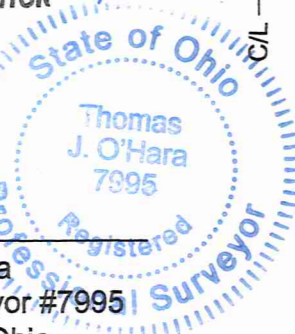




Mayfield Road (60') U.S. 322

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

GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.



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

Dated: 3/2/17

Survey of land now or formerly owned by  
Tranchita Enterprises, LLC,  
PN: 11-203500 & PN: 11-203600  
OR Book 1910 Page 671  
being part of Original Lot Number 27, Tract Number 3  
Township of Chester, County of Geauga, State of Ohio

**References:**  
Deeds of Record  
Field Observations made February 2017  
Prior O'Hara Survey Number 1257  
U.S. 322 Mayfield Road, 1946 Plans-02.77-07.04 GEA-CHE

**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.

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.

**LEGEND**

- 5/8" dia. x 30" long steel rebar set capped "O'Hara"
- survey monument found
- nrd no record distance
- (c) calculated distance
- (s) Survey reference
- (u) used distance
- (m) measured distance
- (r) record distance
- ☁ 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

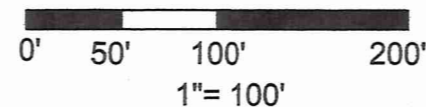
**O'Hara Land Surveying, L.L.C**

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

Date of Survey

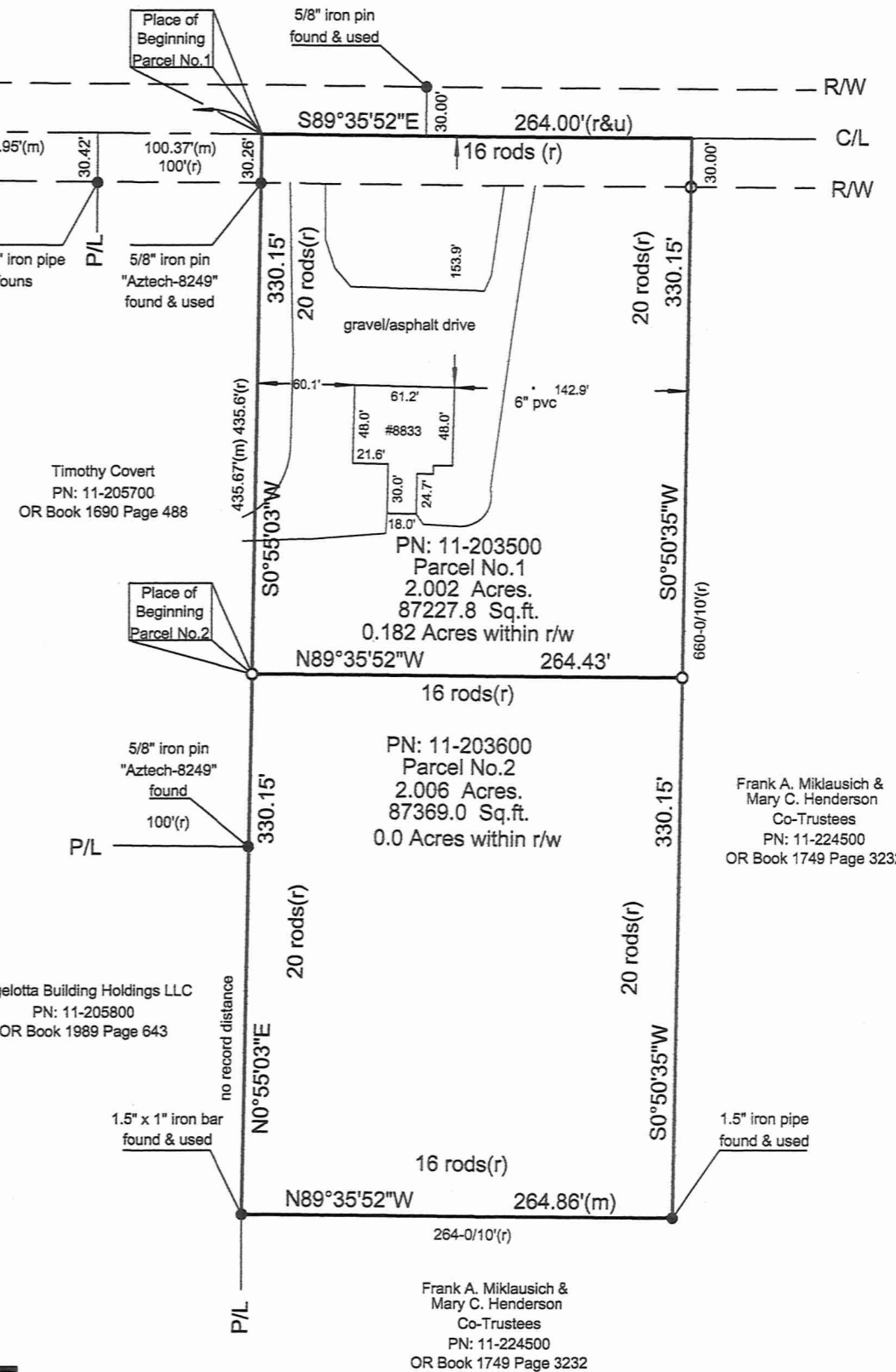
02/27/2017

Project No.: 1789



Sheet

1  
of  
1



CHE 00228  
CHE00228

Tranchita Enterprises LLC (17-027)  
Picked Up 3/7/17

**Tranchita Enterprises, LLC**  
**PN: 11-203500, OR Book 1910 Page 671**  
**Parcel Number 1**

Situated in the Township of Chester, County of Geauga, State of Ohio, being part of Lot Number 27, Tract Number 3, in said Township. Beginning at the centerline intersection of Chillicothe Road (State Route 306)(60') and Mayfield Road (U.S. Route 322)(60'), said point witnessed by a 1" iron pin found in a monument box assembly. Said point being Station 0.00 per Road Records U.S. 322 Mayfield Road, 1946 Plans-02.77-07.04 GEA-CHE. Thence