

Thomas J. O'Hara  
Professional Land Surveyor #7995  
within the State of Ohio  
Dated: 12-07-2020

**SURVEY PLAT & LEGAL DESCRIPTION**  
APPROVED PER R.C. 315.251  
Dec 07 2020  
GEOGA COUNTY ENGINEER  
TAX MAP DEPT.  
20-126

**Lot Subdivision**  
**Lot Consolidation of land**  
**now or formerly owned by**  
**Sylvia A. Turner**  
PN: 15-087160  
OR Book 1491 Page 934  
**Sylvia A. Turner**  
PN: 15-102162  
OR Book 1794 Page 2946  
**Kenneth S. Turner and Andra L. Turner**  
PN: 15-064700  
OR Book 1932 Page 1671  
**Part of Lot Number 30, Bond Tract**  
**Township of Hambden**  
**County of Geauga, State of Ohio**

**GENERAL NOTES**  
The Bearings used on this survey are based upon True North utilizing the Ohio Department of Transportation VRS and CORS GNSS Network, Ohio North Reference Frame NAD83(2011), NAVD88, Ellipsoid GRS80, Geoid Model: OHGeoid 12B.  
Distances are shown as U.S. Survey 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.

**LEGEND / ABBREVIATIONS**  
5/8" dia. x 30" long steel rebar set capped "O'Hara 7995"  
survey monument found no record distance  
calculated distance used distance  
measured distance record distance  
tree line  
r/w centerline  
own through official record  
D.V. deed volume  
P.O.B. place of beginning  
tree  
GCE Geauga County Engineer  
All iron pipes found are measured (I.D.)  
5/8" iron pin "Temple" found & used

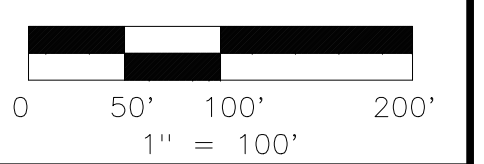
**NOTES**  
The location of depicted existing/proposed septic field(s) are shown for Planning Commission Requirements. They are located by visual evidence or information provided by homeowner. The location of proposed septic field(s) are derived from maps provided by homeowners soil scientist / septic designer. O'Hara Land Surveying, LLC assumes no responsibility for the design, location and installation of said fields. The location of proposed buildings and drives are shown for Planning Commission Requirements only. O'Hara Land Surveying, LLC, assumes no responsibility for the design, location and construction of said improvements.

**REFERENCES**  
Deeds of Record  
Field observations made 10/27/2020  
Surveys on record GCE: HAM-00082,83 and 84  
Survey on record GCE: HAM-00169  
Survey on record GCE: HAM-00171  
Survey on record GCE: HAM-00175  
GCE Filed Book 91 pages 1-8

**ZONING**  
Zoning Classification: R-1  
Zoning information date: 06-06-2014  
Minimum lot acreage: 3 acres  
Minimum lot frontage: 200 feet, 60 feet rear lot  
Minimum front setback from r/w: 100 feet  
Minimum side setback: 30 feet /20 feet (accessories)  
Minimum rear setback: 50 feet /20 feet (accessories)

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

Date of Survey  
11/04/2020  
Project No: 2700



**Match Line**

**Match Line**

This Consolidation/Subdivision of land complies with the applicable Hambden Township Zoning Resolution. This \_\_\_ day of \_\_\_\_\_ 202\_\_.  
By \_\_\_\_\_ Hambden Township Zoning Inspector.

