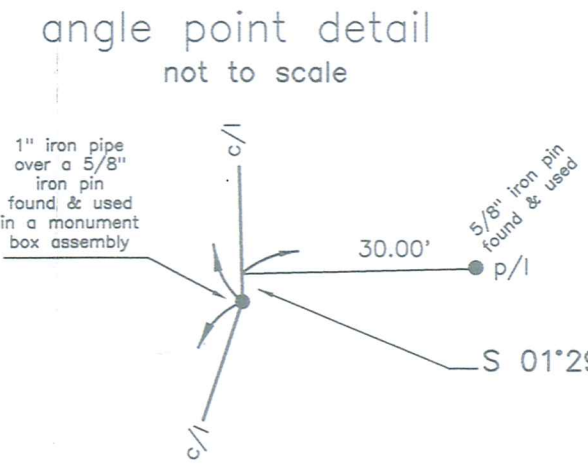
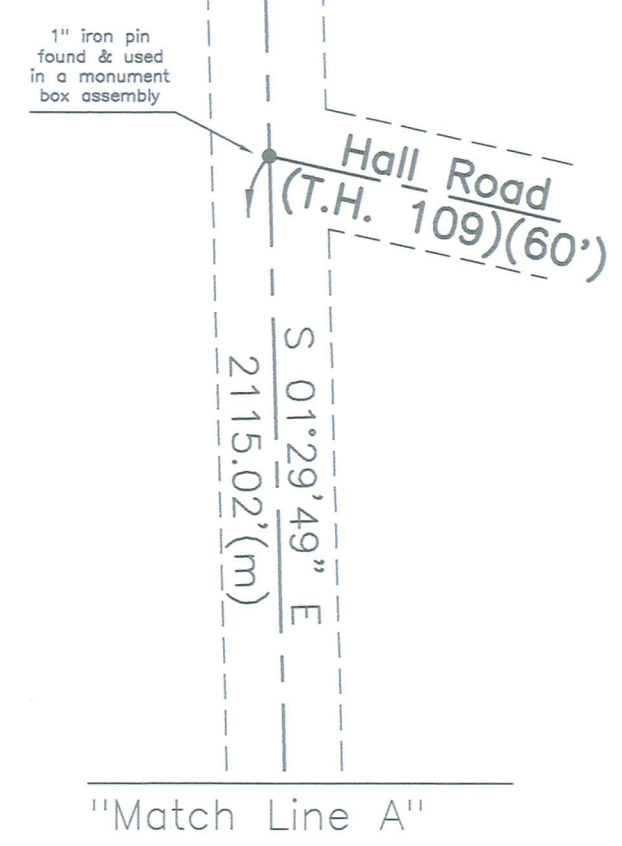




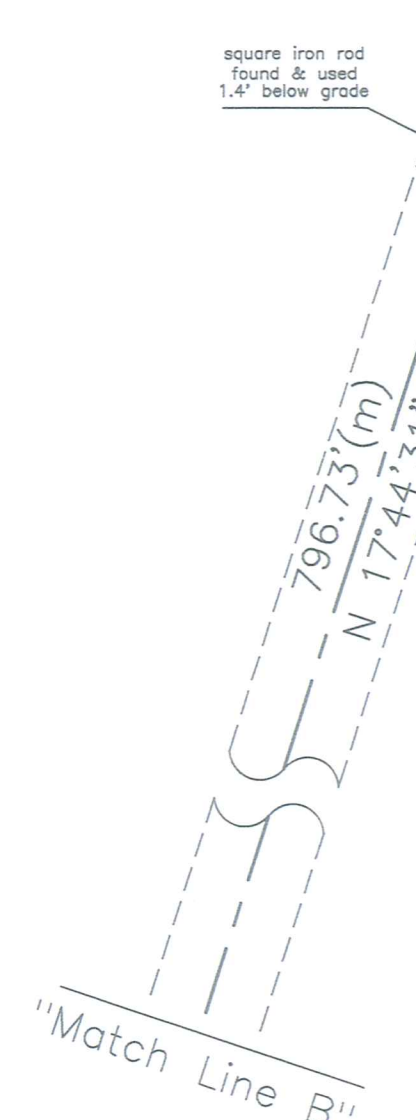
CLA 00269 (20-019)
CLA00269



Retracement Survey of lands now or formerly owned by Allen M. Douglas and Barbara M. Douglas All of PN:12-082311 OR Book 904 Page 1157 and Allen Douglas and Barbara Douglas All of PN:12-035610 OR Book 982 Page 918 Part of Lot Number 10 Holmes Tract Township of Claridon County of Geauga, State of Ohio

