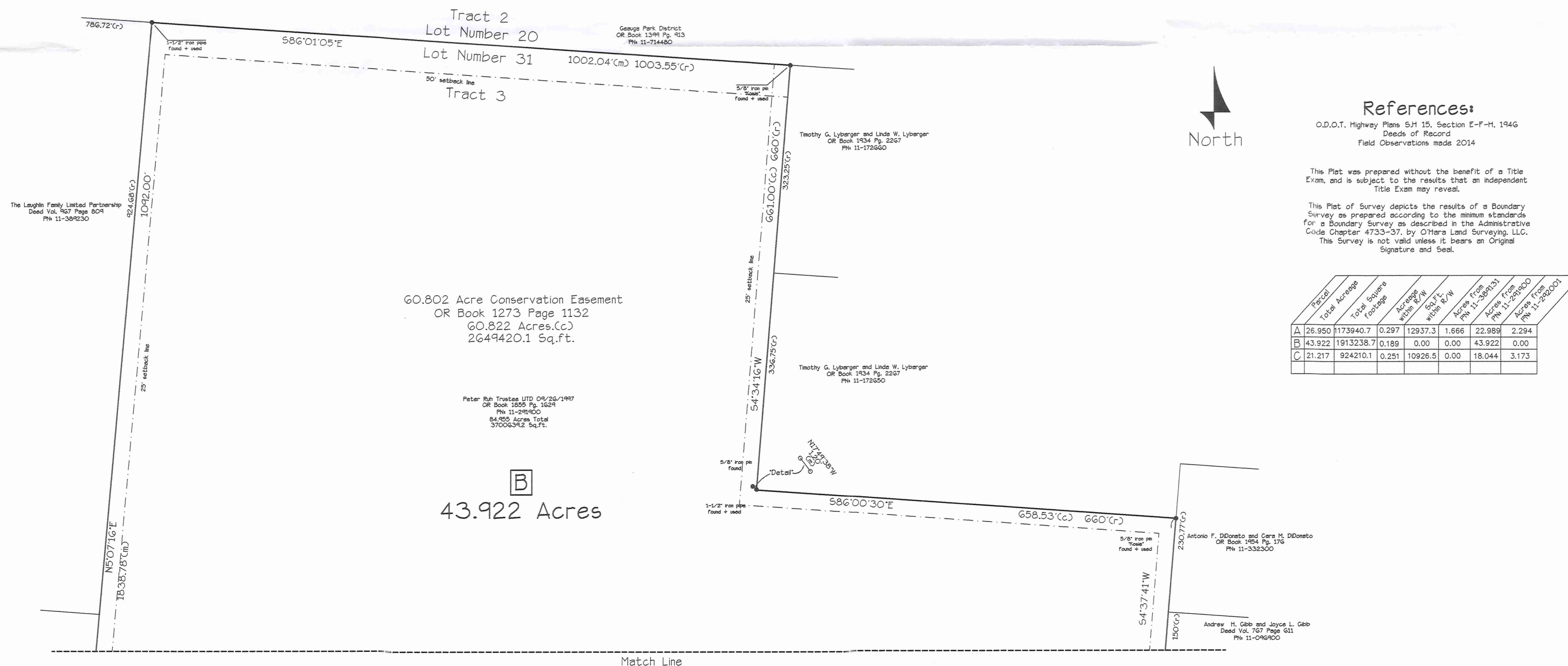


Thomas J. O'Hara  
Professional Land Surveyor #7995  
within the State of Ohio

Dated: 7/31/14

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.231

GAUGA COUNTY AUDITOR  
TAX MAP DEPT.



References:

O.D.O.T. Highway Plans S.H. 15, Section E-F-H, 1946  
Deeds of Record  
Field Observations made 2014

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, L.L.C. This Survey is not valid unless it bears an Original Signature and Seal.

