

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'

Chardon Windsor Road (60')

O'Hara Land Surveying, L.L.C

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

Proposed Lot Split Survey
 land now or formerly owned by
 James Stouffer and Eileen Stouffer
 OR Book 1262 Page 441, PN: 12-024300,
 part of Section One, of the East Survey
 part of Original Lot Number 2, Claridon Township
 County of Geauga, State of Ohio

This division of land complies with the applicable Claridon Township
 Zoning Resolution. This _____ day of _____ 2012.
 By _____ Claridon Township Zoning Inspector.

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

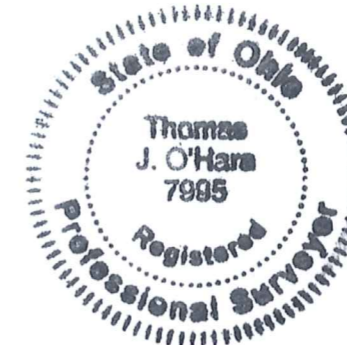
S.M.P.K. 8/28/12
 OFFICE OF THE *Revised*
 GEauga COUNTY ENGINEER

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.

Robert L. Maxwell and Mary Jo
 'A' OR Book 421 Page 127
 PN: 12-056500
 'B' Pati Weindel and Carl Weindel
 OR Book 1875 Page 1407
 PN: 12-021400

Thomas J. O'Hara
 Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: *8/28/12* North

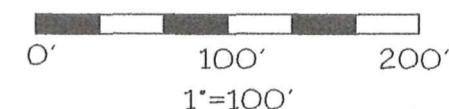


Zoning
 Zoned R-1
 3.0 acre minimum
 250 feet frontage
 Front Setback: 100'
 Side Setback: 20'
 Rear Setback: 20'

References:

- Deeds of Record
- Field Observations made August 2012
- Survey by MAF dated Sept. 3rd, 1999
- Chardon Windsor Road Improvement Plan
 November 1999 Sheet 7-12 of 21
 CWR No. 13, Section A,B + C

Date of Survey
 08/14/2012
 Revised 08/21/2012
 Project No.:1179



LEGEND

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

Remainder Acreage

3.399 Acres.
 148060.8 Sq.ft.
 Total Acreage
 3.071 Acres.
 133778.0 Sq.ft.
 exclusive of right of way
 0.328 Acres.
 14282.8 Sq.ft.
 within right of way

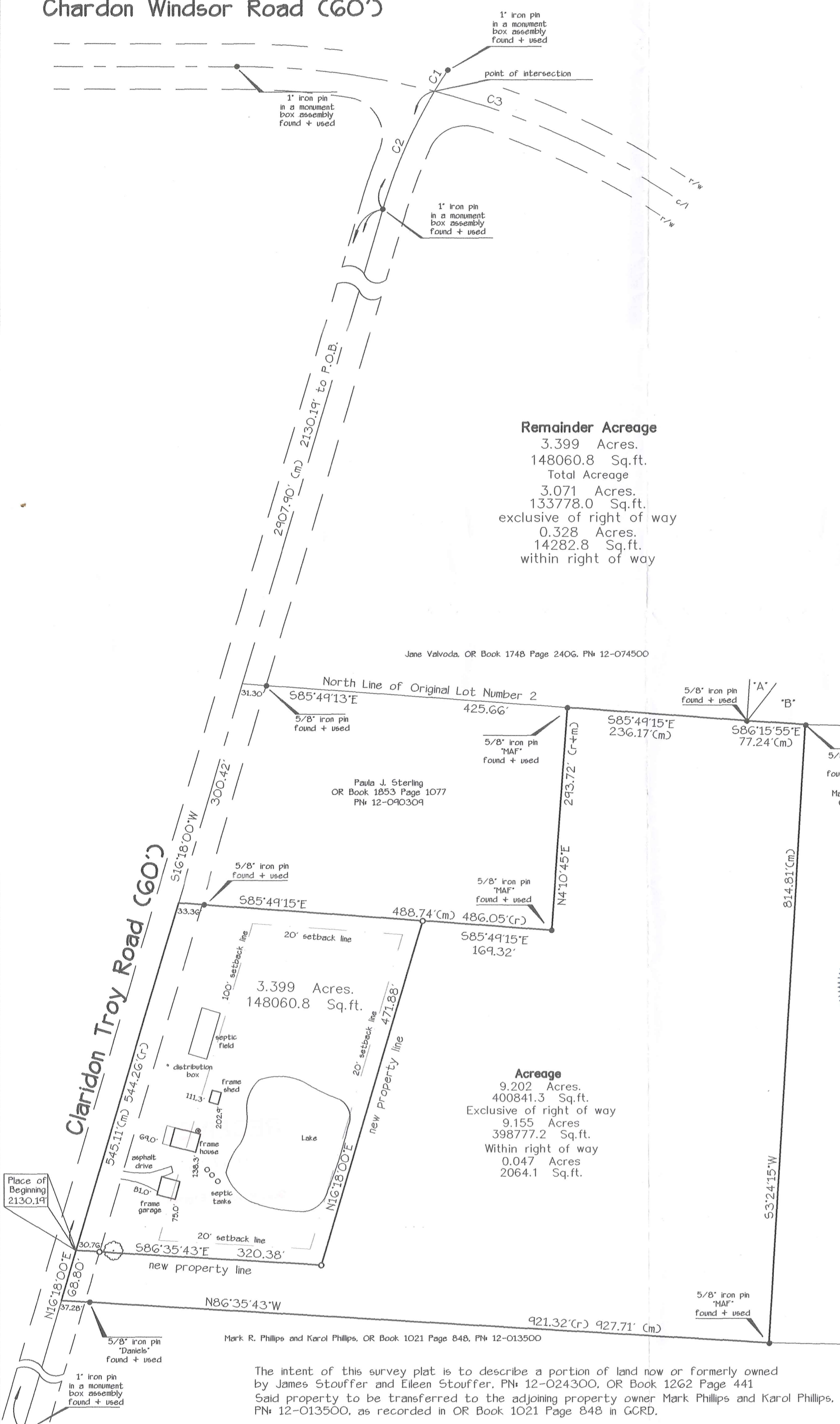
Jane Valvoda, OR Book 1748 Page 2406, PN: 12-074500

