

NOTES:

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

References:

Plat Volume 6 Page 61: Ranch Drive Subdivision
Plat Volume 7 Page 43: Wyandot Allotment
Plat Volume 7 Page 10-11: Ireles Park Estates
Howard R. Selee & Associates, Inc. Survey CHE 00180 (09-019) dated February 18, 2008
Deeds of Record
Field Observations made July 2016
Geauga County 1955 Tax Map Page 140
C.H. 12-D-F-Sperry Road, 1944 plans

Survey of Land now or formerly owned by
Florence A. Horton, Deed Volume 234 Page 520
PN: 11-389281, part of Lot 28, Tract 3
Township of Chester, County of Geauga, State of Ohio

2.006 Acres

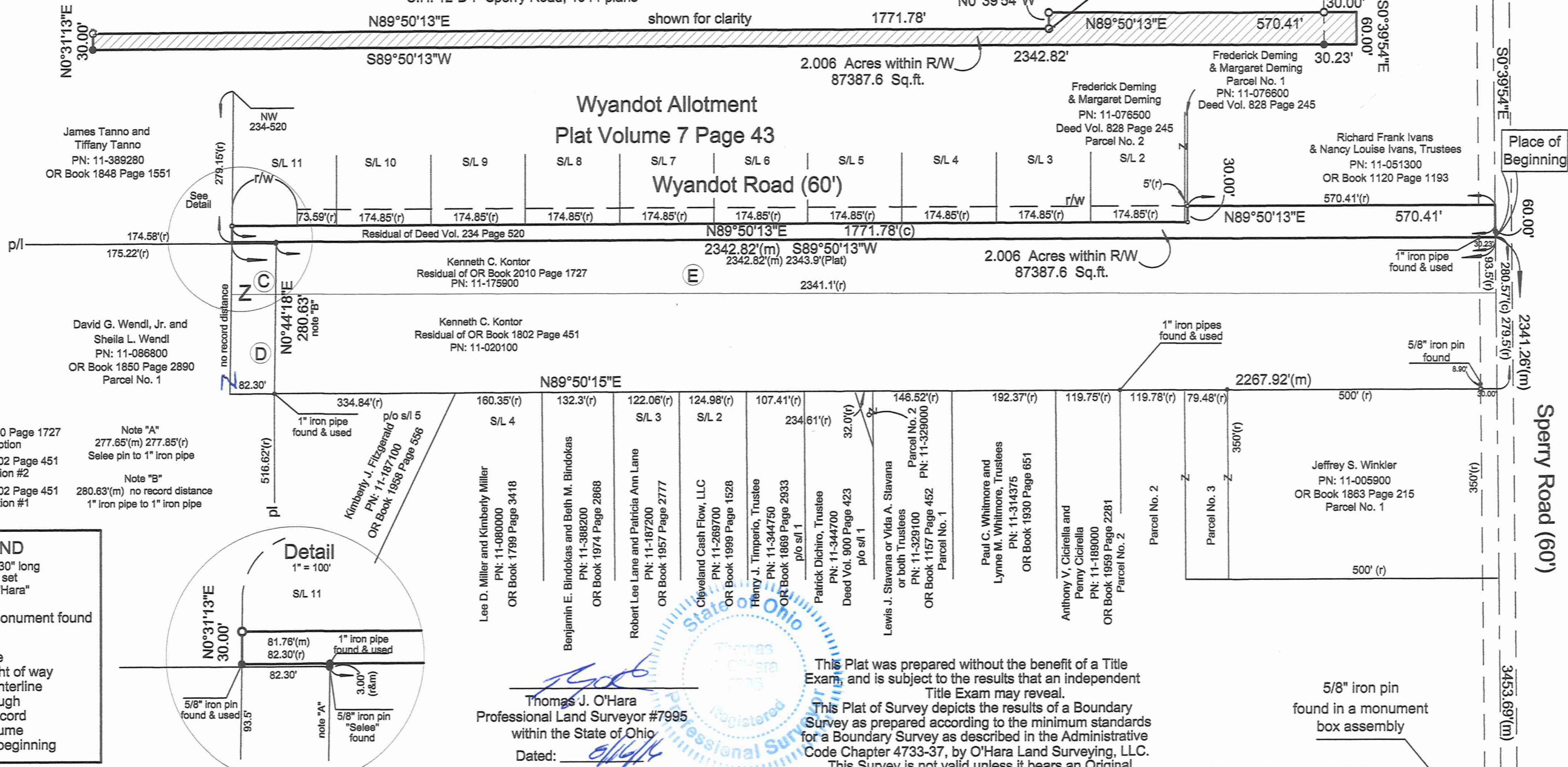
30.00'
N0°39'54"W

P.K. NAIL SET

5/8" iron pin found in a monument box assembly bent westerly

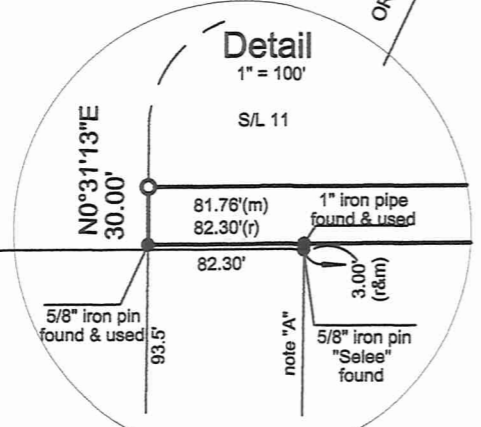


SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
GEOGA COUNTY AUDITOR
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- (C) OR Book 2010 Page 1727 exception
Note "A" 277.65'(m) 277.85'(r) Selee pin to 1" iron pipe
(D) OR Book 1802 Page 451 exception #2
Note "B" 280.63'(m) no record distance 1" iron pipe to 1" iron pipe
(E) OR Book 1802 Page 451 exception #1

