

Fence Encroachment	
0.059 Acres.	2550.0 Sq.ft.
0.004 Acres.	187.5 Sq.ft.
0.102 Acres.	4447.1 Sq.ft.
0.165 Acres.	7184.6 Sq.ft.

April L. & David R. Higgins
 PN: 11-115850
 Or Book 1964 Page 872
 S/L 73

Laura J. Steidel
 PN: 11-242400
 Or Book 1770 Page 354
 S/L 74

Gina M. Evangelista
 PN: 11-255350
 Or Book 1750 Page 1515
 S/L 75

Original Lot 15 Tract 3
 N0°00'00"E

Chester Estates Subdivision No. 2
 Plat Volume 7 Page 94-94A-94B

N89°46'20"E 751.69'(r)

Peter Z. Dautartas and Joanne Dautartas
 PN: 11-071710
 Or Book 1330 Page 864

Parcel No. 2
 5.370 Acres.
 233915.4 Sq.ft.
 OR Book 1253 Page 860

S89°57'10"E

exception from #2
 total exception

exception from #1
 1.742 Acres.
 75882.7 Sq.ft.

Vytas D. Dautartas
 PN: 11-218720
 Or Book 1253 Page 860

Parcel No. 1
 6.816 Acres.
 296890.3 Sq.ft.
 OR Book 1253 Page 860
 5.074 Acres Remainder
 221007.5 Sq.ft.
 0.154 Acres within R/W
 6715.2 Sq.ft.

N89°57'10"W

The Madeleine Dautartas Trust. Madeleine J. Dautartas, Trustee
 PN: 11-389005
 Or Book 1785 Page 697

This Plat was prepared without the benefit of a Title Exam, and is subject to the results that an independent Title Exam may reveal.

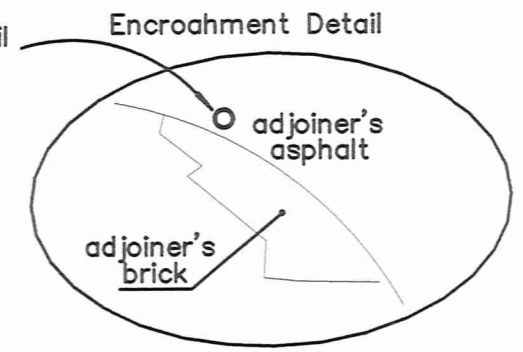
This Plat of Survey depicts the results of a Boundary Survey as prepared according to the minimum standards for a Boundary Survey as described in the Administrative Code Chapter 4733-37, by O'Hara Land Surveying, LLC. This Survey is not valid unless it bears an Original Signature and Seal.

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

Handwritten Signature 08/19/14
 GEauga COUNTY AUDITOR
 TAX MAP DEPT.

References:
 Field Observations made August 2014
 Deeds of Record
 S.R. 306 Chillicothe Road 1939 Plans

Thomas J. O'Hara #7995
 Professional Land Surveyor
 within the State of Ohio
 Dated: *5/14/14*



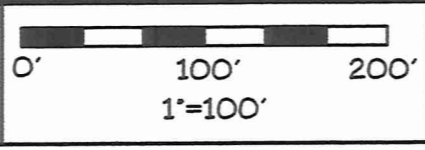
Chillicothe Road
 State Route 306
 (variable width)
 Survey of Land
 now or formerly owned by
 Vytas D. Dautartas, PN: 11-218720
 OR Book 1253 Page 860
 part of Original Lot Number 16 Tract 3
 Township of Chester, County of Geauga
 State of Ohio



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

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

Date of Survey
 08-05-2014
 Project No.: 1411



Sheet
 1 of 1

Match Line

Cedar Road

Match Line

sta:186+56.5
 3/4" iron pipe found
 S88°18'38"E, 3.66'

5" mag nail Set

35'

N89°46'20"E
 264.02'(r)

sta:185+00

50

30'

174.02'(r)

250.00'(r)

5" mag nail set in asphalt

See Detail

30.05'

300.00'(r)

223.84'(c)

1" iron pipe found & used

995.77'(r&u)

4x8 post encroaches 4.9'

4x8 post encroaches 6.6'

4x8 post encroaches 15.3'

986.45'(r)

982.37'(r&m)

30.05'

150.00'(r)