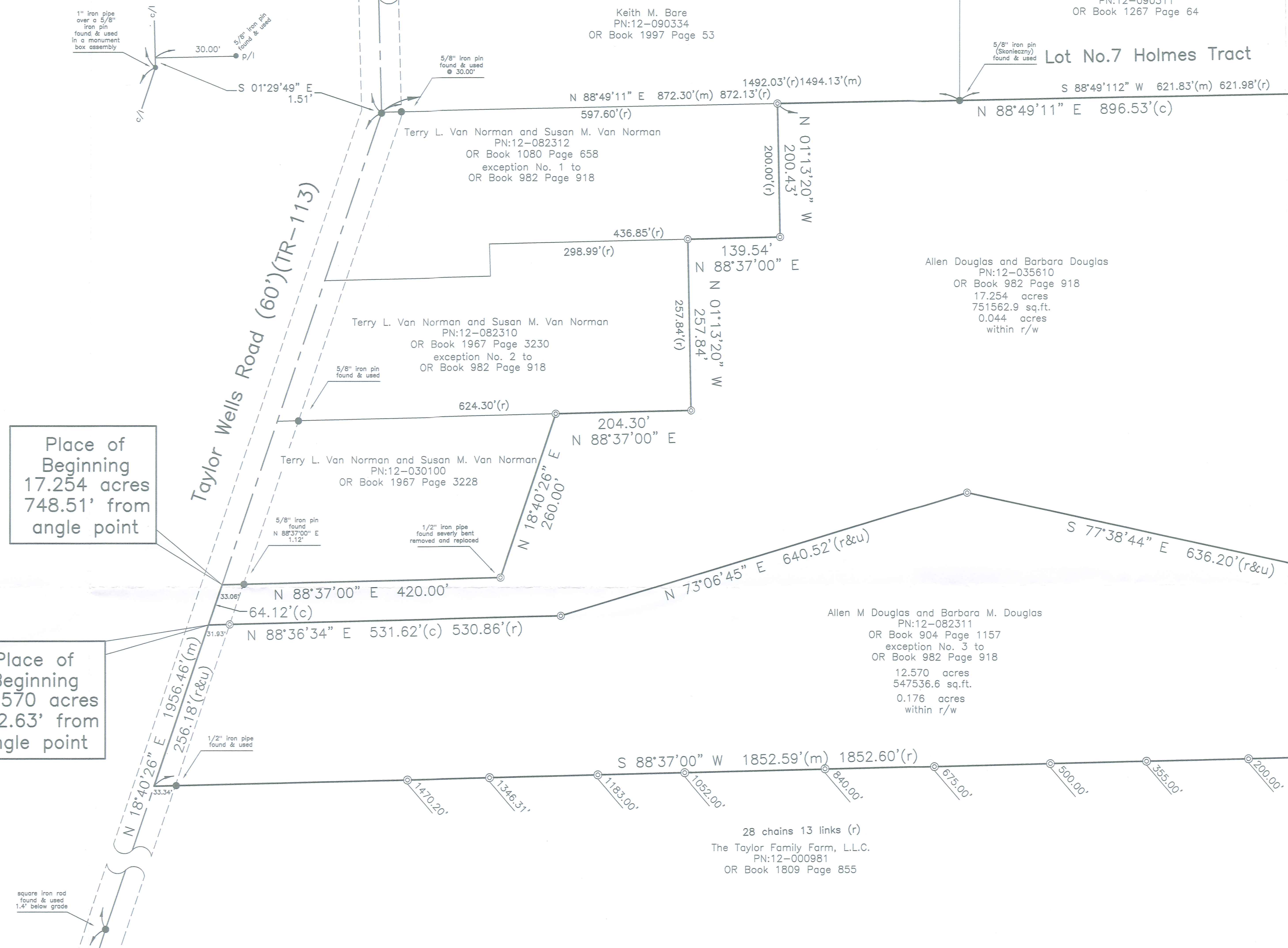
Place of Beginning 17.254 acres 748.51' from angle point

Place of Beginning 12.570 acres 812.63' from angle point

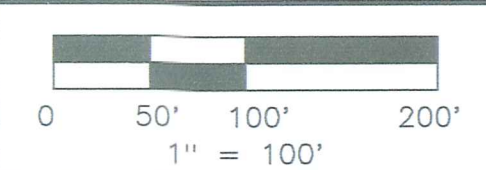


REFERENCES
Deeds of Record
Field observations made 02/06/2020
Wells Street (C.H.28) Road Records, 1938
Art Temple Survey (CLA 00023) dated March 2002
John Skonieczny Survey (CLA 00040) dated May 19 2001
John Skonieczny Survey (CLA 00120) dated September 1999

NOTES
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network, Ohio North NAD83. Geoid Model: OHGeoid 12B GRS80. 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.