LEGEND
5/8" dia. x 30" long steel rebar set capped "O'Hara"
survey monument found
tree line
fence line
street right of way
street centerline
own through
official record
deed volume
place of beginning

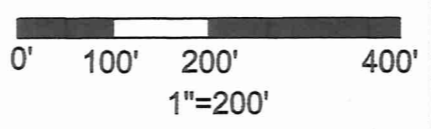


Thomas J. O'Hara
Professional Land Surveyor #7995
within the State of Ohio
Dated: 8/16/16

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.

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

Date of Survey
07/15/2016
Project No.: 1686
Revised 8-16-16



Sheet
1
of
1

Forest Lane (60')
f.k.a. Illes Drive
Plat Volume 7 Page 10-11

c/l

CHE00224
CHE00224

Horton, Florence (16-093)
Picked Up 08/16/16
Vol. 2025 pg 1107
pn# 11-389281

**Florence A. Horton
PN: 11-389281, Deed Volume 234 Page 520**

Situated in the Township of Chester, County of Geauga, State of Ohio, being part of Lot Number 28, Tract 3 within said Township: Beginning at the point of intersection of the centerline of Forest Lane (60') with the centerline of Sperry Road (60'), said point being witnessed by a 5/8" iron pin found in a monument box assembly. Thence along the centerline of Sperry Road, North 00°39'54" West a distance of 2341.26 feet to a point, said point being the northeast corner of land now or formerly owned by Kenneth C. Kontor, PN: 11-175900, as recorded in OR Book 2010 Page 1727 in Geauga County Record of Deeds, (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 89°50'13" West** along the North line of land now or formerly owned by Kontor, aforementioned, passing through a 1" iron pipe found at 30.23 feet, a total distance of **2342.82** feet to a point, said point being a south east corner of land now or formerly owned by James Tanno and Tiffany Tanno, PN: 11-389280, as recorded in OR Book 1848 Page 1551 in GCRD, said point witnessed by a 5/8" iron pin found, passing through a 1" iron pipe found at 81.76 feet therefrom.

Thence **North 00°31'13" East** along an East line of land now or formerly owned by Tanno, aforementioned, a distance of **30.00** feet to a point, said point being the southwest corner of Sublot Number 11 in Wyandot Allotment, as recorded in Plat Volume 7 Page 43 in Geauga County Record of Plats, said point witnessed by an iron pin set.

Thence **North 89°50'13" East** along the South line of the Wyandot Allotment, aforementioned, also being the centerline of Wyandot Road, and the South line of land now or formerly owned by Frederick Deming and Margaret Deming, PN: 11-076600, as recorded in Deed Volume 828 Page 245, Parcel Number 1, a distance of **1771.78** feet to a point, said point being the southeast corner of land now or formerly owned by Deming, aforementioned, said point witnessed by a p.k. nail set.


Thence **North 00°39'54" West** along the East line of land now or formerly owned by Deming, aforementioned, a distance of **30.00** feet to a point, said point being the southwest corner of land now or formerly owned by Richard Frank Ivans and Nancy Louise Ivans, Trustees, PN: 11-051300, as recorded in OR Book 1120 Page 1193, in GCRD, said point being on the North margin of Wyandot Road, said point witnessed by an iron pin set.

Thence **North 89°50'13" East** along the South line of land now or formerly owned by Ivans, aforementioned, the North margin of Wyandot Road, a distance of **570.41** feet to a point, said point being the southeast corner of land now or formerly owned by Ivans, aforementioned, said point being in the centerline of Sperry Road.

Thence **South 00°39'54" East** along the centerline of Sperry Road a distance of **60.00** feet to a point, said point being the Place of Beginning, and containing **2.006 total acres** of land, 2.006 acres within the right of way of Wyandot Road and Sperry Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1686) dated July, 2016, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

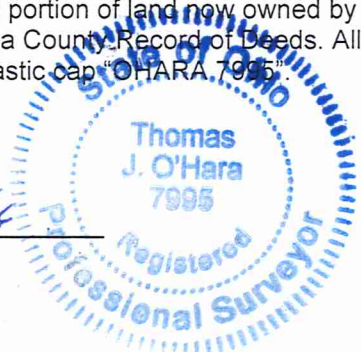
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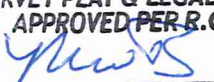
The intent of this description is to describe the residual portion of land now owned by Florence A. Horton, PN: 11-389281, Deed Volume 234 Page 520 in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995"



Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995

Dated: 8/16/16



**SURVEY PLAT & LEGAL DESCRIPTION
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**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.** 08/16/16