

HAM00174

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

P.O. Box 902, Chariton, Ohio 44024

Voices 440-286-8417 Fax 440-286-8873 E-Mail oharasurvey@aol.com

All iron pins noted as being set are 5/8" Dia. x 30" Long Steel Rebar bearing plastic cap OHARA 7495. This Survey is a Boundary Survey prepared in accordance with Chapter 4733-37 of the Administrative Code.

Project: No. 0245  
Date of Survey: 04-18-03  
Revised: 03-07-03  
Revised: 03-04-03  
Revised: 03-12-03

Parcel No. 4

Parcel No. 5

Gary C. Cappelucci  
0764 Page 0353

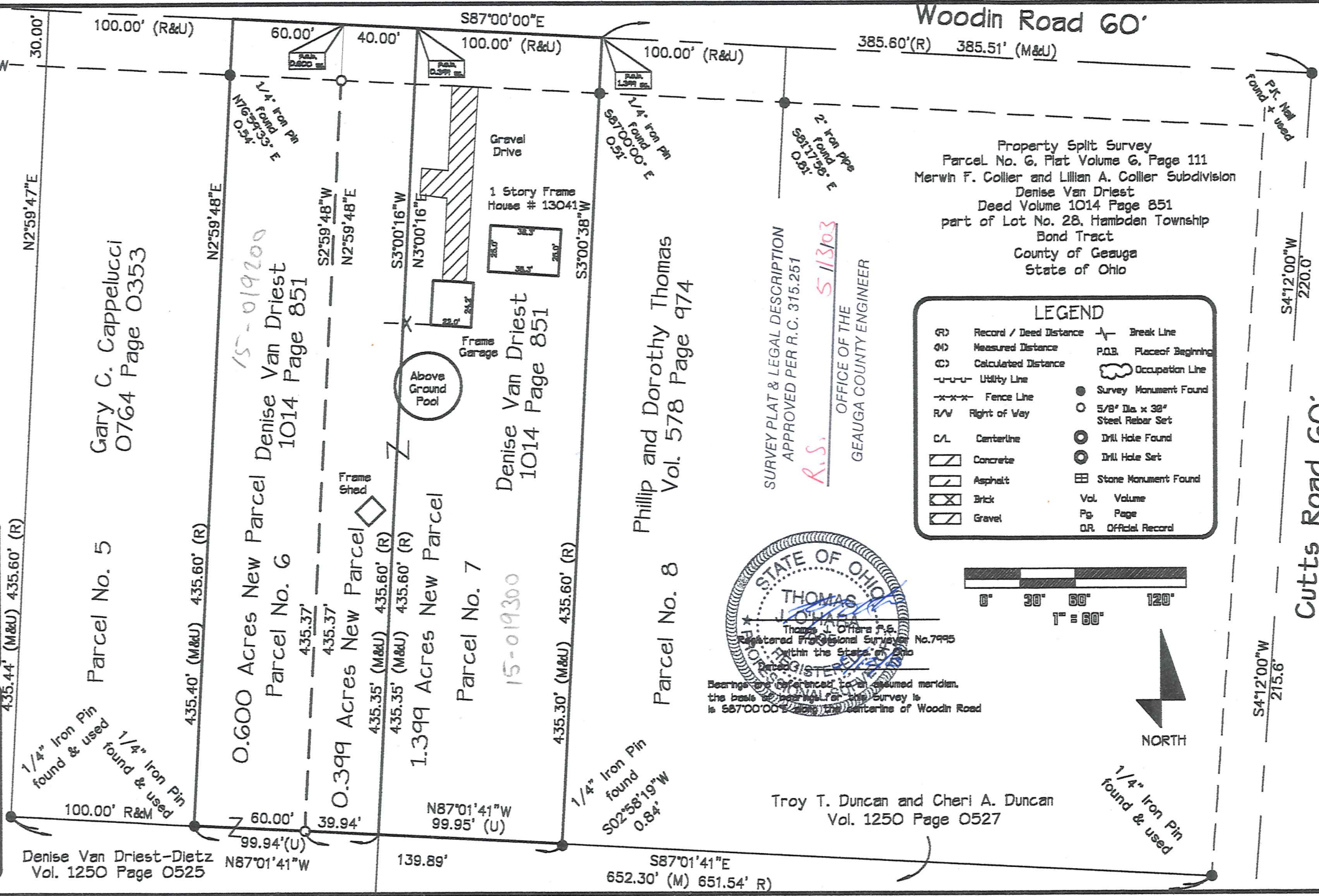
0.600 Acres New Parcel  
Parcel No. 6  
Denise Van Driest  
1014 Page 851