Parcel	Total Area	Total Square Footage	Acres	Area From Within R/W	Area From Within R/W	Area From Within R/W	Area From Within R/W
A	26.950	1173940.7	0.297	12937.3	1.666	22.988	2.294
B	43.922	1913238.7	0.189	0.00	0.00	43.922	0.00
C	21.217	924210.1	0.251	10926.5	0.00	18.044	3.173

**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

43.922 Acres

Match Line

CHE 00211

CHE00211

Ruh (14-049)  
Picked Up 06/30/14  
# 11-389131  
Vol. 1975 Pg. 1377

**26.950 Acre Parcel**

Situated in the Township of Chester, County of Geauga, State of Ohio, Lot 31, Tract 3. Beginning at the centerline intersection of Heath Road (60') and State Route 322, aka Mayfield Road, (variable right of way), said point being station 112+66.00 as shown on O.D.O.T. Highway Plans S.H 15, Section E-F-H, and also being the dividing line between Chester Twp. and Munson Twp, said point witnessed by a concrete O.D.O.T right of way marker with brass plat found at station 105+50.19, 30.00' left. Thence North 85°00'00" West along the centerline of S.R. 322, and along the dividing line between Lot 30 and Lot 31, a distance of 1039.60 feet to an angle point, station 102+26.40, said point being a new property corner established, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 85°00'00" West** continuing along the centerline of S.R. 322, and said lot lines a distance of **131.50 feet** to a point, said point being an angle point in said centerline, sta: 100+94.90,

Thence **North 84°48'00" West** continuing along the centerline of S.R. 322, and said lot lines a distance of **218.41 feet** to a point, said point the southeast corner of land now or formerly owned by EKH II, LLC., PN:11-292000, as recorded in OR Book 1274 Page 0588 in (GCRD).

Thence **North 42°30'09" West** along an easterly line of land now or formerly owned by EKH, aforementioned, passing through an iron pin "Dudley" found at 44.58 feet, a total distance of **462.61 feet** to a point, said point being an interior easterly corner of land now or formerly owned by EKH, aforementioned, said point witnessed by a 5/8" iron pin "Dudley" found.

Thence **North 01°50'30" East** along an easterly line of land now or formerly owned by EKH, aforementioned, a distance of **60.03 feet** to a point, said point being the northeasterly corner of land now or formerly owned by EKH, aforementioned, said point witnessed by an 5/8" iron pin "Dudley" found.

Thence **North 86°19'42" West** along a northerly line of land now or formerly owned by EKH, aforementioned, a distance of **490.16 feet** to a point, said point being on the easterly line of land now or formerly owned by Timothy P. Ruh & Ellen F. Ruh aka Ellen J. Ruh, PN: 11-292050, as recorded in OR Book 1908 Pg. 1311, Parcel 4 in (GCRD), said point witnessed by a 5/8" iron pin "Dudley" found S86°19'42"E at 0.13 feet and passing through an iron pin found 7.64 feet therefrom.

Thence **North 05°07'16" East** along an easterly line of land now or formerly owned by Timothy P. Ruh, aforementioned, a distance of **330.91 feet** to a point, said point being a southwest corner of land now or formerly owned by Peter Ruh Trustee UTD 09/26/1997, PN: 11-389131 as recorded in OR Book 1855 Pg. 1624 in (GCRD), said point witnessed by an iron pin set.

Thence **North 05°07'16" East** along a westerly line of land now or formerly owned by Peter Ruh, (PN:11-389131) aforementioned, a distance of **252.12 feet** to a point, said point being a southwest corner of land now or formerly owned by Peter Ruh Trustee UTD 09/26/1997, PN: 11-291900 as recorded in OR Book 1855 Pg. 1629 in (GCRD), and a southeast corner of land now or formerly owned Christine M. Valigore, PN: 11-347900, as recorded in Deed Vol. 793 Page 539, (GCRD), said point witnessed by a 1-1/4" iron pipe found.

Thence **North 05°07'16" East** along an westerly line of land now or formerly owned by Peter Ruh, Trustee (11-291900) aforementioned, and the easterly line of land now or formerly owned by Valigore, aforementioned, a distance of **746.77 feet** to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 84°48'00" East** along a new property line created, a distance of **928.44 feet** to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 04°54'55" West** along a new property line created, a distance of **269.71 feet** to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 47°29'51" West** along a new property line created, a distance of **288.96 feet** to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 04°54'55" West** along a new property line created, a distance of **796.34 feet** to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **South 42°30'09" East** along a new property line created, a distance of **605.89 feet** to a point in the centerline of SR 322, and said lot lines, passing through an iron pin set at 59.67 feet therefrom. Said point being the **Place of Beginning**, and containing **26.950 total acres** of land, 0.297 acres within the Right of Way of S.R. 322, be the same more or less, but subject to all legal highways, pursuant to a Survey (1349) dated June 10, 2014, 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 North 85°00'00" West, along the centerline of S.R. 322.

