

Chardon Windsor Road (60')

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

P.O. Box 902, Chardon, Ohio 44024
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 V: 440-286-8417



Tom O'Hara
 Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 10/25/12

Lot Consolidation Plat
 land now or formerly owned by
 Mark R. Phillips and Karol Phillips, PN: 12-095219, OR Book 11954 Page 3409
 Mark R. Phillips and Karol Phillips, PN: 12-013500, OR Book 1021 Page 848
 Mark R. Phillips and Karol Phillips, PN: 12-090307, OR Book 1262 Page 439

part of Section One, of the East Survey
 part of Original Lot Number 2, Claridon Township
 County of Geauga, State of Ohio

Zoning
 Zoned R-1
 3.0 acre minimum
 250 feet frontage
 Front Setback: 100'
 Side Setback: 20'
 Rear Setback: 20'

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
- p.o.b. place of beginning

This consolidation of lots of record complies with the applicable Claridon Township Zoning Resolution. This ____ day of _____ 2012. By _____ Claridon Township Zoning Inspector.

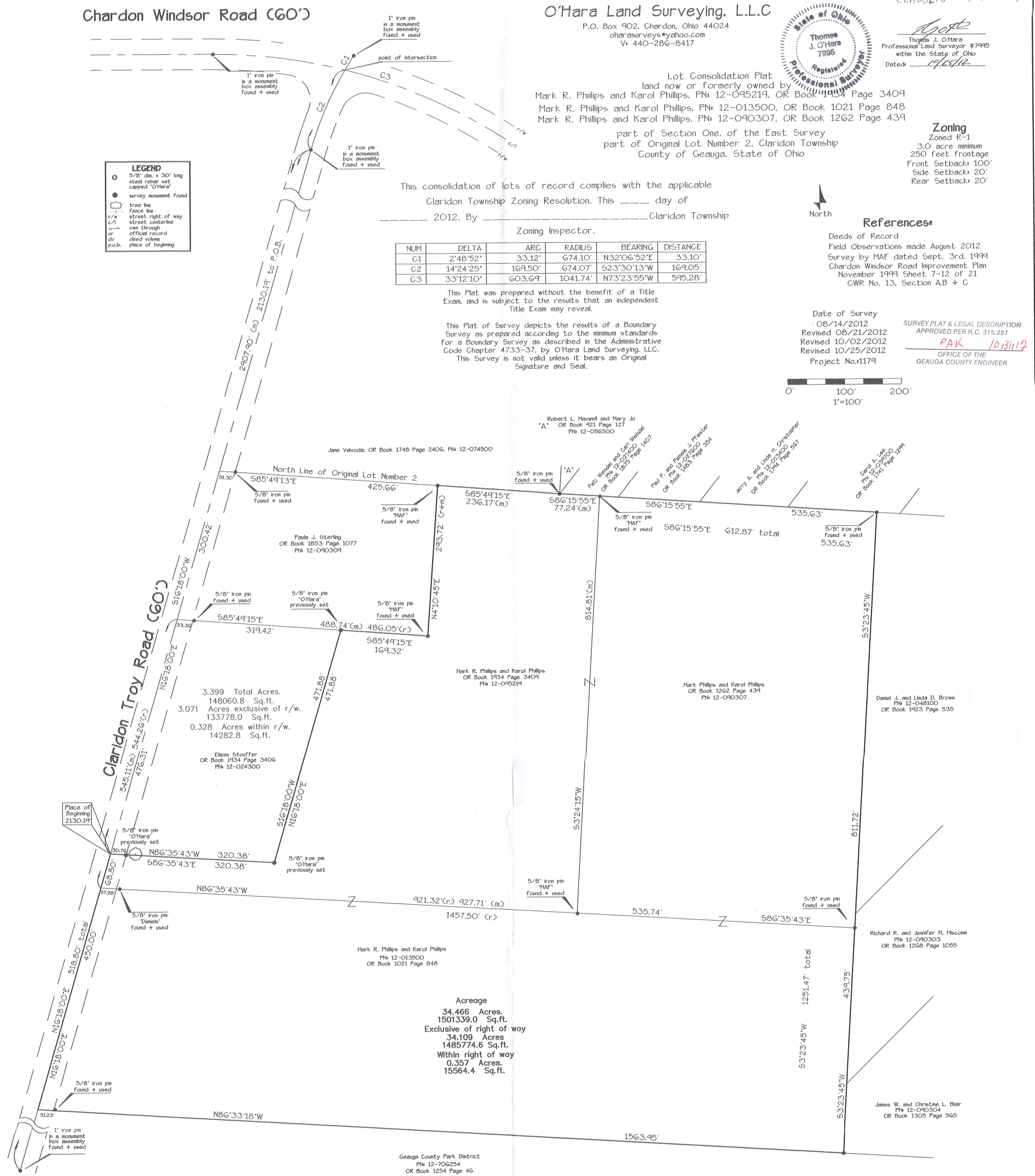
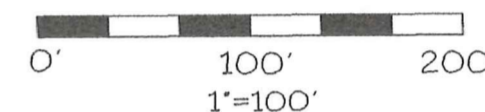
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	2'48"52"	33.12'	674.10'	N32°06'52"E	33.10'
C2	14'24'25"	169.50'	674.07'	S23°30'13"W	169.05'
C3	33'12'10"	603.69'	1041.74'	N73°23'55"W	595.28'

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.