0.399 Acres New Parcel  
Parcel No. 7  
Denise Van Driest  
1014 Page 851

Parcel No. 8  
Phillip and Dorothy Thomas  
Vol. 578 Page 974

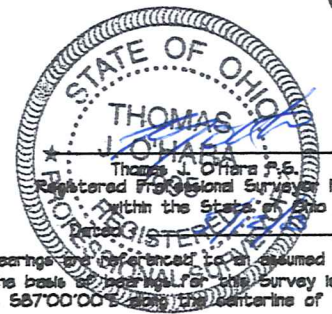
## Woodin Road 60'

## Cutts Road 60'



Property Split Survey  
Parcel No. 6, Plat Volume 6, Page 111  
Merwin F. Collier and Lillian A. Collier Subdivision  
Denise Van Driest  
Deed Volume 1014 Page 851  
part of Lot No. 28, Hambden Township  
Bond Tract  
County of Geauga  
State of Ohio

LEGEND			
(R)	Record / Deed Distance	—	Break Line
(M)	Measured Distance	P.O.B.	Place of Beginning
(C)	Calculated Distance	—	Occupation Line
— — —	Utility Line	●	Survey Monument Found
-x-x-x-	Fence Line	○	5/8" Dia x 30" Steel Rebar Set
R/W	Right of Way	⊙	Drill Hole Found
C/L	Centerline	⊙	Drill Hole Set
[Hatched]	Concrete	⊞	Stone Monument Found
[Hatched]	Asphalt	Vol.	Volume
[Hatched]	Brick	Pg.	Page
[Hatched]	Gravel	O.R.	Official Record

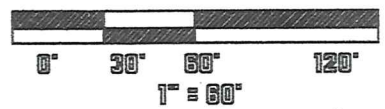


Bearings are referenced to an assumed meridian, the base of bearings for this survey is S87°00'00" E along the centerline of Woodin Road

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

A.S. 5/13/03

OFFICE OF THE  
GEAUGA COUNTY ENGINEER



Troy T. Duncan and Cheri A. Duncan  
Vol. 1250 Page 0527

1/4" Iron Pin  
found & used

HAM00174

(HAM)  
00174

O'Hara Land Surveying, L.L.C.  
P.O. Box 902, Chardon Ohio 44024

Mortgage Location Surveys  
ALTA/ACSM Land Title Surveys  
Boundary Surveys

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Fax: 440-286-8873  
oharasurveys@adelphia.net

Van Driest  
picked up 5/14/03  
15-102380  
V. 1630 - P. 335

**Denise Van Driest  
0.399 Acres**

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot 28, Bond Tract, in said Township: being part of former Original Parcel No. 6, in Merwin F. Collier and Lillian A. Collier Subdivision as recorded in Plat Volume 6 Page 111. Beginning at a point in the centerline of Woodin Road at the northwest corner of land now or formerly owned by Denise Van Driest as recorded in Volume 1014 Page 851 in Geauga County Record of Deeds (GCRD), said point being North 87°00'00" West a distance of 485.51 feet from the centerline intersection of Woodin Road and Cutts Road, said point witnessed by a p.k. nail found, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 03°00'16" West** along the westerly line of land now or formerly owned by Driest, aforementioned, a distance of **435.35** feet to a point, said point being the northeast corner of land now or formerly owned by Denise Van Driest-Dietz, as recorded in Deed Volume 1250 Page 525 in GCRD.

Thence **North 87°01'41" West** along the northerly line of land now or formerly owned by Driest-Dietz, aforementioned, a distance of **39.94** feet to a point, said point witnessed by an iron pin set.

Thence **North 02°59'48" East** along a new property line created, a distance of **435.37** feet to a point in the centerline of Woodin Road, as witnessed by an iron pin set in the southerly right of way of Woodin Road, 30.00 feet therefrom.

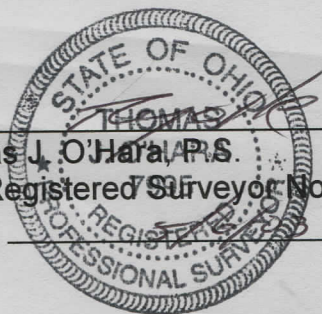
Thence **South 87°00'00" East** along the centerline of Woodin Road, a distance of **40.00** feet to a point, said point being the Place of Beginning, and containing **0.399 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0245) dated April 18, 2003, 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 basis of bearings for this survey is South 87°00'00" East, along the centerline of Woodin Road.