600.00'(r)

30'

r/w

c/l

N3°26'00"E

1687.88' (m)

Sta:184+90.14
 1" iron pin found & used in a monument box assembly

NE Corner
 464-258
 537-881

N0°55'24"E
 100.33'(m)

100.90'(r)

Sta:183+89.24
 1" iron pin found in a monument box assembly

40'

Match Line

**Vytas D. Dautartas, PN: 11-218720, OR Book 1253 Page 860
5.074 Acres**

Situated in the Township of Chester, County of Geauga, State of Ohio, being part of Lot No. 16 Tract 3 in said Township: Beginning at a point in the centerline of Chillicothe Road (variable width) aka State Route 306, at the northeast corner of land now or formerly owned by The Madeleine Dautartas Trust. Madeleine J. Dautartas, Trustee, PN: 11-389005, as recorded in Or Book 1785 Page 697, in Geauga County Record of Deeds (GCRD), said point being the following two courses from the centerline intersection of Chillicothe Road and Cedar Road, said intersection point witnessed by a 1" iron pin found in a monument box assembly, thence North 00°55'24" East along the centerline of Chillicothe Road, a distance of 100.33 feet to an angle point witnessed by a 1" iron pin found in a monument box assembly, thence North 03°26'00" East along the centerline of Chillicothe Road, a distance of 1687.88 feet to said beginning point being the **Place of Beginning** of the parcel herein described.

Thence **North 89°57'10" West** along the northerly line of land now or formerly owned by The Madeleine Dautartas Trust, aforementioned, passing through a 1" iron pipe found at 30.05 feet, a total distance of **982.37** feet to a point, said point being on the dividing line of Original Lot 15, Tract 3 and Original Lot 16 Tract 3, said point being on the easterly line of land now or formerly owned by Gina M. Evangelista, PN: 11-255350, as recorded in Or Book 1750 Page 1515, being Sublot 75 in Chester Estates Subdivision No. 2, as recorded in Plat Volume 7 Page 94-94A-94B in GCRD.

Thence **North 00°00'00" East** along the Lot Line aforementioned and the easterly line of land now or formerly owned by Evangelista, aforementioned, and the easterly line of land now or formerly owned by Laura J. Steidel, PN: 11-242400, as recorded in Or Book 1770 Page 354, being Sublot 74 in Chester Estates Subdivision No. 2, aforementioned, and the easterly line of land now or formerly owned by April L. & David R. Higgins, PN: 11-115850, as recorded in Or Book 1964 Page 872, being Sublot 73 in Chesters Estate Subdivision No. 2, aforementioned, a distance of **223.45** feet to a point, said point being the southwest corner of land now or formerly owned by Peter Z. Dautartas and Joanne Dautartas, PN: 11-071710, recorded in Or Book 1330 Page 864, said point witnessed by a 5" mag nail set in the trunk of a tree.

Thence **South 89°57'10" East** along the southerly line of land now or formerly owned by Peter Z. Dautartas, aforementioned, a distance of **995.77** feet to a point in the centerline of Chillicothe Road, passing through a 5" mag nail set in asphalt pavement at 30.05 feet therefrom.

Thence **South 03°26'00" West** along the centerline of Chillicothe Road a distance of **223.84** feet to a point, said point being the Place of Beginning, and containing **5.074 acres** of land, 0.154 acres within the right of way of Chillicothe Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1411) dated August 5, 2014, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

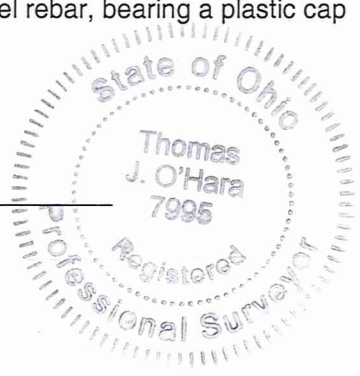
Bearings used hereon are to an assumed meridian and are used to denote angles only. The basis of bearings for this survey is North 03°26'00" East, along the centerline of Chillicothe Road.

The intent of this description is to describe all land now or formerly owned by Vytas D. Dautartas, PN: 11-218720, OR Book 1253 Page 860 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, P.S.
Ohio Registered Surveyor No. 7995

Dated: *8/19/14*



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

[Signature] *08/19/14*
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**