The intent of this description is to describe 2.294 acres of land now or formerly owned by Peter Ruh Trustee UTD 09/26/1997, PN: 11-292001, as recorded in OR Book 1855 Pg. 1627, in Geauga County Record of Deeds, 22.989 acres of land now or formerly owned by Peter Ruh Trustee UTD 09/26/1997, PN: 11-291900, as recorded in OR Book 1855 Pg. 1629, in Geauga County Record of Deeds and 1.666 acres of land now or formerly owned by Peter Ruh Trustee UTD 09/26/1997, PN: 11-389131, as recorded in OR Book 1855 Pg. 1624, 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, Ohio Registered Surveyor No. 7995, Dated: 7/31/14



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

*[Signature]* 06/30/14  
**GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.**

**21.217 Acre Parcel**

Situated in the Township of Chester, County of Geauga, State of Ohio, Lot 31, Tract 3. Beginning at the centerline intersection of Heath Road (60') and State Route 322, aka Mayfield Road, (variable right of way), said point being station 112+66.00 as shown on O.D.O.T. Highway Plans S.H 15, Section E-F-H, and also being the dividing line between Chester Twp. and Munson Twp, said point witnessed by a concrete O.D.O.T right of way marker with brass plat found at station 105+50.19, 30.00' left. Thence North 85°00'00" West along the centerline of S.R. 322, and along the dividing line between Lot 30 and Lot 31, a distance of 789.60 feet to a point, station 104+76.40, said point being a new property corner established, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 85°00'00" West** continuing along the centerline of S.R. 322 a distance of **250.00** feet to a point, said point being a new property corner established.

Thence **North 42°30'09" West** along a new property line created, passing through an iron pin set at 59.67 feet, a total distance of **605.89 feet** to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**North 04°54'55" East** along a new property line created, a distance of **796.34** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**North 47°29'51" East** along a new property line created, a distance of **288.96** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**North 04°54'55" East** along a new property line created, a distance of **269.71** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 84°48'00" East** along a new property line created, a distance of **394.29** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 04°54'55" West** along a new property line created, a distance of **807.30** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 84°48'00" East** along a new property line created, a distance of **106.32** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 04°54'55" West** along a new property line created, a distance of **879.37** feet to a point in the centerline of S.R. 322, and said lot lines, passing through an iron pin set at 40.00 feet therefrom. Said point being the Place of Beginning, and containing **21.217 total acres** of land, 0.251 acres within the Right of Way of S.R. 322, be the same more or less, but subject to all legal highways, pursuant to a Survey (1349) dated June 10, 2014, 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 North 85°00'00" West, along the centerline of S.R. 322.

The intent of this description is to describe 18.044 acres of land now or formerly owned by Peter Ruh Trustee UTD 09/26/1997, PN: 11-291900, as recorded in OR Book 1855 Pg. 1629, in Geauga County Record of Deeds. 3.173 acres of land now or formerly owned by Peter Ruh Trustee UTD 09/26/1997, PN: 11-292001, as recorded in OR Book 1855 Pg. 1627, 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".

RECEIVED  
*[Signature]*  
Thomas J. O'Hara  
Ohio Registered Surveyor No. 7995  
Dated: 7/31/14



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*[Signature]* 06/30/14  
**GEAUGA COUNTY AUDITOR** Rev.  
**TAX MAP DEPT.**

### 43.922 Acre Parcel

Situated in the Township of Chester, County of Geauga, State of Ohio, Lot 31, Tract 3. Beginning at the centerline intersection of Heath Road (60') and State Route 322, aka Mayfield Road, (variable right of way), said point being station 112+66.00 as shown on O.D.O.T. Highway Plans S.H 15, Section E-F-H, and also being the dividing line between Chester Twp. and Munson Twp, said point witnessed by a concrete O.D.O.T right of way marker with brass plat found at station 105+50.19, 30.00' left. Thence North 85°00'00" West along the centerline of S.R. 322, and along the dividing line between Lot 30 and Lot 31, a distance of 539.60 feet to a point, station 107+26.40, said point being the southwest corner of land now or formerly owned by The Cleveland Electric Illuminating Co., PN: 11-601000, as recorded in Deed Vol. 246 Page 241 in Geauga County Record of Deeds, (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **North 85°00'00" West** continuing along the centerline of S.R. 322, and said lot lines, a distance of **250.00** feet to a point, said point being a new property corner established.