South 89°35'52" East along the centerline of Mayfield Road, a distance of 3064.92 feet to a point, said point being the northeast corner of land now or formerly owned by Timothy Covert, PN: 11-205700 as recorded in OR Book 1690 Page 488 in Geauga County Record of Deeds (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **South 89°35'52" East** continuing along the centerline of Mayfield Road a distance of **264.00 feet** to a point, said point being a northwest corner of land now or formerly owned by Frank A. Miklausich & Mary C. Henderson , PN: 11-224500, as recorded in as recorded in OR Book 1749 Page 3232 in (GCRD).


Thence **South 00°50'35" West** along the West line of land now or formerly owned by Miklausich, aforementioned, passing through an iron pin set at 30.00 feet, a total distance of **330.15 feet** to a point, said point being the northeast corner of land now or formerly owned by Tranchita Enterprises, LLC, PN: 11-203600, as recorded in OR Book 1910 Page 671, Parcel Number 2, in GCRD, said point witnessed by an iron pin set.

Thence **North 89°35'52" West** along the North line of land now or formerly owned by Tranchita, aforementioned, a distance of **264.43 feet** to a point on the East line of land now or formerly owned by Covert, aforementioned, said point witnessed by an iron pin set.

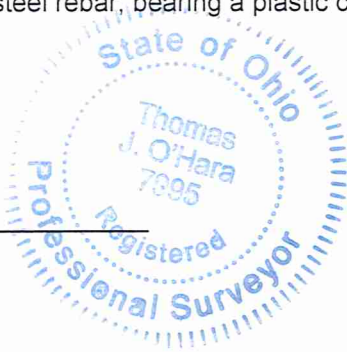
Thence **North 00°55'03" East** along the East line of land now or formerly owned by Covert, aforementioned, a distance of **330.15 feet** to a point in the centerline of Mayfield Road, passing through a 5/8" iron pin "Aztech #8249" found at 30.26 feet therefrom, said point being the Place of Beginning, and containing **2.002 total acres** of land, 0.182 acres within the right of way of Mayfield Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1789) dated February, 2017, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.