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
GEOGA COUNTY ENGINEER TAX MAP DEPT.



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
(t) tree line
r/w right of way
c/l centerline
own through 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

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

Date of Survey 02/06/2020
Project No: 2477

Douglas C. Sanford and Kelly L. Sanford
PN:12-047800
OR Book 2083 Page 1647
Professional Surveyor #7995
within the State of Ohio
Dated: 2/24/2020
Thomas J. O'Hara 7995
Professional Surveyor

20-019

CLA 00269
CLA00269

Douglas, Allen + Barbara
(20-019)
picked up 2/28/2020

Allen M. Douglas and Barbara M. Douglas
PN: 12-082311, OR Book 904 Page 1157
12.570 acres

Situated in the Township of Claridon, County of Geauga, State of Ohio, being part of Lot Number 10, Holmes Tract, within said Township: Beginning at the point of intersection of the centerline of Taylor Wells Road (T.R.-113)(60') with the centerline of Hall Road (T.R. 109)(60'), said point witnessed by a 1" iron pin found in a monument box assembly. Thence South 01°29'49" East along the observed centerline of Taylor Wells Road, a distance of 2115.02 feet to an angle point, said point witnessed by a 1" iron pipe over a 5/8" iron pin found in a monument box assembly. Thence South 18°40'26" West along the observed centerline of Taylor Wells Road, a distance of 812.63 feet to a point, said point being the southwest corner of land now or formerly owned by Allen Douglas and Barbara Douglas, PN: 12-035610, as recorded in OR Book 982 Page 918, in Geauga County Record of Deeds (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **North 88°36'34" East** along a South line of PN:12-035610, aforementioned, passing through an iron pin set at 31.93 feet, a total distance of **531.62 feet** to a point, said point witnessed by an iron pin set.

Thence **North 73°06'45" East** along a South line of PN:12-035610, aforementioned, a distance of **640.52 feet** to a point, said point witnessed by an iron pin set.

Thence **South 77°38'44" East** along a South line of PN:12-035610, aforementioned, a distance of **636.20 feet** to a point, said point being on the West line of land now or formerly owned by Wendy B. Bergant, Trustee, PN:12-026600, as recorded in OR Book 2083 Page 1647, Parcel No. 1, in GCRD, said point being on the West line of Lot Number 3, Section Number 6, East Survey, said point witnessed by an iron pin set.

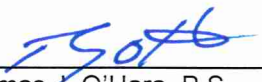
Thence **South 00°55'12" East** along the West line of PN:12-026600, aforementioned, the West line of Lot Number 3, Section Number 6, East Survey, the West line of land now or formerly owned by Douglas C. Sanford and Kelly L. Sanford, PN:12-047800, as recorded in OR Book 2054 Page 2896 in GCRD, the West line of Lot Number 1, Section Number 7, East Survey, a distance of **260.85 feet** to a point, said point being the northeast corner of land now or formerly owned by The Taylor Family Farm, LLC, PN:12-000981, as recorded in OR Book 1809 Page 855, in GCRD, said point witnessed by a 1/2" iron pipe found.

Thence **South 88°37'00" West** along the North line of PN:12-000981, aforementioned, passing through iron pins set at, 200.00 feet, 355.00 feet, 500.00 feet, 675.00 feet, 840.00 feet, 1052.00 feet, 1183.00 feet, 1346.31 feet and 1470.20 feet, a total distance of **1852.59 feet** to a point in the observed centerline of Taylor Wells Road, passing through a 1/2" iron pipe found at 33.34 feet, not at right of way, said point being the northwest corner of PN:12-000981, aforementioned.

Thence **North 18°40'26" East** along the observed centerline of Taylor Wells Road, a distance of **256.18 feet** to a point, said point being the Place of Beginning, and containing **12.570 total acres** of land, 0.176 acres within the right of way, be the same more or less, but subject to all legal highways pursuant to a Survey (2477) dated February 2020, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

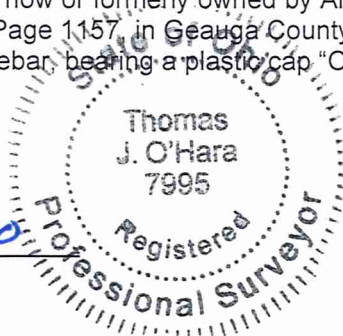
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network, Ohio North NAD83, Geoid Model: OHGeoid 12B GRS80. Distances are shown as U.S. Foot and decimal parts thereof.

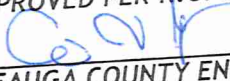
The intent of this description is to describe all of the land now or formerly owned by Allen M. Douglas and Barbara M. Douglas, as recorded in OR Book 904 Page 1157, in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".