Thence **North 04°54'55" East** along a new property line created, passing through an iron pin set at 40.00 feet, a total distance of **879.37** feet to a point, said point being a new property corner established,

**North 84°48'00" West** along a new property line created, a distance of **106.32** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**North 04°54'55" East** along a new property line created, a distance of **807.30** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**North 84°48'00" West** along a new property line created, a distance of **394.29** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**North 84°48'00" West** along a new property line created, a distance of **928.44** feet to a point, said point being on the easterly line of land now or formerly owned by Christine M. Valigore, PN: 11-347900, as recorded in Deed Vol. 793 Page 539 in GCRD, said point being a new property corner established, said point witnessed by an iron pin set.

**North 05°07'16" East** along the easterly line of land now or formerly owned by Valigore, aforementioned, and the easterly line of land now or formerly owned by The Laughlin Family Limited Partnership, PN: 11-389230, as recorded in Deed Vol. 967 Page 809 in GCRD, a distance of **1092.00** feet to a point, to the northeast corner thereof, said point being on a south line of land now or formerly owned by Geauga Park District, PN: 11-714480, as recorded in OR Book 1399 Pg. 913 in GCRD, said point being on the South line of Lot 20, said point witnessed by a 1-1/2" iron pipe found.

**South 86°01'05" East** along a southerly line of land now or formerly owned by Geauga Park District, aforementioned, and the South line of Lot 20, Tract 2, a distance of **1002.04** feet to a point, said point being the northwest corner of land now or formerly owned by Timothy G. Lybarger and Linda W. Lybarger, PN: 11-172660, as recorded in OR Book 1934 Pg. 2267 GCRD, said point witnessed by a 5/8" iron pin "Kosie" found.

Thence **South 04°34'16" West** along the westerly line of land now or formerly owned by Lybarger, aforementioned, and the westerly line of land now or formerly owned by Timothy G. Lybarger and Linda W. Lybarger, PN: 11-172650, as recorded in OR Book 1934 Pg. 2267 GCRD, a distance of **661.00** feet to a point, said point being the south west corner of land now or formerly owned by Lybarger, aforementioned, said point witnessed by a 1-1/2" iron pipe found.

Thence **South 86°00'30" East** along the southerly line of land now or formerly owned by Lybarger, aforementioned, a distance of **658.53** feet to a point, said point being on the west line of land now or formerly owned by Antonio F. DiDonato and Cara M. DiDonato, PN: 11-332300, as recorded in OR Book 1954 Pg. 176 GCRD, said point witnessed by a 5/8" iron pin "Kosie" found.

Thence **South 04°37'41" West** along the westerly line of land now or formerly owned by DiDonato, aforementioned, and the westerly line of lands now or formerly owned by the following: Andrew H. Gibb and Joyce L. Gibb, PN: 11-096900, Deed Vol. 767 Page 611,

Robert R. Romick and Joanne T. Romick, PN: 11-389046, Deed Vol. 716 Page 281,  
Parcel 1,

Robert R. Romick and Joanne T. Romick, PN: 11-208250, Deed Vol. 716 Page 281,  
Parcel 2,

Michael L. Breeden and Stephanie Breeden, PN: 11-163000, OR Book 1778 Page 1536,  
Andrew J. Eggleston, PN: 11-088500, OR Book 1731 Page 976,  
Robert G. Hammond and Hazel W. Hammond, PN: 11-132200, Deed Vol. 735 Page 783,  
Jeffrey W. Schinko and Mary S. Schinko, PN: 11-132100, Deed Vol. 843 Page 70,  
Charles D. Peek and Kari L. Demuth Peek, PN: 11-243100, OR Book 1892 Page 473,  
and CEI aforementioned, a distance of **2152.11** feet to a point in the centerline of SR 322, and