**A** Harry L. Patterson, Jr., and Deborah K. Patterson  
PN: 15-064800  
Deed Volume 863 Page 27(WD)  
**B** Harry L. Patterson, Jr., and Deborah K. Patterson  
PN: 15-101846  
Deed Volume 866 Page 703(WD)

Camino Construction, Inc.  
PN: 15-011700  
Deed Volume 505 Page 697  
Parcel Number 2

Camino Construction, Inc.  
PN: 15-011800  
Deed Volume 505 Page 697  
Parcel Number 1

Sylvia A. Turner  
PN: 15-017400  
OR Book 1834 Page 3279(TOD)  
Deed Volume 821 Page 747(CD)

Sylvia A. Turner  
PN: 15-102162  
OR Book 1834 Page 3279(TOD)  
OR Book 1794 Page 2946(QCD)  
45,980 acres surveyed  
2002908.5 sq.ft.  
0.041 acres within r/w  
43,473 residual acres  
1893703.5 sq.ft.

Kenneth S. Turner and Andra L. Turner  
PN: 15-064700  
OR Book 1932 Page 1671(WD)  
17,636 acres surveyed  
768216.5 sq.ft.  
0.096 acres within r/w  
22,430 consolidated acres  
977041.0 sq.ft.

Part of  
PN: 15-087160  
2.287 acres  
99619.4 sq.ft.

P.O.B.  
2.507 Acres

P.O.B.  
2.287 Acres

Gary Turner and Michele Turner  
PN: 15-004000  
OR Book 1193 Page 190

Thomas J. Ariza  
and  
Peggy S. Ariza  
Co-Trustees  
PN: 15-101768  
OR Book 2051 Page 2353

Edward W. Braugher and Sara J. Malise  
PN: 15-101812  
OR Book 1246 Page 1132(WD)

Frank Gror  
PN: 15-101803  
OR Book 1336 Page 576(QCD)

Thomas J. Bertosa  
PN: 15-101804  
OR Book 1596 Page 1089(WD)

**Parcel 1  
Sylvia A. Turner  
Part of PN: 15-087160  
OR Book 1491 Page 934  
2.287 acres**

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot Number 30, Bond Tract, within said Township: Beginning at the point of intersection of the centerline of North Brown Road (60')(TR-71) with the centerline of Pearl Road (TR-70)(60'), said point being witnessed by a rail road spike found. Thence North 88°54'23" East along the centerline of Pearl Road, a distance of 1759.35 feet to a point, said point being the northeast corner of land now or formerly owned by Gary Turner and Michele Turner, PN: 15-004000, as recorded in OR Book 1193 Page 190 in Geauga County Record of Deeds (GCRD). Thence North 88°54'23" East along the centerline of Pearl Road, a distance of 153.74 feet to a point, said point being the northwest corner of land now or formerly owned by Kenneth S. Turner and Andra L. Turner, PN: 15-064700, as recorded in OR Book 1932 Page 1671 in (GCRD). Thence South 00°59'41" East along a West line of PN: 15-064700, aforementioned, passing through a 5/8" iron pin found at 29.32 feet a total distance of 966.75 feet to a point, said point being a new property corner created, said point witnessed by an iron pin set. Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 00°59'41" East** along a West line of PN: 15-064700, aforementioned, a distance of **237.92 feet** to a point, said point being an interior corner of PN: 15-064700, aforementioned, said point witnessed by a 1" diameter x 2" long mag nail spike set in the base of a tree.

Thence **South 89°05'16" West** along the North line of PN: 15-064700, aforementioned, a distance of **419.26 feet** to a point, said point being on the East line of land now or formerly owned by Sylvia A. Turner, PN: 15-102162, as recorded in OR Book 1794 Page 2946 in (GCRD), said point witnessed by a 5/8" iron pin "Temple" found.

Thence **North 00°40'21" West** along an East line of PN: 15-102162, aforementioned, a distance of **183.01 feet** to a point, said point being the southeast corner of PN: 15-004000, aforementioned, said point witnessed by a 5/8" iron pin "Temple" found.

