



1" iron pin
found & used
in a monument box
assembly
P.C. Sta: 96+98.64
CH-0013-A-C-Chardon
Windsor Road 1991 Plans

Re-Survey 20-077
of land now or formerly owned by
Pennie Pilarczyk
All of PN: 15-066400
OR Book 1693 Page 241
Part of Lot Number 21 and 16
Bond Tract
Township of Hambden
County of Geauga, State of Ohio

Place of Beginning

Chardon Windsor Road

Taylor Wells Road
(TR-113) (60')



1" iron pin
found & used
in a monument box
assembly
angle point
P.I. Sta: 107+58.81
CH-0013-A-C-Chardon
Windsor Road 1991 Plans

16.0'(r)
5/8" iron pin
found & used
bent
@34.13'

3/4" iron pipe
found & used
illegible cap
@ 33.69'

1" iron pin
found & used
in a monument box
assembly
P.C. Sta: 138+68.66
CH-0013-A-C-Chardon
Windsor Road 1991 Plans

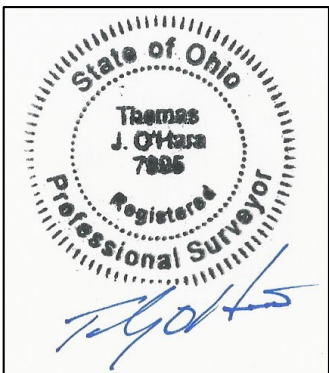
Jan P. Taczy Trustee
PN:15-066300
OR Book 2052 Page 1828

Bond Tract

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

Susan J. Martini Jul 16 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

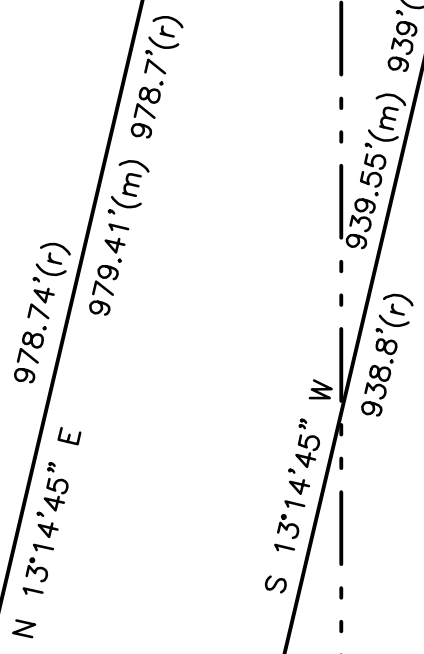
20-077



Thomas J. O'Hara
Professional Land Surveyor #7995
within the State of Ohio
Dated: 07-15-2020

Anthony V. Taraska
PN:15-034100
OR Book 1482 Page 815

Bond Tract



3.302 acres
143853.1 sq.ft.
0.103 acres
within r/w

3/4" iron pipe
found & used
illegible cap
182.07'(r)
181.66'(m)

3/4" iron pipe
found & used
illegible cap

1/2" iron pipe
mushroomed top
found & used

Claridon Township
Lot Number 2
Holmes Tract

Elizabeth A. White
PN:12-007600
OR Book 1959 Page 2025

East Survey, Lot Number 1
Section Number 1

NOTES

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation ODOT VRS Network, NAD83(2011) Geoid12B 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.

REFERENCES

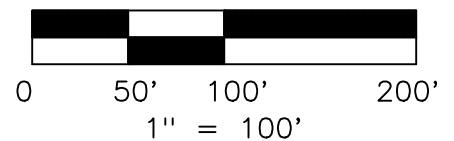
Deeds of Record
Field observations made 7-13-2020
GCE: CH-0013-A-C-Chardon Windsor Road, 1991 plans.

| 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 |
| | tree line |
| r/w | right of way |
| c/l | centerline |
| | 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
07/15/2020
Project No: 2625



Pennie Pilarczyk
PN: 15-066400, OR Book 1693 Page 241
3.302 acres

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Original Lot Number 21 and 16, Bond Tract, within said Township: Beginning at the point of intersection of the centerline of Taylor Wells Road (60')(TR-113) with the centerline of Chardon Windsor Road(60')(CH-13), said point witnessed by a 1" iron pin found in a monument box assembly, thence South 76°09'23" East along the centerline of Chardon Windsor Road, a distance of 1060.17 feet to an angle point, said point witnessed by a 1" iron pin found in a monument box assembly, thence South 76°43'53" East along the centerline of Chardon Windsor Road, a distance of 224.63 feet to a point said point being the northeast corner of land now or formerly owned by Jan P. Taczy, Trustee, PN:15-066300, as recorded in OR Book 2052 Page 1828, Geauga County Record of Deeds (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **South 76°43'53" East** along the centerline of Chardon Windsor Road, a distance of **149.93** feet to a point, said point being northwest corner of land now or formerly owned by Anthony V. Taraska, PN:15-034100, as recorded in OR Book 1482 Page 815 (GCRD).

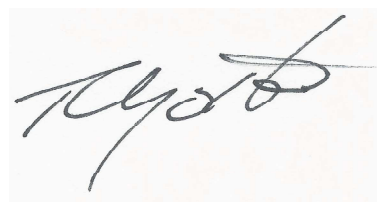
Thence **South 13°14'45" West** along the West line of PN:15-034100, aforementioned, passing through a 3/4" iron pipe "illegible cap" found at 33.69 feet therefrom, a distance of **939.55** feet to a point, said point being the southwest corner of PN:15-034100, aforementioned, said point being on the North line of land now or formerly owned by Elizabeth A. White, PN:12-007600, as recorded in OR Book 1959 Page 2025 (GCRD), said point being on the North line of Claridon Township, Lot Number Two, Holmes Tract, said point witnessed by a 3/4" iron pipe "illegible cap" found.

Thence **South 88°22'47" West** along the North line of PN:12-007600, aforementioned, a distance of **155.12** feet to a point, said point being the southeast corner of PN: 15-066300, and the North line of said Township and Lot Line, aforementioned, said point witnessed by a 1/2" iron pipe "mushroomed top" found.

Thence **North 13°14'45" East** along the East line of PN:15-066300, aforementioned, a distance of **979.41** feet to a point on the centerline of Chardon Windsor Road, passing through a 5/8" iron pin found bent at 34.13 feet therefrom, said point being the Place of Beginning, and containing **3.302 acres** of land, 0.103 acres within the right of way of Chardon Windsor Road Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (2625) dated July 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. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to all of the land (3.302 acres) now or formerly owned by Pennie Pilarczyk, PN: 15-066400, as recorded in OR Book 1693 Page 241 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
Ohio Registered Surveyor No. 7995



Dated: 07-15-2020

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan J. Martin Jul 16 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.
 20-077