Date of Survey
 08/14/2012
 Revised 08/21/2012
 Revised 10/02/2012
 Revised 10/25/2012
 Project No: 1179

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
PAK 10/31/12
 OFFICE OF THE
 GEauga COUNTY ENGINEER



Acreage
 34.466 Acres.
 1501339.0 Sq.ft.
 Exclusive of right of way
 34.109 Acres
 1485774.6 Sq.ft.
 Within right of way
 0.357 Acres.
 15564.4 Sq.ft.

Geauga County Park District
 PN 12-706254
 OR Book 1254 Page 46

CLA00218
CLA00218

Phillips-Stouffer (12-097)
Picked up Date
10-31-12
12-024300
Vol 1937 Pg 466

3.399 Acres
Land now or formerly owned by
Eileen Stouffer, PN: 12-024300, OR Book 1934 Page 3404

Situated in the Township of Claridon, County of Geauga, State of Ohio, being part of Section One, of the East Survey, part of Original Lot Number 2. Beginning at the centerline intersection of Chardon Windsor Road (60') and Claridon Troy Road (60'), said point witnessed by a 1" iron pin found in a monument box assembly, as measured along the arc of a curve, having a radius of 674.10, Delta 02°48'52", an arc distance of 33.12 feet, chord bearing N 32°06'52"E, a distance of 33.10 feet, therefrom. Thence along the centerline of Claridon Troy Road following a curve deflecting to the left, having a radius of 674.07 feet, Delta 14°24'25", an arc distance of 169.50 feet, having a chord bearing South 23°30'13" West for a distance of 169.05 feet to a point, said point witnessed by a 1" iron pin found in a monument box assembly. Thence South 16°18'00" West along the centerline of Claridon Troy Road, a distance of 2130.19 feet to a point, said point being a new property corner established, said point being the **Place of Beginning** of the parcel herein described.

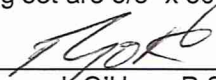
Thence **North 16°18'00" East** along the centerline of Claridon Troy Road a distance of **476.31** feet to a point, said point being the southeast corner of land now or formerly owned by Paula J. Sterling, PN: 12-090309, as recorded in OR Book 1853 Page 1077 in Geauga County Record of Deeds, (GCRD).

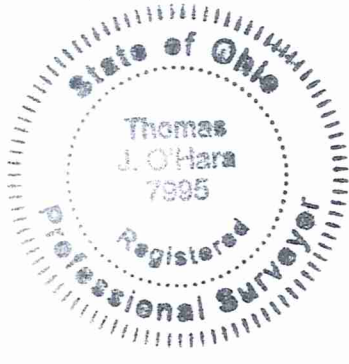
Thence **South 85°49'15" East** along the southerly line of land now or formerly owned by Sterling, aforementioned, passing through a 5/8" iron pin found at 33.36 feet, a total distance of **319.42** feet to a point, said point being the northwest corner of land now or formerly owned by Mark R. Phillips and Karol Phillips, PN: 12-095219, OR Book 1934 Page 3409 in GCRD, said point witnessed by an iron pin set.

Thence **South 16°18'00" West** along the westerly line of land now or formerly owned by Phillips, aforementioned, a distance of **471.88** feet to a point, said point being a southeast corner of land now or formerly owned by Phillips, aforementioned, said point witnessed by an iron pin set.

Thence **North 86°35'43" West** along the southerly line of land now or formerly owned by Phillips, aforementioned, a distance of **320.38** feet to a point, passing through an iron pin set at 30.76 feet therefrom, Said point being the Place of Beginning, and containing **3.399 acres** total, 3.071 acres exclusive of right of way and 0.328 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (1179) dated August, 2012, 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 intent of this description is to describe the remainder of land now or formerly owned by Eileen Stouffer, PN: 12-024300, OR Book 1934 Page 3404 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: 10/25/12



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Lot Consolidation of land now or formerly owned by
Mark R. Phillips and Karol Phillips, PN: 12-013500, OR Book 1021 Page 848
Mark R. Phillips and Karol Phillips, PN: 12-090307, OR Book 1262 Page 439
Mark R. Phillips and Karol Phillips, PN: 12-095219, OR Book 1934 Page 3409

Situated in the Township of Claridon, County of Geauga, State of Ohio, being part of Section One, of the East Survey, part of Original Lot Number 2. Beginning at the centerline intersection of Chardon Windsor Road (60') and Claridon Troy Road (60'), said point witnessed by a 1" iron pin found in a monument box assembly, as measured along the arc of a curve, having a radius of 674.10, Delta $02^{\circ}48'52''$, an arc distance of 33.12 feet, chord bearing N $32^{\circ}06'52''$ E, a distance of 33.10 feet, therefrom. Thence along the centerline of Claridon Troy Road following a curve deflecting to the left, having a radius of 674.07 feet, Delta $14^{\circ}24'25''$, an arc distance of 169.50 feet, having a chord bearing South $23^{\circ}30'13''$ West for a distance of 169.05 feet to a point, said point witnessed by a 1" iron pin found in a monument box assembly. Thence South $16^{\circ}18'00''$ West along the centerline of Claridon Troy Road, a distance of 2130.19 feet to a point, said point being a new property corner established, said point being the **Place of Beginning** of the parcel herein described.