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.

The intent of this description is to describe Parcel Number 1, of land now owned by Tranchita Enterprises, LLC, PN: 11-203500, as recorded in OR Book 1910 Page 671 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".

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

Dated: 3/7/17



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

**Tranchita Enterprises, LLC  
PN: 11-203500, OR Book 1910 Page 671  
Parcel Number 2**

Situated in the Township of Chester, County of Geauga, State of Ohio, being part of Lot Number 27, Tract Number 3, in said Township. Beginning at the centerline intersection of Chillicothe Road (U.S. Route 306)(60') and Mayfield Road (U.S. Route 322)(60'), said point witnessed by a 1" iron pin found in a monument box assembly. Said point being Station 0.00 per Road Records U.S. 322 Mayfield Road, 1946 Plans-02.77-07.04 GEA-CHE. Thence South 89°35'52" East along the centerline of Mayfield Road, a distance of 3064.92 feet to a point, said point being the northeast corner of land now or formerly owned by Timothy Covert, PN: 11-205700 as recorded in OR Book 1690 Page 488 in Geauga County Record of Deeds (GCRD). Thence South 00°55'03" West along the East line of land now or formerly owned by Covert, aforementioned, passing through a 5/8" iron pin "Aztech #8249" found at 30.26, a total distance of **330.15 feet** to a point, said point being the southwest corner of land now or formerly owned by Tranchita Enterprises, LLC, PN: 11-203500, as recorded in OR Book 1910 Page 671, Parcel Number 1, in GCRD, said point witnessed by an iron pin set, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 89°35'52" East** along the South line of land now or formerly owned by Tranchita, aforementioned, a distance of **264.43 feet** to a point, said point being on the West line of land now or formerly owned by Frank A. Miklausich & Mary C. Henderson , PN: 11-224500, as recorded in OR Book 1749 Page 3232 in (GCRD).


Thence **South 00°50'35" West** along the West line of land now or formerly owned by Miklausich, aforementioned, a distance of **330.15 feet** to a point, said point being a southerly interior corner of land now or formerly owned by Mikausich, aforementioned, said point witnessed by a 1.5" iron pipe found.

Thence **North 89°35'52" West** along a North line of land now or formerly owned by Miklausich, aforementioned, a distance of **264.86 feet** to a point, said point being a northwesterly corner of land now or formerly owned by Mikausich, aforementioned, said point being on the East line of land now or formerly owned by Angelotta Building Holdings LLC, PN: 11-205800, as recorded in OR Book 1989 Page 643 in GCRD, said point witnessed by a 1.5" by 1" iron bar found.

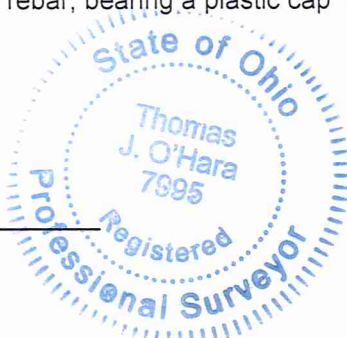
Thence **North 00°55'03" East** along an East line of land now or formerly owned by Angelotta, aforementioned, and the East line of land now or formerly owned by Covert, aforementioned, a distance of **330.15 feet** to a point, said point being the Place of Beginning, and containing **2.006 total acres** of land, 0.00 acres within the right of way of Mayfield Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1789) dated February, 2017, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

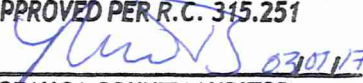
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe Parcel Number 2, of land now owned by Tranchita Enterprises, LLC, PN: 11-203600, as recorded in OR Book 1910 Page 671 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".

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

Dated: 3/2/17



**SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251**  
  
\_\_\_\_\_  
**GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.**