

Lot Consolidation Survey
 land now or formerly owned by Brett W. Anderson
 PN: 15-073800 + PN: 15-073810
 OR Book 1917 Page 902, Parcels No. 1 and 2
 part of Lot 14, Bond Tract, Township of Hambden,
 County of Geauga, State of Ohio



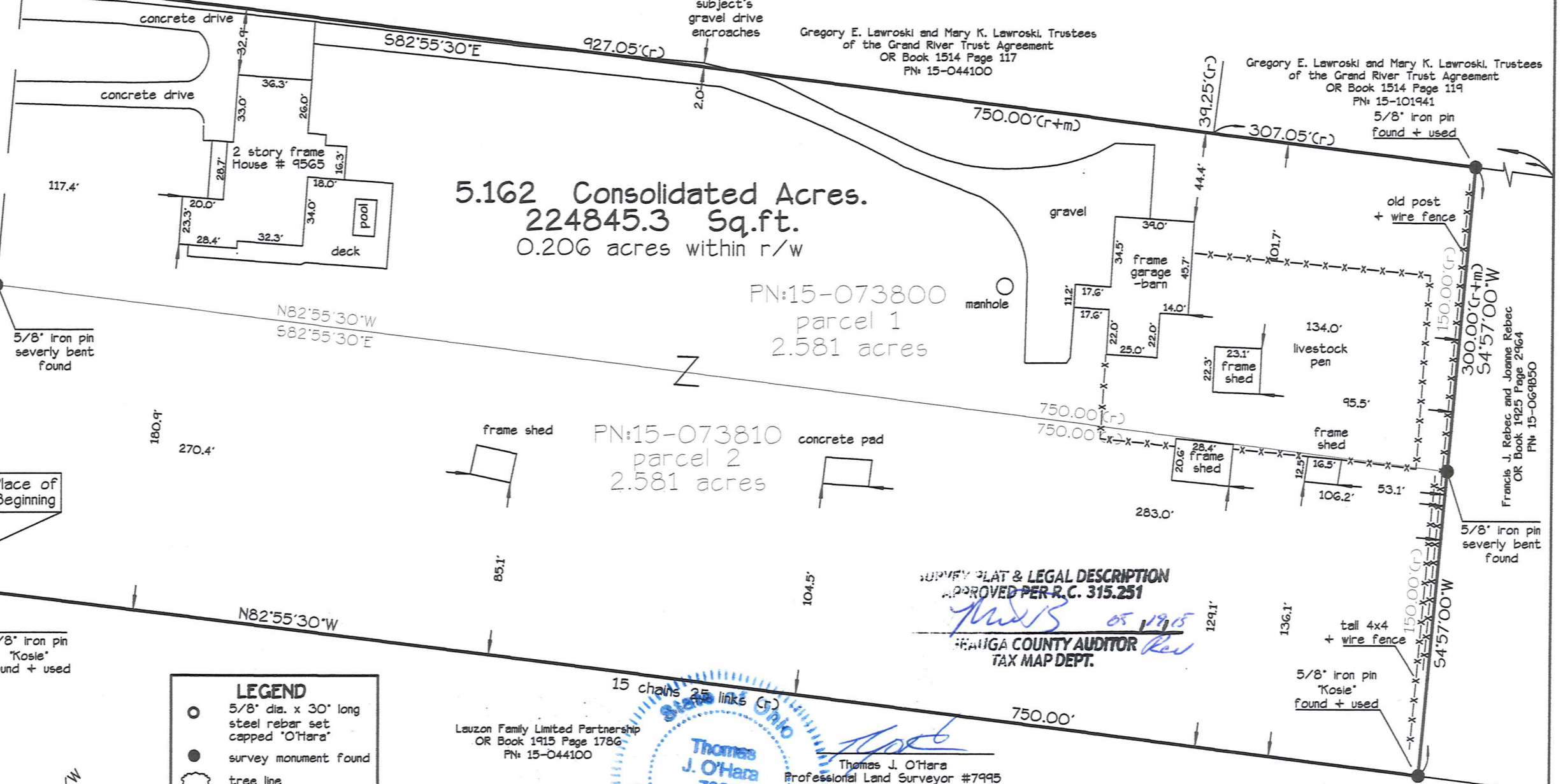
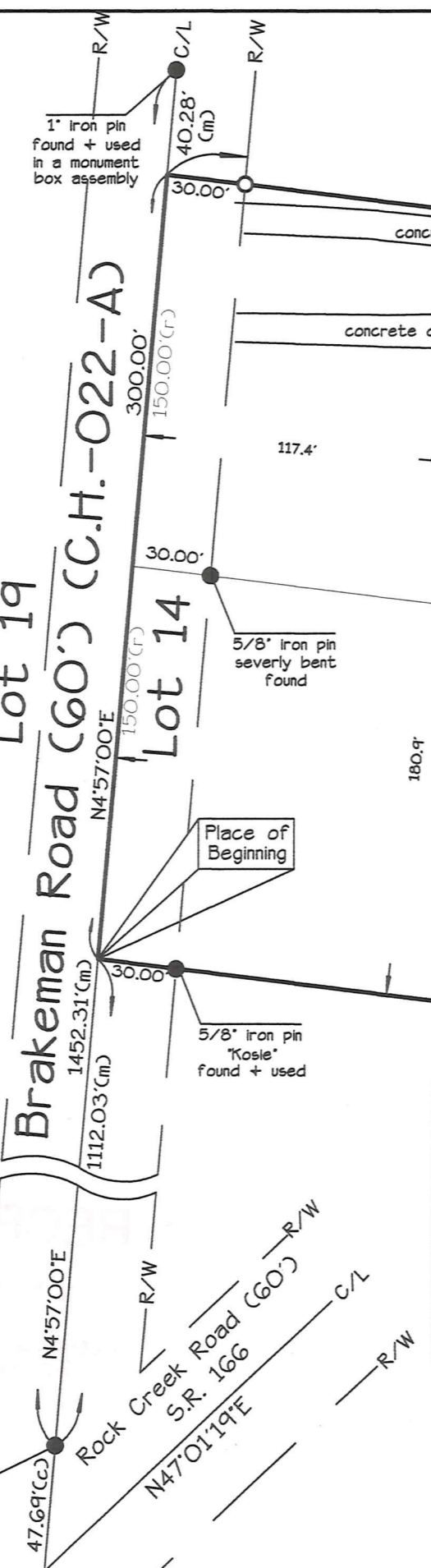
The basis of bearings used hereon are based upon
 an assumed meridian, and used to denote angle only.
 (per OR Book 1917 Page 902)
 centerline of Brakeman Road
 Distances are shown as U.S. Foot and decimal parts thereof.