Paula J. Sterling
 OR Book 1853 Page 1077
 PN: 12-090309

Mark Phillips and Karol Phillips
 OR Book 1262 Page 439
 PN: 12-090307

Mark R. Phillips and Karol Phillips, OR Book 1021 Page 848, PN: 12-013500

The intent of this survey plat is to describe a portion of land now or formerly owned
 by James Stouffer and Eileen Stouffer, PN: 12-024300, OR Book 1262 Page 441
 Said property to be transferred to the adjoining property owner Mark Phillips and Karol Phillips,
 PN: 12-013500, as recorded in OR Book 1021 Page 848 in GCRD.



CLA 00220
CLA00220

Stouffer
12-080

picked up 8-28-12

VOL 1934 PG 3409

12-024300

**Survey Split of Land now or formerly owned by
James Stouffer and Eileen Stouffer, PN: 12-024300, OR Book 1262 Page 441**

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, North 32°06'52" East 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, 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 **South 86°35'43" East** along a new property line created, passing through an iron pin set at 30.76 feet, a total distance of **320.38** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 16°18'00" East** along a new property line created a distance of **471.88** feet to a point, said point being a new property corner established, said point being on the southerly line of land now or formerly owned by Paula J. Sterling, 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°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°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°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°15'55" East** along the southerly line of land now or formerly owned by Weindel, aforementioned, a distance of **77.24** to a point, 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.

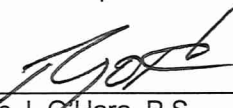
Thence **South 03°24'15" West** along the westerly line of land now or formerly owned by Phillips, aforementioned, a distance of **814.81** to a point, said point being on the north line of land now or formerly owned by Mark R. and Karol Phillips, PN: 12-013500, as recorded in OR Book 1021 Page 848 in GCRD, said point witnessed by a 5/8" iron pin "MAF" found.

Thence **North 86°35'43" West** along a northerly line of land now or formerly owned by Phillips, aforementioned, a distance of **927.71** to a point in the centerline of Claridon Troy Road, passing through a 5/8" iron pin found "Daniels" at 37.28 feet therefrom

Thence **North 16°18'00" East** along the centerline of Claridon Troy Road, a distance of **68.80** feet to a point, Said point being the Place of Beginning, and containing **9.202 acres** total, 9.155 acres exclusive of right of way and 0.047 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 a portion of land now or formerly owned by James Stouffer and Eileen Stouffer, PN: 12-024300, OR Book 1262 Page 441 in Geauga County Record of Deed. Said property to be transferred to the adjoining property owner Mark Phillips and Karol Phillips, PN: 12-013500, as recorded in OR Book 1021 Page 848 in GCRD.

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: 8/27/12



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

S.M.L.P.V. 8/28/12
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