Thence **North 01°02'41" West** along an East line of PN: 15-004000, aforementioned, a distance of **55.00 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

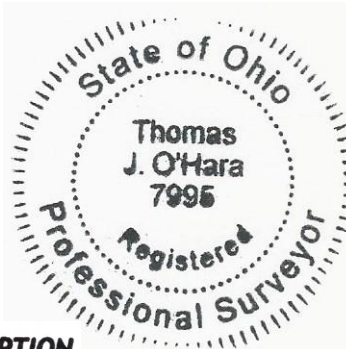
Thence **North 89°06'00" East** along a new property line established, a distance of **418.28 feet** to a point, said point being the Place of Beginning, and containing **2.287 total acres** of land, 0.000 acres within the right of ways, be the same more or less, but subject to all legal highways, pursuant to a Survey (2700) dated November 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 describe a portion (2.287 acres) of land now owned by Sylvia A. Turner, PN: 15-087160 as recorded in OR Book 1491 Page 934 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: 12-07-2020



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*Susan J. Martini* Dec 07 2020  
**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

**Parcel 2**  
**Sylvia A. Turner**  
**Residual of PN: 15-087160**  
**OR Book 1491 Page 934**  
**7.442 acres**

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot Number 30, Bond Tract, within said Township: Beginning at the point of intersection of the centerline of North Brown Road (60')(TR-71) with the centerline of Pearl Road (TR-70)(60'), said point being witnessed by a rail road spike found. Thence North 88°54'23" East along the centerline of Pearl Road, a distance of 1759.35 feet to a point, said point being the northeast corner of land now or formerly owned by Gary Turner and Michele Turner, PN: 15-004000, as recorded in OR Book 1193 Page 190 in Geauga County Record of Deeds (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **North 88°54'23" East** along the centerline of Pearl Road, a distance of **153.74 feet** to a point, said point being the northwest corner of land now or formerly owned by Kenneth S. Turner and Andra L. Turner, PN: 15-064700, as recorded in OR Book 1932 Page 1671 in (GCRD).

Thence **South 00°59'41" East** along a West line of PN: 15-064700, aforementioned, passing through a 5/8" iron pin found at 29.32 feet a total distance of **966.75 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 89°06'00" West** along a new property line established, a distance of **418.28 feet** to a point, said point being on the East line of PN: 15-004000, aforementioned, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 01°02'41" West** along an East line of PN: 15-004000, aforementioned, a distance of **94.84 feet** to an angle point, said point witnessed by a 5/8" iron pin "Temple" found.

Thence **North 07°35'49" East** along an East line of PN: 15-004000, aforementioned, a distance of **296.42 feet** to an angle point, said point witnessed by a 1" diameter x 6" long mag nail set.

Thence **North 39°04'49" East** along an East line of PN: 15-004000, aforementioned, a distance of **89.59 feet** to an angle point, said point witnessed by an iron pin set.

Thence **North 11°55'49" East** along an East line of PN: 15-004000, aforementioned, a distance of **114.27 feet** to an angle point, said point witnessed by an iron pin set.

Thence **North 09°06'41" West** along an East line of PN: 15-004000, aforementioned, a distance of **231.84 feet** to an angle point, said point witnessed by a 1" diameter x 6" long mag nail set.

Thence **North 44°14'49" East** along an East line of PN: 15-004000, aforementioned, a distance of **239.18 feet** to a point in the centerline of Pearl Road, said point witnessed by an iron pin set at 42.68 feet therefrom, said point being the Place of Beginning, and containing **7.442 total acres** of land, 0.116 acres within the right of ways, be the same more or less, but subject to all legal highways, pursuant to a Survey (2700) dated November 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 describe the residual (7.442 acres) of land now owned by Sylvia A. Turner, PN: 15-087160 as recorded in OR Book 1491 Page 934 in Geauga County Record of Deeds after a 2.287 acre lot subdivision. 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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**Parcel 3  
Sylvia A. Turner  
part of PN: 15-102162  
OR Book 1794 Page 2946  
2.507 acres**