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

Dated: 2/26/2020



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

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.
2/27/2020

Allen Douglas and Barbara Douglas
PN: 12-035610, OR Book 982 Page 918
17.254 acres

Situated in the Township of Claridon, County of Geauga, State of Ohio, being part of Lot Number 10, Holmes Tract, within said Township: Beginning at the point of intersection of the centerline of Taylor Wells Road (T.R.-113)(60') with the centerline of Hall Road (T.R.-109)(60'), said point witnessed by a 1" iron pin found in a monument box assembly. Thence South 01°29'49" East along the observed centerline of Taylor Wells Road, a distance of 2115.02 feet to an angle point, said point witnessed by a 1" iron pipe over a 5/8" iron pin found in a monument box assembly. Thence South 18°40'26" West along the observed centerline of Taylor Wells Road, a distance of 748.51 feet to a point, said point being the southwest corner of land now or formerly owned by Terry L. Van Norman and Susan M. Van Norman, PN: 12-030100, as recorded in OR Book 1967 Page 3228, in Geauga County Record of Deeds (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **North 88°37'00" East** along the South line of PN:12-030100, aforementioned, passing through a 5/8" iron pin found at 33.06 feet, not at right of way, a distance of **420.00 feet** to a point, said point being the southeast corner of PN:12-030100, aforementioned, said point witnessed by an iron pin set, replacing a severely bent 1/2" iron pipe found.

Thence **North 18°40'26" East** along the East line of PN:12-030100, aforementioned, a distance of **260.00 feet** to a point, said point being on the South line of land now or formerly owned by Terry L. Van Norman and Susan M. Van Norman, PN: 12-082310, as recorded in OR Book 1967 Page 3230, in GCRD, said point witnessed by an iron pin set.

Thence **North 88°37'00" East** along the South line of PN:12-082310, aforementioned, a distance of **204.30 feet** to a point, said point being the southeast corner of PN:12-082310, aforementioned, said point witnessed by an iron pin set.

Thence **North 01°13'20" West** along the East line of PN:12-082310, aforementioned, a distance of **257.84 feet** to a point, said point being on the South line of land now or formerly owned by Terry L. Van Norman and Susan M. Van Norman, PN: 12-082312, as recorded in OR Book 1080 Page 658, in GCRD, said point witnessed by an iron pin set.

Thence **North 88°37'00" East** along the South line of PN:12-082312, aforementioned, a distance of **139.54 feet** to a point, said point being the southeast corner of PN:12-082312, aforementioned, said point witnessed by an iron pin set.

Thence **North 01°13'20" West** along the East line of PN:12-082312, aforementioned, a distance of **200.43 feet** to a point, said point being on the South line of land now or formerly owned by Keith M. Bare, PN: 12-090334, as recorded in OR Book 1997 Page 53, in GCRD, said point being on the south line of Lot Number 7, Holmes Tract, said point witnessed by an iron pin set.

Thence **North 88°49'11" East** along the South line of PN:12-090334, aforementioned, the South line of land now or formerly owned by Sherry Arcuri, PN:12-090311, as recorded in OR Book 1267 Page 64 in GCRD, and along the South line of Lot Number 7, Holmes Tract, a distance of **896.53 feet** to a point, said point being the northwest corner of land now or formerly owned by Wendy B. Bergant, Trustee, PN:12-026600, as recorded in OR Book 2083 Page 1647, Parcel No. 1, in GCRD, said point being on the West line of Lot Number 3, Section Number 6, East Survey, said point witnessed by a 1/2" iron pipe found.

Thence **South 00°55'12" East** along the West line of PN:12-026600, aforementioned, the West line of Lot Number 3, Section Number 6, East Survey, a distance of **739.38 feet** to a point, said point being the northeast corner of land now or formerly owned by Allen M. Douglas and Barbara M. Douglas, PN:12-082311, as recorded in OR Book 904 Page 1157, in GCRD, said point witnessed by an iron pin set.

Thence **North 77°38'44" West** along a North line of PN:12-082311, aforementioned, a distance of **636.20 feet** to a point, said point witnessed by an iron pin set.

Thence **South 73°06'45" West** along a North line of PN:12-082311, aforementioned, a distance of **640.52 feet** to a point, said point witnessed by an iron pin set.

Thence **South 88°36'34" West** along a North line of PN:12-082311, aforementioned, a distance of **531.62 feet** to a point in the observed centerline of Taylor Wells Road, passing through an iron pin set 31.93 feet therefrom.

Thence **North 18°40'26" East** along the observed centerline of Taylor Wells Road, a distance of **64.12 feet** to a point, said point being the Place of Beginning, and containing **17.254 total acres** of land, 0.044 acres within the right of way, be the same more or less, but subject to all legal highways pursuant to a Survey (2477) dated February 2020, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

