

Survey of Land
 now or formerly owned by
 John V. Antenucci and
 Jean Antenucci
 PN: 15-072750
 Deed Volume 949 Page 1243
 part of Lot Number 22, Bond Tract
 Township of Hambden
 County of Geauga
 State of Ohio

References:

- Plat Volume 42 Page 36-41 Cutts Road Re-establishment Plat TR-0072 (Section A)
- US-006 G.A.R. Hwy 1923 right of way monuments
- Field Observations made August 2017 and May 2018
- US-006 G.A.R. Hwy 1944 Plans
- Deeds of Record
- I.C.H. 327 Sec C-1

Cutts Road (60')
 TR-0072
 S1°10'15"E
 553.17'(r&m)

US 6, G.A.R. Highway (60')
 N58°00'00"E

1" iron pin found & used boxless monument

3/4" iron pipe found 2.9' West



Place of Beginning

Sta: 57+50
 I.C.H. 327 Sec C-1
 Geauga County

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 GEAGA COUNTY AUDITOR
 TAX MAP DEPT.
 05/15/18

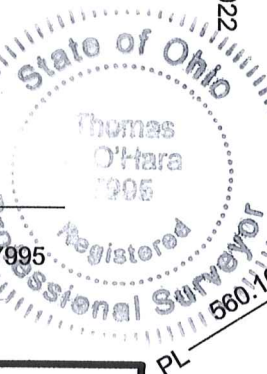
Andrew G. Lange and Jean A. Lange, Trustees
 Carolyn L. Udvardy
 Lot 27
 Lot 22
 PN: 15-034390
 OR Book 1827 Page 1022
 Parcel Number 4

PN: 15-072750
 2.215 Acres.
 96478.5 Sq.ft.
 0.107 Acres within r/w

Michael Bennett and Christine Cassella
 PN: 15-024000
 OR Book 1970 Page 1

concrete right of way monument with brass cap found & used

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



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
- 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

5/8" iron pin "illegible cap" found 0.43' West

Carolyn L. Udvardy
 Andrew G. Lange and Jean A. Lange, Trustees
 PN: 15-034380
 OR Book 1827 Page 1022
 Parcel Number 3

S88°55'23"W
 297.00'(r) 296.33'(c)
 297.00'(r)
 frame barn
 frame shed

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.
 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.

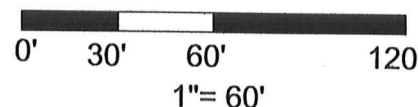
O'Hara Land Surveying, L.L.C

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

Date of Survey

05/02/2018

Project No.: 2073



Sheet

1
 of
 1

HAM 00281
HAM00281

Antenucci, John & Jean (18-055)
Picked Up 05/15/18

VOL. 2052 pg 3090

pn # 15 072750

John V. Antenucci and Jean Antenucci
PN: 15-072750, Deed Volume 949 Page 1243
2.215 acres

Situated in the Township of Hambden, County of Geauga, State of Ohio, and part of Original Hambden Township Lot Number 22, 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. Said beginning point being the **Place of Beginning** of the parcel herein described.

Thence **North 58°00'00" East** along the centerline of US Route 6, a distance of **149.82** feet to a point, said point being the northwest corner of land now or formerly owned by Michael Bennett and Christine Cassella, PN: 15-024000, as recorded in OR Book 1970 Page 1 in GCRD.

Thence **South 20°30'57" East** along a West line of land now or formerly owned by Bennett and Cassella, aforementioned, passing through a 3/4" iron pipe found at 30.56 feet, a total distance of **506.19** feet to a point, said point being an interior corner of land now or formerly owned by Bennett and Cassella, aforementioned, said point witnessed by a 3/4" iron pipe found.

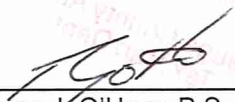
Thence **South 88°55'23" West** along a North line of land now or formerly owned by Bennett and Cassella, aforementioned, a distance of **296.33** feet to a point, said point being on the East line of land now or formerly owned by Carolyn L. Udvardy and Andrew G. Lange and Jean A. Lange, Trustee, PN: 15-034380, as recorded in OR Book 1827 Page 1022, Parcel Number 3 in GCRD, said point being on the East line of Lot Number 27, said point witnessed by a 5/8" iron pin "Illegible cap" found.

Thence **North 01°10'15" West**, along the East line of land now or formerly owned by Udvardy and Lange, aforementioned, and the East line of land now or formerly owned by Carolyn L. Udvardy and Andrew G. Lange and Jean A. Lange, Trustee, PN: 15-034390, as recorded in OR Book 1827 Page 1022, Parcel Number 4 in GCRD, a distance of **400.35** feet to a point in the centerline of US Route 6, passing through an iron pin set at 34.93 feet therefrom. Said point being the **Place of Beginning**, and containing **2.215 acres** of land, 0.107 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 (2073) dated May 2018, 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.

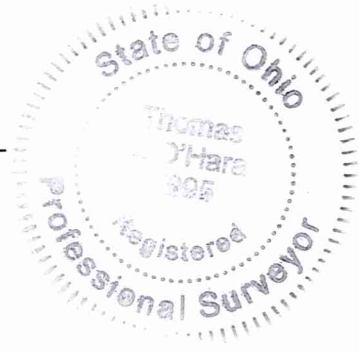
The intent of this description is to describe all of land now or formerly owned by John V. Antenucci and Jean Antenucci, PN: 15-072750, Deed Volume 949 Page 1243 in Geauga County Record of Deeds.

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: 5/15/18



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

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.