Thence **South $86^{\circ}35'43''$ East** along the southerly line of land now or formerly owned by Eileen Stouffer, PN: 12-024300, OR Book 1934 Page 3406, passing through an iron pin set at 30.76 feet, a total distance of **320.38** feet to a point, said point witnessed by an iron pin set.

Thence **North $16^{\circ}18'00''$ East** along the westerly line of land now or formerly owned by Stouffer, aforementioned, a distance of **471.88** feet to a point, said point being on the southerly line of land now or formerly owned by Paula J. Sterling, PN: 12-090309, as recorded in OR Book 1853 Page 1077 in Geauga County Record of Deeds, (GCRD), said point witnessed by an iron pin set.

Thence **South $85^{\circ}49'15''$ East** along the southerly line of land now or formerly owned by Sterling, aforementioned, a distance of **169.32** feet to a point, said point being the southeast corner of land now or formerly owned by Sterling, aforementioned, said point witnessed by a 5/8" iron pin "MAF" found.

Thence **North $04^{\circ}10'45''$ East** along the easterly line of land now or formerly owned by Sterling, aforementioned, a distance of **293.72** feet to a point, said point being on the southerly line of land now or formerly owned by Jane Valvoda, PN: 12-074500, as recorded in OR Book 1748 Page 2406 in GCRD, said point witnessed by a 5/8" Iron Pin "MAF" found.

Thence **South $85^{\circ}49'15''$ East** along the southerly line of land now or formerly owned by Valvoda, aforementioned, a distance of **236.17** to a point, said point being the south corner of land now or formerly owned by Robert L. Maxwell and Mary Jo, PN: 12-056500, as recorded in OR Book 921 Page 127 in GCRD and the southwest corner of land now or formerly owned by Pati Weindel and Carl Weindel, PN: 12-021400, as recorded in OR Book 1875 Page 1407, said point witnessed by a 5/8" iron pin found,

Thence **South $86^{\circ}15'55''$ East** along the southerly line of land now or formerly owned by Weindel, aforementioned, said point being the northwest corner of land now or formerly owned by Mark Phillips and Karol Phillips, PN: 12-090307, as recorded in OR Book 1262 Page 439 in GCRD, said point witnessed by a 5/8" iron pin "MAF" found.

Thence **South $86^{\circ}15'55''$ East** along the southerly line of lands now or formerly owned by Weindel, aforementioned, Paul P. and Pamela J. Pfister, PN: 12-027600, OR Book 1483 Page 354 in GCRD, Jerry A. and Linda H. Christopher, PN: 12-013400, OR Book 1794 Page 567 in GCRD and Carol A. Lee, PN: 12-039700, OR Book 1741 Page 1299 in GCRD, a distance of **612.87** feet to a point, said point being the northwest corner of land now or formerly owned by Daniel J. and Linda D. Brown PN: 12-048100 as recorded in OR Book 1923 Page 535 in GCRD, passing through a 5/8" iron pin "MAF" found at 77.24 feet, said point being witnessed by a 5/8" iron pin found.

Thence **South $03^{\circ}24'45''$ West** along the westerly line of land now or formerly owned by Brown, aforementioned, Richard R. and Jennifer M. Misconin, PN: 12-090303, as recorded in OR Book 1268 Page 1055 in GCRD, and James W. and Christine L. Blair, PN: 12-090304, as recorded in OR Book 1305 Page 565 in GCRD, a distance of **1251.47** to a point, said point being on the north line of land now or formerly owned by Geauga County Park District, PN: 12-706254, as recorded in OR Book 1254 Page 46 in GCRD, said point witnessed by a 5/8" iron pin found.

Thence **North $86^{\circ}33'18''$ West** along the northerly line of land now or formerly owned by Geauga County Park District, aforementioned, a total distance of **1563.95** to a point in the centerline of Claridon Troy Road, passing through a 5/8" iron pin found at 31.23 feet therefrom

Thence **North $16^{\circ}18'00''$ East** along the centerline of Claridon Troy Road, a distance of **518.80** feet to a point, Said point being the Place of Beginning, and containing **34.466 acres** total, 34.109 acres exclusive of right of way and 0.357 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (1179) dated August, 2012, 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 intent of this description is to combine three tracts of land now or formerly owned by Mark R. Phillips and Karol Phillips, PN: 12-013500, OR Book 1021 Page 848, Mark R. Phillips and Karol Phillips, PN: 12-090307, OR Book 1262 Page 439, Mark R. Phillips and Karol Phillips, PN: 12-095219, OR Book 1934 Page 3409

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

TJOH
Thomas J. O'Hara, P.S.
Ohio Registered Surveyor No. 7995
Dated: *10/25/12*



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