Lot 19
 Brakeman Road (60') (C.H.-022-A)
 Lot 14

5.162 Consolidated Acres.
 224845.3 Sq.ft.
 0.206 acres within r/w

PN:15-073800
 parcel 1
 2.581 acres

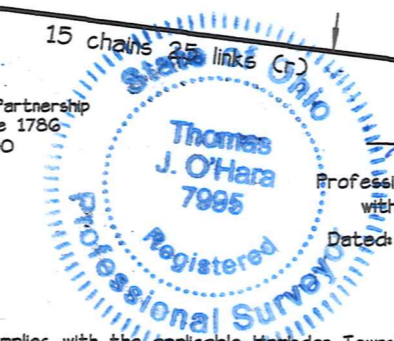
PN:15-073810
 parcel 2
 2.581 acres



LEGEND

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

Lauzon Family Limited Partnership
 OR Book 1915 Page 178G
 PN: 15-044100



Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 5/18/15

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 GEARGA COUNTY AUDITOR
 TAX MAP DEPT.

This Consolidation of land complies with the applicable Hambden Township
 Zoning Resolution. This _____ day of _____ 2014.
 By _____ Hambden Township Zoning Inspector.

References:

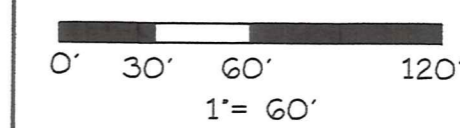
Field work performed 5-12-2015
 Deeds of Record
 G.C.E. Field Book 090
 C.H.-022-A Brakeman Road Plans 1930

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, LLC. This Survey is not valid unless it bears an Original Signature and Seal.

