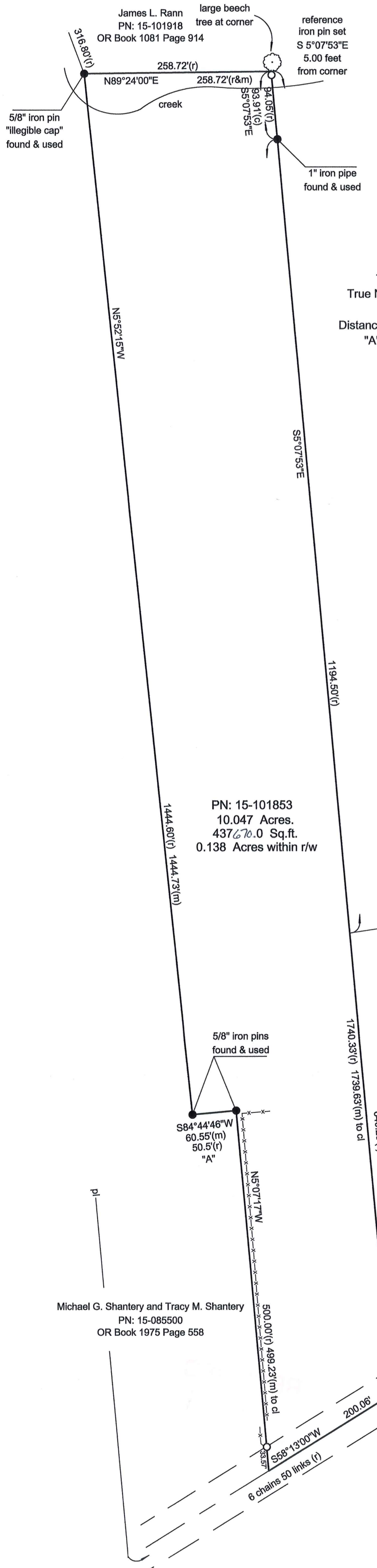


Re-Survey of Land now or formerly owned by
 M. Ann Fairhurst, PN: 15-101853
 as recorded in OR Book 1589 Page 3
 part of Original Lot Number 27, Bond Tract
 Township of Hambden, County of Geauga
 State of Ohio



NOTES:
 The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network.
 Distances are shown as U.S. Foot and decimal parts thereof.
 "A" record deed does not close by 10.0', 60.55 foot measured distance closes description.

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.