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot Number 30, Bond Tract, within said Township: Beginning at the point of intersection of the centerline of North Brown Road (60')(TR-71) with the centerline of Pearl Road (TR-70)(60'), said point being witnessed by a rail road spike found. Thence North 88°54'23" East along the centerline of Pearl Road, a distance of 1233.77 feet to a point, said point being the northeast corner of land now or formerly owned by Thomas J. Arriza and Peggy S. Arriza, Co-Trustees, PN: 15-102101, as recorded in OR Book 2051 Page 2353 in Geauga County record of Deeds (GCRD). Thence North 88°54'23" East along the centerline of Pearl Road, a distance of 59.72 feet to a point, said point being the northwest corner of land now or formerly owned by Gary Turner and Michele Turner, PN: 15-004000, as recorded in OR Book 1193 Page 190 in (GCRD). Thence South 01°16'02" East along a West line of PN: 15-004000, aforementioned, passing through a 3/4" iron pipe found at 28.80 feet a total distance of 474.70 feet to an angle point, said point witnessed by a 5/8" iron pin "Temple" found. Thence South 30°10'45" West along a northwest line of PN: 15-004000, aforementioned, a distance of 295.40 feet to an angle point, said point witnessed by a 5/8" iron pin "Temple" found. Thence South 01°03'44" East along a West line of PN: 15-004000, aforementioned, a distance of 293.02 feet to an angle point, said point witnessed by a 5/8" iron pin "Temple" found. Thence North 88°55'48" East along a South line of PN: 15-004000, aforementioned, a distance of 206.68 feet to a point, said point being a new property corner created, said point witnessed by an iron pin set, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 88°55'48" East** along a South line of PN: 15-004000, aforementioned, a distance of **145.00 feet** to a point, said point being on a West line of land now or formerly owned by Sylvia A. Turner, PN: 15-087160, as recorded in OR Book 1491 Page 934 in (GCRD), said point witnessed by a 5/8" iron pin "Temple" found.

Thence **South 00°40'21" East** along a West line of PN: 15-087160, aforementioned, and a West line of land now or formerly owned by Kenneth S. Turner and Andra L. Turner, PN: 15-064700, as recorded in OR Book 1932 Page 1671 in (GCRD), a distance of **753.30 feet** to a point, said point being a southwest corner of PN: 15-064700, aforementioned, said point witnessed by an iron pin set.

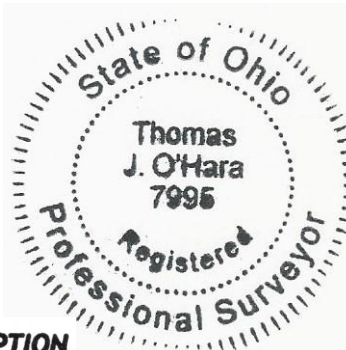
Thence **South 89°02'44" West** along a new property line established, a distance of **145.00 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 00°40'21" West** along a new property line established, a distance of **753.01 feet** to a point, said point being the Place of Beginning, and containing **2.507 total acres** of land, 0.000 acres within the right of ways, be the same more or less, but subject to all legal highways, pursuant to a Survey (2700) dated November 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 describe a portion (2.507 acres) of land now owned by Sylvia A. Turner, PN: 15-102162 as recorded in OR Book 1794 Page 2946 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: 12-07-2020



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**Parcel 4**  
**Sylvia A. Turner**  
**Residual of PN: 15-102162**  
**OR Book 1794 Page 2946**  
**43.473 acres**

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot Number 30, Bond Tract, within said Township: Beginning at the point of intersection of the centerline of North Brown Road (60')(TR-71) with the centerline of Pearl Road (TR-70)(60'), said point being witnessed by a rail road spike found. Thence North 88°54'23" East along the centerline of Pearl Road, a distance of 1233.77 feet to a point, said point being the northeast corner of land now or formerly owned by Thomas J. Arriza and Peggy S. Arriza, Co-Trustees, PN: 15-102101, as recorded in OR Book 2051 Page 2353 in Geauga County record of Deeds (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **North 88°54'23" East** along the centerline of Pearl Road, a distance of **59.72 feet** to a point, said point being the northwest corner of land now or formerly owned by Gary Turner and Michele Turner, PN: 15-004000, as recorded in OR Book 1193 Page 190 in (GCRD).

