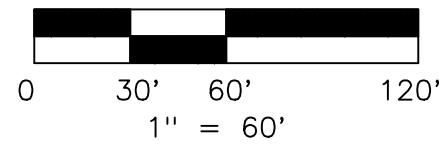


**O'Hara Land Surveying, L.L.C.**

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

Date of Survey  
01/06/2021  
Project No: 2781



21-003

**NOTES**

The basis of bearings used hereon are based upon an assumed meridian.

Distances are shown as U.S. Foot and decimal parts thereof.

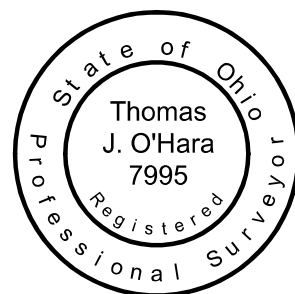
This plat was prepared without the benefit of a title exam, and is subject to the results that an independent title exam may reveal. This Plat of Survey depicts the results of a Boundary Survey as prepared in accordance to the minimum standards for a Boundary Survey as described in Administrative Code Chapter 4733-37, by O'Hara Land Surveying, L.L.C.. This survey is not valid unless it bears an Original Signature and Seal.

**REFERENCES**

- Deeds of Record
- Field observations made 01-04-2021
- Plat Volume 9 Page 20, Willow Hill Estates 1 Revised and Expanded
- Plat Volume 22 Page 25, Centerline Plat CH 39, Mulberry Road Sec: A-D, 1994
- D.B. Kosie & Associates, Plat 957-2017
- O'Hara Land Surveying Project 0792, dated 02-21-2008

**Boundary Survey**

Land now or formerly owned by  
First Horizon Home Loans, a division of First  
Tennessee Bank NA  
PN: 11-145500  
OR Book 1990 Page 800  
part of Lot Number 14, Tract Number 1  
Township of Chester  
County of Geauga, State of Ohio



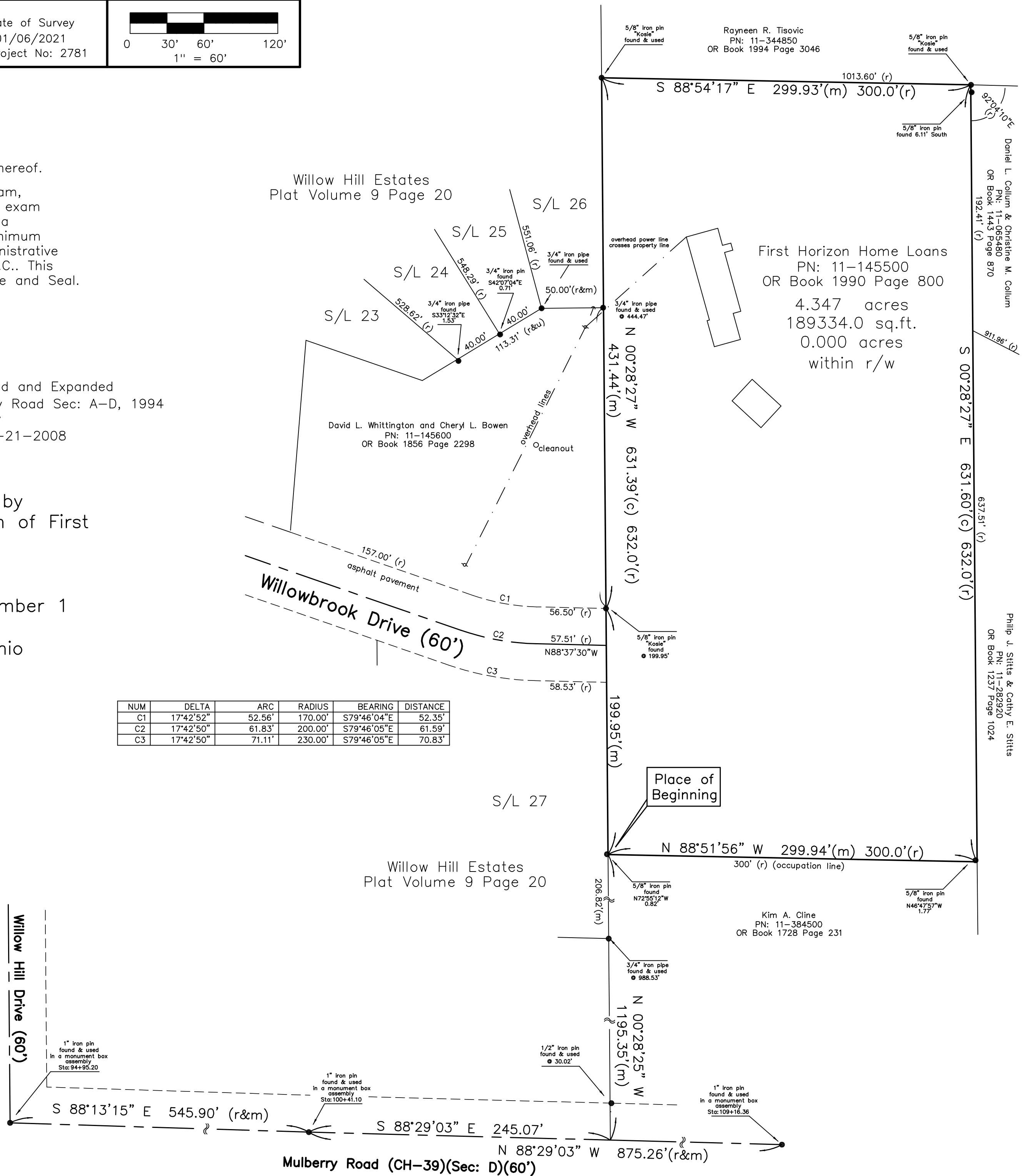
*Thomas J. O'Hara*  
Thomas J. O'Hara  
Professional Land Surveyor #7995  
within the State of Ohio  
Dated: 01-05-2021