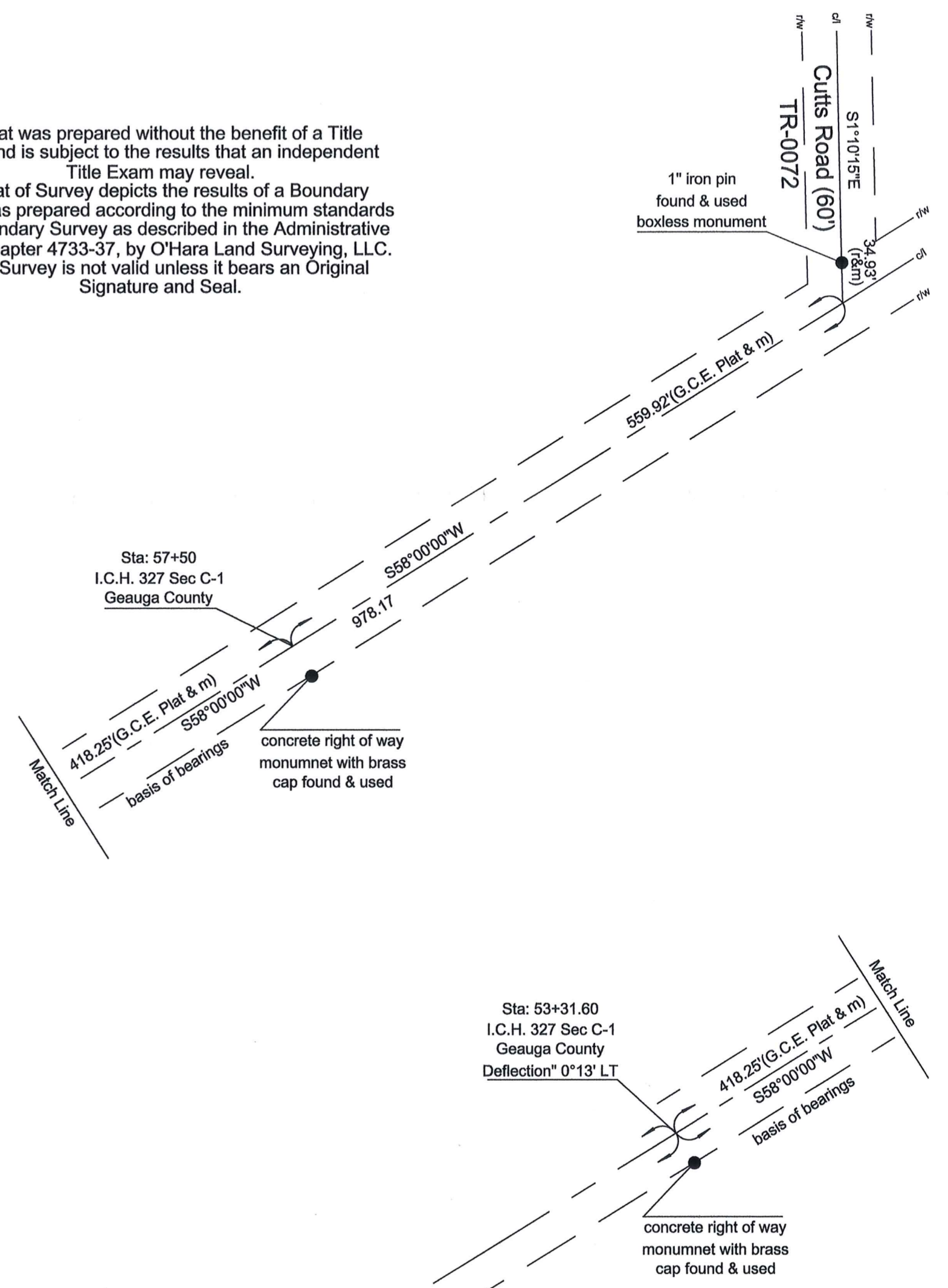
James L. Rann
 PN: 15-101918
 OR Book 1081 Page 914

PN: 15-101853
 10.047 Acres.
 437670.0 Sq.ft.
 0.138 Acres within r/w

Elizabeth A. Halasz
 PN: 15-021400
 OR Book 1986 Page 3255

Michael G. Shantery and Tracy M. Shantery
 PN: 15-085500
 OR Book 1975 Page 558

Place of Beginning



US 6, G.A.R. Highway (60')

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 Thomas J. O'Hara
 GEAGA COUNTY AUDITOR
 TAX MAP DEPT.



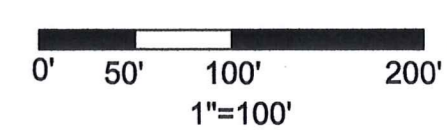
References:
 Plat Volume 42 Page 36-41 Cutts Road Re-establishment Plat TR-0072 (Section A)
 Deeds of Record
 Field Observations made August 2017
 G.C.E. Survey HAMW20006
 G.C.E. Survey HAMW30007
 G.C.E. Survey HAMW30008
 G.C.E. Survey HAMW50001
 US-006 G.A.R. Hwy 1944 Plans
 US-006 G.A.R. Hwy 1923 right of way monuments
 I.C.H. 327 Sec C-1

Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 8/10/17

LEGEND	
○	5/8" dia. x 30" long steel rebar set capped "O'Hara"
●	survey monument found
nrd	no record distance
(c)	calculated distance
(s)	Survey reference
(u)	used distance
(m)	measured distance
(r)	record distance
⊗	tree line
-x-	fence line
r/w	street right of way
c/l	street centerline
or	own through
dv	official record deed volume
p.o.b.	place of beginning