The intent of this description is to describe a new parcel of land created from land now or formerly owned by Denise Van Driest as recorded in Volume 1014 Page 851 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: \_\_\_\_\_



SURVEY PLAT & LEGAL DESCRIPTION  
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R.S. 5/13/03  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

Good  
closure

**O'Hara Land Surveying, L.L.C.**  
P.O. Box 902, Chardon Ohio 44024

Mortgage Location Surveys  
ALTA/ACSM Land Title Surveys  
Boundary Surveys

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Fax: 440-286-8873  
oharasurveys@adelphia.net

**Denise Van Driest**

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot 28, Bond Tract, in said Township: being part of former Original Parcel No. 6, in Merwin F. Collier and Lillian A. Collier Subdivision as recorded in Plat Volume 6 Page 111. Beginning at a point in the centerline of Woodin Road, said point being North 87°00'00" West a distance of 525.51 feet from the centerline intersection of Woodin Road and Cutts Road, said point witnessed by a p.k. nail found, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 02°59'48" West** along a new property line created, passing through an iron set at 30.00 feet, a total distance of **435.37** feet to a point in the northerly line of land now or formerly owned by Denise Van Driest-Dietz as recorded in Deed Volume 1250 Page 525 in GCRD, said point witnessed by an iron pin set.

Thence **North 87°01'41" West** along the northerly line of land now or formerly owned by Driest-Dietz, aforementioned, a distance of **60.00** feet to a point, said point witnessed by a 1/4" iron pin found.

Thence **North 02°59'48" East** along a new property line created, a distance of **435.40** feet to a point in the centerline of Woodin Road, as witnessed by a 1/4" iron pin found North 76°59'33" East, 0.54 feet from the intersection of the property line and the southerly right of way of Woodin Road.

Thence **South 87°00'00" East** along the centerline of Woodin Road, a distance of **60.00** feet to a point, said point being the Place of Beginning, and containing **0.600 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0245) dated April 18, 2003, 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 basis of bearings for this survey is South 87°00'00" East, along the centerline of Woodin Road.

The intent of this description is to describe a new parcel of land created from land now or formerly owned by Denise Van Driest as recorded in Volume 1014 Page 851 in Geauga County Record of Deeds.

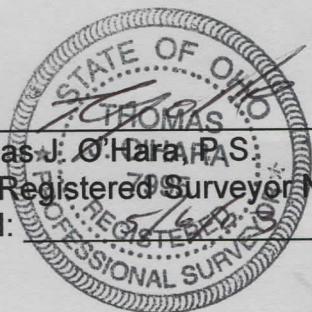
All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

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Thomas J. O'Hara, P.S.  
Ohio Registered Surveyor No. 7995,  
Dated: \_\_\_\_\_



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**Denise Van Driest**

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot 28, Bond Tract, in said Township: being part of Original former Parcel No. 6, and all of former Parcel No. 7, in Merwin F. Collier and Lillian A. Collier Subdivision as recorded in Plat Volume 6 Page 111. Beginning at a point in the centerline of Woodin Road at the northwest corner of land now or formerly owned by Phillip and Dorothy Thomas as recorded in Volume 578 Page 974 in Geauga County Record of Deeds (GCRD), said point being North 87°00'00" West a distance of 385.51 feet from the centerline intersection of Woodin Road and Cutts Road, said point witnessed by a p.k. nail found, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 03°00'38" West** along the westerly line of land now or formerly owned by Thomas, aforementioned, passing through a 1/4" iron pin found South 87°00'00" East, 0.51 feet from the property line and the southerly right of way of Woodin Road, a total distance of **435.30** feet to a point in the northerly line of land now or formerly owned by Troy T. Duncan and Cheri A. Duncan as recorded in Deed Volume 1250 Page 527 in GCRD, said point witnessed by a 1/4" iron pin found South 02°58'19" West a distance of 0.84 feet therefrom.

Thence **North 87°01'41" West** along the northerly line of land now or formerly owned by Duncan, aforementioned, and the northerly line of land now or formerly owned by Denise Van Driest-Dietz as recorded in Deed Volume 1250 Page 525 in GCRD, a distance of **139.89** feet to a point, said point witnessed by an iron pin set.

Thence **North 02°59'48" East** along a new property line created, a distance of **435.37** feet to a point in the centerline of Woodin Road, as witnessed by an iron pin set in the southerly right of way of Woodin Road, 30.00 feet therefrom.

Thence **South 87°00'00" East** along the centerline of Woodin Road, a distance of **140.00** feet to a point, said point being the Place of Beginning, and containing **1.399 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0245) dated April 18, 2003, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

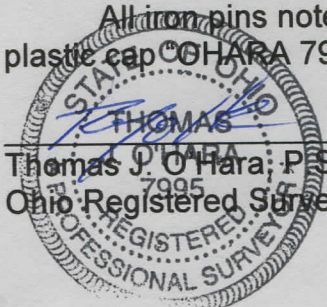
Bearings used hereon are to an assumed meridian and are used to denote angles only. The basis of bearings for this survey is South 87°00'00" East, along the centerline of Woodin Road.

The intent of this description is to describe a new parcel of land created from land now or formerly owned by Denise Van Driest as recorded in Volume 1014 Page 851 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 "O'HARA 7995".

Thomas J. O'Hara, P.S.

Ohio Registered Surveyor No. 7995, Dated: 5/19/03



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