### 22.989 Acre Parcel

Situated in the Township of Chester, County of Geauga, State of Ohio, Lot 31, Tract 3. Beginning at the centerline intersection of Heath Road (60') and State Route 322, aka Mayfield Road, (variable right of way), said point being station 112+66.00 as shown on O.D.O.T. Highway Plans S.H 15, Section E-F-H, and also being the dividing line between Chester Twp. and Munson Twp. said point witnessed by a concrete O.D.O.T right of way marker with brass plat found at station 105+50.19, 30.00' left. Thence North 85°00'00" West along the centerline of S.R. 322, and along the dividing line between Lot 30 and Lot 31, a distance of 1171.10 feet to an angle point, station 100+94.90, thence North 84°48'00" West continuing along said centerline and said lot lines a distance of 144.72 feet to a point, said point being the southwest corner of land now or formerly owned by Peter Ruh Trustee UTD 09/26/1997, PN: 11-292001, as recorded in OR Book 1855 Pg. 1627 in Geauga County Record of Deeds (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **North 84°48'00" West** continuing along the centerline of S.R. 322 and along said lot lines, and the southerly line of land now or formerly owned by Peter Ruh Trustee UTD 09/26/1997, PN: 11-292001, as recorded in OR Book 1855 Pg. 1629 in (GCRD) a distance of **73.69** feet to a point, said point being the southeast corner of land now or formerly owned by EKH II, L.L.C., PN: 11-292000, as recorded in OR Book 1274 Pg. 0588 in (GCRD).

Thence **North 42°30'09" West** along an easterly line of land now or formerly owned by EKH, aforementioned, passing through an iron pin "Dudley" found at 45.76 feet, a total distance of **462.61** feet to a point, said point being an interior easterly corner of land now or formerly owned by EKH, aforementioned, said point witnessed by a 5/8" iron pin "Dudley" found.

Thence **North 01°50'30" East** along an easterly line of land now or formerly owned by EKH, aforementioned, a distance of **60.03** feet to a point, said point being a northeasterly corner of land now or formerly owned by EKH, aforementioned, said point witnessed by a 5/8" iron pin "Dudley" found.

Thence **North 86°19'42" West** along a northerly line of land now or formerly owned by EKH, aforementioned, a distance of **490.16** feet to a point, said point being on the easterly line of land now or formerly owned by Timothy P. Ruh & Ellen F. Ruh aka Ellen J. Ruh, PN: 11-292050, as recorded in OR Book 1908 Pg. 1311, Parcel 4, GCRD, said point witnessed by a 5/8" iron pin "Dudley" found S86°19'42"E, at 0.13 feet and passing through an iron pin found 7.64 feet therefrom.

Thence **North 05°07'16" East** along an easterly line of land now or formerly owned by Timothy P. Ruh, aforementioned, a distance of **330.91** feet to a point, said point being a southwest corner of land now or formerly owned by Peter Ruh Trustee UTD 09/26/1997, PN: 11-389131, as recorded in OR Book 1855 Pg. 1624 in GCRD, said point witnessed by an iron pin set.

Thence **South 82°47'40" East** along the southerly line of land now or formerly owned by Peter Ruh Trustee (11-389131), aforementioned, a distance of **273.64** feet to a point, said point being the southeast corner of land now or formerly owned by Peter Ruh Trustee (11-389131), aforementioned, said point witnessed by a 4" diameter axel found.

Thence **North 08°19'59" East** along the easterly line of land now or formerly owned by Peter Ruh Trustee (11-389131), aforementioned, a distance of **264.86** feet to a point, said point being the northeast corner of land now or formerly owned by Peter Ruh Trustee (11-389131), aforementioned, said point witnessed by a 4" diameter axel found

Thence **North 85°21'01" West** along the northerly line of land now or formerly owned by Peter Ruh Trustee (11-389131), aforementioned, a distance of **288.31** feet to a point, said point being the northwest corner of land now or formerly owned by Peter Ruh Trustee (11-389131), aforementioned, and a southwest corner of land now or formerly owned by Peter Ruh, PN: 11-291900, as recorded in OR Book 1855 Pg. 1629, said point witnessed by a 1-1/4" iron pipe found.