**SURVEY PLAT & LEGAL DESCRIPTION**  
APPROVED PER R.C. 315.251  
*Susan L. Martin* Jan 11 2021  
**GEAUGA COUNTY ENGINEER**  
TAX MAP DEPT.  
21-003

**LEGEND / ABBREVIATIONS**

- ⊙ 5/8" dia. x 30" long steel rebar set capped "O'Hara 7995"
- survey monument found
- nrd no record distance
- (c) calculated distance
- (u) used distance
- (m) measured distance
- (r) record distance
- (r) tree line
- r/w right of way
- c/l centerline
- own through
- O.R. official record
- D.V. deed volume
- P.O.B. place of beginning
- All iron pipes found are measured (I.D.)
- GCE Geauga County Engineer

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	17°42'52"	52.56'	170.00'	S79°46'04"E	52.35'
C2	17°42'50"	61.83'	200.00'	S79°46'05"E	61.59'
C3	17°42'50"	71.11'	230.00'	S79°46'05"E	70.83'



First Horizon Home Loans  
PN: 11-145500  
OR Book 1990 Page 800  
4.347 acres  
189334.0 sq.ft.  
0.000 acres  
within r/w

Willow Hill Estates  
Plat Volume 9 Page 20

David L. Whittington and Cheryl L. Bowen  
PN: 11-145600  
OR Book 1856 Page 2298

Rayneen R. Tisovic  
PN: 11-344850  
OR Book 1994 Page 3046

Daniel L. Collum & Christine M. Collum  
PN: 11-063480  
OR Book 1443 Page 870

Phillip J. Stitts & Cathy E. Stitts  
PN: 11-262920  
OR Book 1237 Page 1024

Kim A. Cline  
PN: 11-384500  
OR Book 1728 Page 231

**First Horizon Home Loans, a division of First Tennessee Bank NA**  
**PN: 11-145500**  
**OR Book 1990 Page 800**  
**4.347 acres**

Situated in the Township of Chester, County of Geauga, State of Ohio, being part of Lot Number 14, Tract 1 within said Township: Beginning at the point of intersection of the centerline of Mulberry Road (60')(CH-39) (Sec: D) with the centerline of Willow Hill Drive (60'), said point being witnessed by a 1" iron pin found in a monument box assembly. Thence South 88°13'15" East along the centerline of Mulberry Road, a distance of 545.90 feet to an angle point, said point being witnessed by a 1" iron pin found in a monument box assembly. Thence South 88°29'03" East along the centerline of Mulberry Road, a distance of 245.07 feet to a point, said point being the southwest corner of land now or formerly owned by Kim A. Cline, PN: 11-384500, as recorded in OR Book 1728 Page 231 in Geauga County Record of Deeds (GCRD). Thence North 00°28'25" West along the West line of PN: 11-384500, aforementioned, passing through a ½" iron pin found at 30.02 feet, a ¾" iron pipe found at 988.53 feet, a total distance of 1195.35 feet to a point, said point being the northwest corner of PN: 11-384500, aforementioned, said point being on the East line of Sublot Number 27 in Willow Hill Estates as recorded in Plat Volume 9 Page 20, said point witnessed by a 5/8" iron pin found North 72°55'12" West a distance of 0.82 feet therefrom, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 00°28'27" West** along the East line of Willow Hill Estates, aforementioned and along the East line of land now or formerly owned by David L. Whittington and Cheryl L. Bowen, PN: 11-145600, as recorded in OR Book 1856 Page 2298 GCRD, passing through a 5/8" iron pin "Kosie" found at 199.95 feet, a ¾" iron pipe found at 444.47 feet, a total distance of **631.39 feet** to a point, said point being the southwest corner of land now or formerly owned by Rayneen R. Tisovic, PN: 11-344850, as recorded in OR Book 1994 Page 3046 GCRD, said point witnessed by a 5/8" iron pin "Kosie" found.

Thence **South 88°54'17" East** along the South line of PN: 11-344850, aforementioned, a distance of **299.93 feet** to a point, said point being the northwest corner of land now or formerly owned by Daniel L. Collum and Christine M. Collum, PN: 11-065480, as recorded in OR Book 1443 Page 870, GCRD, said point witnessed by a 5/8" iron pin "Kosie" found.

Thence **South 00°28'27" East** along the West line of PN: 11-065480, aforementioned, and along the West line of land now or formerly owned by Philip J. Stitts and Cathy E. Stitts, PN: 11-282920, as recorded in OR Book 1237 Page 1024, GCRD, a distance of **631.60 feet** to a point, said point being the northeast corner of PN: 11-384500, aforementioned, said point witnessed by a 5/8" iron pin found North 46°47'57" West a distance of 1.77 feet therefrom.

Thence **North 88°51'56" West** along the North line of PN: 11-384500, aforementioned, a distance of **299.94 feet** to a point, said point being the Place of Beginning, and containing **4.347 total acres** of land, 0.000 acres within the right of ways, be the same more or less, but subject to all legal highways, pursuant to a Survey (2781) dated January 2021, 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 an assumed meridian. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe all of the land now or formerly owned by First Horizon Home Loans, a division of First Tennessee Bank NA, PN: 11-145500 as recorded in OR Book 1990 Page 800 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: 01/06/2021



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Susan J. Martini* Jan 11 2021  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**