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

Date of Survey
 05-12-2015
 Project No.:1491



Sheet
 1
 of
 1

1" iron pin found + used in a monument box assembly

1" iron pin found + used in a monument box assembly

5/8" iron pin severely bent found

5/8" iron pin "Kosle" found + used

5/8" iron pin severely bent found

5/8" iron pin found + used

5/8" iron pin found + used

5/8" iron pin found + used

5/8" iron pin found + used

5/8" iron pin found + used

5/8" iron pin found + used

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5/8" iron pin found + used

HAM 00248
HAM00248

Anderson (15-053)
Picked Up 05/19/15
VOL 1996 pg 2784
PN# 15-073800

Brett W. Anderson
PN: 15-073800 & PN: 15-073810
OR Book 1917 Page 902, Parcels No. 1 and 2

Situated in the Township of Hambden, County of Geauga, State of Ohio, part of Lot 14, Bond Tract in said Township. Beginning at the centerline intersection of S.R. 166, Rock Creek Road(60'), and Brakeman Road(C.H.022-A) (60'), said point witnessed by a 1" iron pin found in a monument assembly found North 04°57'00" East a distance of 47.69 feet therefrom. Thence North 04°57'00" East along the centerline of Brakeman Road and the West line of Lot Number 14, a distance of 1112.03 feet to a point, said point being the northwest corner of land now or formerly owned by Lauzon Family Limited Partnership, PN: 15-044100, as recorded in OR Book 1915 Page 1786 in Geauga County Record of Deeds (GCRD), said point being the **Place of Beginning** of the parcel herein described.

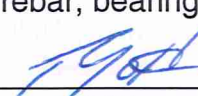
Thence **North 04°57'00" East** continuing along the centerline of Brakeman Road, and the West line of Lot Number 14, a distance of **300.00** feet to a point, said point being the southwest corner of land now or formerly owned by Gregory E. Lawroski and Mary K. Lawroski Trustees of the Grand River Trust Agreement, PN: 15-044100, as recorded in OR Book 1514 Page 117 in (GCRD).

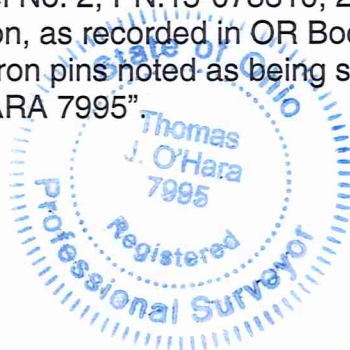
Thence **South 82°55'30" East**, along the South line of land now or formerly owned by Lawroski aforementioned and the South line of land now or formerly owned by Gregory E. Lawroski and Mary K. Lawroski Trustees of the Grand River Trust Agreement, PN: 15-101941, as recorded in OR Book 1514 Page 119 in (GCRD), passing through an iron pin set at 30.00 feet, a total distance of **750.00** feet to a point, said point being the northwest corner of land now or formerly owned by Francis J. Rebec and Joanne Rebec, PN: 15-069850, as recorded in OR Book 1925 Page 2964 in (GCRD) said point witnessed by a 5/8" iron pin found.

Thence **South 04°57'00" West** along the West line of land now or formerly owned by Rebec, aforementioned, passing through a severely bent 5/8" iron pin found at 150.00 feet, a total distance of **300.00** feet to a point, said point being on the North line of land now or formerly owned by Lauzon, aforementioned, said point witnessed by a 5/8" iron pin "Kosie" found.

North 82°55'30" West along the North line of land now or formerly owned by Lauzon, aforementioned, passing through a 5/8" iron pin "Kosie" found at 720.00 feet, a total distance of **750.00** feet to a point. Said point being the Place of Beginning, and containing a total of **5.162 Acres** of land, 0.206 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (1491) dated May, 2015, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

The basis of bearings used here on, are based upon the centerline of Brakeman Road, as recorded in OR Book 1917 Page 902. Distances are shown as U.S. Foot and decimal parts thereof. The intent of this description is to consolidate Parcel No. 1, PN:15-073800, 2.581 acres with Parcel No. 2, PN:15-073810, 2.581 acres of land now or formerly owned by Brett W. Anderson, as recorded in OR Book 1917 Page 902 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: 5/19/15



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

 05/19/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Rev*