Thence **North 05°07'16" East** along a westerly line of land now or formerly owned by Peter Ruh Trustee (11-291900), aforementioned, and an easterly line of land now or formerly owned by Christine M. Valigore, PN: 11-347900, as recorded in Deed Vol. 793 Page 539 (GCRD), a distance of **746.77** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 84°48'00" East** along a new property line created, a distance of **928.44** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 04°54'55" West** along a new property line created, a distance of **269.71** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 47°29'51" West** along a new property line created, a distance of **288.96** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 04°54'55" West** along a new property line created, a distance of **796.34** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 42°30'09" East** along a new property line created, a distance of **45.89** feet to a point, said point being a new property corner established, said point being on the northerly line of land now or formerly owned by Peter Ruh, PN: 11-292001, aforementioned, said point witnessed by an iron pin set.

**North 86°02'16" West** along the northerly line of land now or formerly owned by Peter Ruh, (11-292001), aforementioned, a distance of **221.45** feet to a point, said point being the northwest corner of land now or formerly owned by Peter Ruh, (11-292001), aforementioned, said point witnessed by an iron pin set.

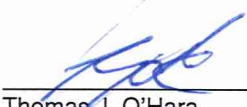
**South 01°40'55" West** along a westerly line of land now or formerly owned by Peter Ruh, aforementioned, a distance of **33.75** feet to a point, said point being an interior westerly corner of land now or formerly owned by Peter Ruh, (11-292001), aforementioned, said point witnessed by an iron pin set.

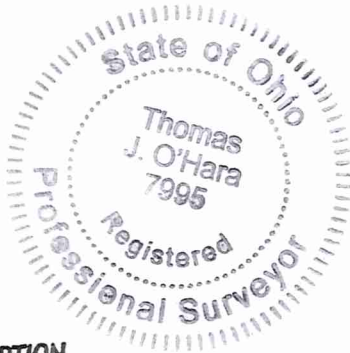
**South 41°19'05" East** along a westerly line of land now or formerly owned by Peter Ruh, (11-291900), aforementioned, a distance of **492.44** feet to a point in the centerline of SR 322 and said lot lines, passing through an iron pin set at 45.76 feet therefrom. Said point being the Place of Beginning, and containing **22.989 total acres** of land, 0.051 acres within the Right of Way of S.R. 322, be the same more or less, but subject to all legal highways, pursuant to a Survey (1349) dated June 10, 2014, 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 North 85°00'00" West, along the centerline of S.R. 322.

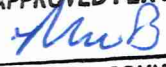
The intent of this description is to describe 22.989 acres of land now or formerly owned by Peter Ruh Trustee UTD 09/26/1997, PN: 11-291900, as recorded in OR Book 1855 Pg. 1629, in Geauga County Record of Deeds.

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  
 Ohio Registered Surveyor No. 7995  
 Dated: 7/31/14



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

 06/30/14  
 \_\_\_\_\_  
**GEAUGA COUNTY AUDITOR**  
 TAX MAP DEPT.

RECEIVED

AUG 4 2014  
 Geauga County Auditor  
 (Tax Map Dept.)

**2.294 Acre Parcel**

Situated in the Township of Chester, County of Geauga, State of Ohio, Lot 31, Tract 3. Beginning at the centerline intersection of Heath Road (60') and State Route 322, aka Mayfield Road, (variable right of way), said point being station 112+66.00 as shown on O.D.O.T. Highway Plans S.H 15, Section E-F-H, and also being the dividing line between Chester Twp. and Munson Twp, said point witnessed by a concrete O.D.O.T right of way marker with brass plat found at station 105+50.19, 30.00' left. Thence North 85°00'00" West along the centerline of S.R. 322, and along the dividing line between Lot 30 and Lot 31, a distance of 1039.60 feet to an angle point, station 102+26.40, said point being a new property corner established, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 85°00'00" West** continuing along the centerline of S.R. 322, and said lot lines a distance of **131.50 feet** to a point, said point being an angle point in said centerline, sta: 100+94.90,

Thence **North 84°48'00" West** continuing along the centerline of S.R. 322, and said lot lines a distance of **144.72 feet** to a point, said point being the southwest corner of land now or formerly owned by Peter Ruh Trustee UTD 09/26/1997, PN: PN: 11-292001, as recorded in OR Book 1855 Pg. 1627 in Geauga County Record of Deeds (GCRD).