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

Date of Survey
 08/02/2017
 Project No.: 1927



Sheet
 1
 of
 1

HAM00279
HAM00279

Fairhurst, M. Anne (17-101)
Picked Up 08/10/17

**Land now or formerly owned by M. Ann Fairhurst
PN: 15-101853, OR Book 1589 Page 3
10.047 acres**

Situated in the Township of Hambden, County of Geauga, State of Ohio, and part of Original Hambden Township Lot Number 27, Bond Tract. Beginning at the point of intersection of the centerline of Cutts Road (TR-0072)(60') with the centerline of US Route 6, G.A.R. Highway (60'), said point being South 01°10'15" East a distance of 34.93 feet from a 1" iron pin boxless monument found, said monument referenced on Geauga County Plat Volume 42 Page 36-41, Cutts Road Re-establishment. Thence South 58°00'00" West along the centerline of US Route 6, a distance of 978.17 feet to a point of deflection. Thence South 58°13'00" West along the centerline of US Route 6, a distance of 1312.55 feet to a point, said point being the southwest corner of land now or formerly owned by Elizabeth A. Halasz, PN: 15-021400, as recorded in OR Book 1986 Page 3255 in Geauga County Record of Deeds, (GCRD). Said beginning point being the **Place of Beginning** of the parcel herein described,

Thence **South 58°13'00" West** along the centerline of US Route 6, a distance of **200.06** feet to a point, said point being the southeast corner of land now or formerly owned by Michael G. Shantery and Tracy M. Shantery, PN: 15-085500, as recorded in OR Book 1975 Page 558 in GCRD.

Thence **North 05°07'17" West** along an East line of land now or formerly owned by Shantery, aforementioned, passing through an iron pin set at 33.57 feet, a total distance of **499.23** feet to a point, said point being a northeasterly corner of land now or formerly owned by Shantery, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **South 84°44'46" West** along a North line of land now or formerly owned by Shantery, aforementioned, a distance of **60.55** feet to a point, said point being an interior corner of land now or formerly owned by Shantery, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **North 05°52'15" West**, along an East line of land now or formerly owned by Shantery, aforementioned, a distance of **1444.73** feet to a point, said point being a southwesterly corner of land now or formerly owned by James L. Rann, PN: 15-101918, as recorded in OR Book 1081 Page 914 in GCRD, said point witnessed by a 5/8" iron pin found, illegible identifying cap.

Thence **North 89°24'00" East** along a South line of land now or formerly owned by Rann, aforementioned, a distance of **258.72** feet to a point in a large Beech tree, said point being an interior corner of land now or formerly owned by Rann, aforementioned, said point being witnessed by a reference iron pin set South 05° 07'53 East, 5.00 feet therefrom.

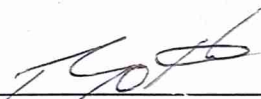
Thence **South 05°07'53" East**, along a West line of land now or formerly owned by Rann, aforementioned, passing through said iron pin set at 5.00 feet, a distance of **93.91** feet to a point, said point witnessed by a 1" iron pipe found along Rann's West line.

Thence **South 05°07'53" East**, continuing along a West line of land now or formerly owned by Rann, aforementioned, and the West line of land now or formerly owned by Halasz, aforementioned, a distance of **1739.63** feet to a point in the centerline of US Route 6, passing through a 3/4" iron pin found 32.71 feet therefrom. Said point being the Place of Beginning, and containing **10.047 acres** of land, 0.138 acres within the right of way of US Route 6, be the same more or less, but subject to all legal highways, pursuant to a Survey (1927) dated August 2, 2017, 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. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe all of land now or formerly owned by M. Ann Fairhurst, PN: 15-101853, as recorded in OR Book 1589 Page 3, 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: 8/10/17

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



**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