Thence **North 41°19'05" West** along a westerly line of land now or formerly owned by Ruh, aforementioned, passing through an iron pin set at 43.60 feet, a total distance of **492.44 feet** to a point, said point being an interior westerly corner of land now or formerly owned by Ruh, aforementioned, said point witnessed by an iron pin set.

Thence **North 01°40'55" East** along a westerly line of land now or formerly owned by Ruh, aforementioned, a distance of **33.75 feet** to a point, said point being the northwesterly corner of land now or formerly owned by Ruh, aforementioned, said point witnessed by an iron pin set.

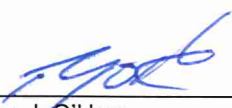
Thence **South 86°02'16" East** along a northerly line of land now or formerly owned by Ruh, aforementioned, a distance of **221.45 feet** to a point, said point being a new property corner established, said point witnessed by an iron pin set.

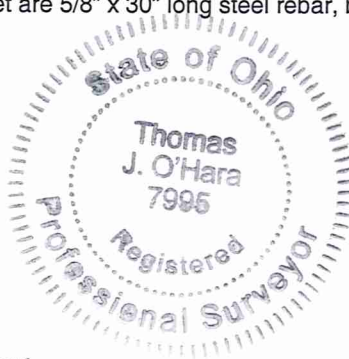
Thence **South 42°30'09" East** along a new property line created, a distance of **560.00 feet** to a point in said centerline and said lot lines, passing through an iron pin set at 59.67 feet therefrom. Said point being the Place of Beginning, and containing **2.294 total acres** of land, 0.246 acres within the Right of Way of S.R. 322, be the same more or less, but subject to all legal highways, pursuant to a Survey (1349) dated June 10, 2014, 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 North 85°00'00" West, along the centerline of S.R. 322.

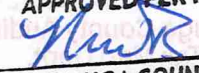
The intent of this description is to describe 2.295 acres of land now or formerly owned by Peter Ruh Trustee UTD 09/26/1997, PN: 11-292001, as recorded in OR Book 1855 Pg. 1627, in Geauga County Record of Deeds

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  
Ohio Registered Surveyor No. 7995  
Dated: 7/31/14



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

  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**  
06/30/14

**18.044 Acre Parcel**

Situated in the Township of Chester, County of Geauga, State of Ohio, Lot 31, Tract 3. Beginning at the centerline intersection of Heath Road (60') and State Route 322, aka Mayfield Road, (variable right of way), said point being station 112+66.00 as shown on O.D.O.T. Highway Plans S.H 15, Section E-F-H, and also being the dividing line between Chester Twp. and Munson Twp, said point witnessed by a concrete O.D.O.T right of way marker with brass plat found at station 105+50.19, 30.00' left. Thence North 85°00'00" West along the centerline of S.R. 322, and along the dividing line between Lot 30 and Lot 31, a distance of 789.60 feet to a point, station 104+76.40, said point being a new property corner established, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 85°00'00" West** continuing along the centerline of S.R. 322, and said lot lines, a distance of **98.39** feet to a point, said point being the southeast corner of land now or formerly owned by Peter Ruh Trustee UTD 09/26/1997, PN: 11-292001, as recorded in OR Book 1855 Pg. 1627, in Geauga County Record of Deeds.

Thence **North 04°54'55" East** along the easterly line of land now or formerly owned by Ruh, (PN: 11-292001) aforementioned, passing through a 5/8" iron pin found at 34.79 feet a total distance of **388.53** feet to a point, said point being the northeast corner of land now or formerly owned by Ruh, (PN: 11-292001), aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **North 86°02'16" West** along the northerly line of land now or formerly owned by Ruh, (PN: 11-292001) aforementioned, a distance of **564.02** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 42°30'09" West** along a new property line created, a distance of **45.89** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 04°54'55" East** along a new property line created, a distance of **796.34** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**North 47°29'51" East** along a new property line created, a distance of **288.96** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**North 04°54'55" East** along a new property line created, a distance of **269.71** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 84°48'00" East** along a new property line created, a distance of **394.29** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 04°54'55" West** along a new property line created, a distance of **807.30** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.


**South 84°48'00" East** along a new property line created, a distance of **106.32** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 04°54'55" West** along a new property line created, a distance of **879.37** feet to a point in the centerline of S.R. 322, ad said lot lines, passing through an iron pin set at 40.00 feet therefrom. Said point being the Place of Beginning, and containing **18.044 total acres** of land, 0.091 acres within the Right of Way of S.R. 322, be the same more or less, but subject to all legal highways, pursuant to a Survey (1349) dated June 10, 2014, 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 North 85°00'00" West, along the centerline of S.R. 322.

The intent of this description is to describe 18.044 acres of land now or formerly owned by Peter Ruh Trustee UTD 09/26/1997, PN: 11-291900, as recorded in OR Book 1855 Pg. 1629, 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  
Ohio Registered Surveyor No. 7995  
Dated: 7/31/14



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
  
**GEAUGA COUNTY AUDITOR** *06/30/14*  
**TAX MAP DEPT.** *Rev.*

**3.173 Acre Parcel**

Situated in the Township of Chester, County of Geauga, State of Ohio, Lot 31, Tract 3. Beginning at the centerline intersection of Heath Road (60') and State Route 322, aka Mayfield Road, (variable right of way), said point being station 112+66.00 as shown on O.D.O.T. Highway Plans S.H 15, Section E-F-H, and also being the dividing line between Chester Twp. and Munson Twp, said point witnessed by a concrete O.D.O.T right of way marker with brass plat found at station 105+50.19, 30.00' left. Thence North 85°00'00" West along the centerline of S.R. 322, and along the dividing line between Lot 30 and Lot 31, a distance of 887.89 feet to a point, station 103+78.01, said point being the southeast corner of land now or formerly owned by Peter Ruh Trustee UTD 09/26/1997, PN: 11-292001, as recorded in OR Book 1855 Pg. 1627, in Geauga County Record of Deeds (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **North 85°00'00" West** continuing along the centerline of S.R. 322 a distance of **151.61** feet to a point, said point being a new property corner established.

Thence **North 42°30'09" West** along a new property line created, passing through an iron pin set at 60.35 feet, a total distance of **560.00 feet** to a point, said point being on the north line of land now or formerly owned by Ruh,(PN:11-292001) aforementioned, said point witnessed by an iron pin set.


**South 86°02'16" East** along the northerly line of Ruh, aforementioned, a distance of **564.02** feet to a point, said point being the northeast corner of land now or formerly owned by Ruh, aforementioned, said point witnessed by a 5/8" iron pin found.

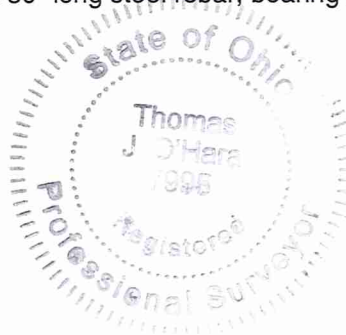
**South 04°54'55" West** along the easterly line of land now or formerly owned by Ruh, aforementioned, a distance of **388.53** feet to a point in the centerline of SR 322, and said Lot Lines, passing through a 5/8" iron pin found at 34.79 feet therefrom, Said point being the Place of Beginning, and containing **3.173 total acres** of land, 0.160 acres within the Right of Way of S.R. 322, be the same more or less, but subject to all legal highways, pursuant to a Survey (1349) dated June 10, 2014, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

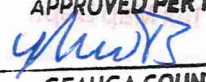
Bearings used hereon are to an assumed meridian and are used to denote angles only. The basis of bearings for this survey is North 85°00'00" West, along the centerline of S.R. 322.

The intent of this description is to describe 3.173 acres of land now or formerly owned by Peter Ruh Trustee UTD 09/26/1997, PN: 11-292001, as recorded in OR Book 1855 Pg. 1627, 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  
Ohio Registered Surveyor No. 7995  
Dated: 7/31/14



NOV 10 2014  
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
 06/30/14  
\_\_\_\_\_  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. Rev