Thence **South 01°16'02" East** along a West line of PN: 15-004000, aforementioned, passing through a 3/4" iron pipe found at 28.80 feet a total distance of **474.70 feet** to an angle point, said point witnessed by a 5/8" iron pin "Temple" found.

Thence **South 30°10'45" West** along a northwest line of PN: 15-004000, aforementioned, a distance of **295.40 feet** to an angle point, said point witnessed by a 5/8" iron pin "Temple" found.

Thence **South 01°03'44" East** along a West line of PN: 15-004000, aforementioned, a distance of **293.02 feet** to an angle point, said point witnessed by a 5/8" iron pin "Temple" found.

Thence **North 88°55'48" East** along a South line of PN: 15-004000, aforementioned, a distance of **206.68 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 00°40'21" East** along a new property line established, a distance of **753.01 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 89°02'44" East** along a new property line established, a distance of **145.00 feet** to a point, said point being the southwest corner of land now or formerly owned by Kenneth S. Turner and Andra L. Turner, PN: 15-064700, as recorded in OR Book 1932 Page 1671 in (GCRD), said point witnessed by an iron pin set.

Thence **North 89°02'44" East** along the South line of PN: 15-064700, aforementioned, a distance of **422.68 feet** to an angle point, said point witnessed by a 1" iron pinch top pipe found.

Thence **North 88°23'52" East** along the South line of PN: 15-064700, aforementioned, a distance of **64.57 feet** to a point, said point being the northwest corner of lands now or formerly owned by Camino Construction, Inc., PN: 15-011700, as recorded in Deed Volume 505 Page 697, Parcel Number Two in (GCRD), said point witnessed by an iron pin set.

Thence **South 01°24'43" East** along a West line of PN: 15-011700, aforementioned, a distance of **1305.90 feet** to a point, said point being on the North line of lands now or formerly owned by Camino Construction, Inc., PN: 15-011800, as recorded in Deed Volume 505 Page 697, Parcel Number One in (GCRD), said point witnessed by a 1-1/2" iron pipe found.

Thence **South 89°33'10" West** along the North line of PN: 15-011800, aforementioned, a distance of **1078.21 feet** to a point, said point being the southeast corner of land now or formerly owned by Sylvia A. Turner, PN: 15-017400, as recorded in Deed Volume 821 Page 747 in (GCRD), said point witnessed by a 1" iron pipe found.

Thence **North 01°17'07" West** along the East line of PN: 15-017400, aforementioned, a distance of **2375.51 feet** to a point, said point being the southwest corner of land now or formerly owned by Thomas J. Arriza and Peggy S. Arriza, Co-Trustees, PN: 15-101768, as recorded in OR Book 2051 Page 2353 in (GCRD), said point witnessed by a 3/4" iron pipe found bent.

Thence **North 48°09'21" East** along the South line of PN: 15-101768, aforementioned, and the South line of PN: 15-102101, aforementioned, a distance of **447.51 feet** to a point, said point being the southeast corner of PN: 15-102101, aforementioned, said point witnessed by an iron pin set.

Thence **North 01°16'02" West** along the East line of PN: 15-102101, aforementioned, a distance of **400.17 feet** to a point in the centerline of Pearl Road, said point witnessed by an iron pin set at 30.00 feet therefrom, said point being the Place of Beginning, and containing **43.473 total acres** of land, 0.041 acres within the right of ways, be the same more or less, but subject to all legal highways, pursuant to a Survey (2700) dated November 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 describe the residual (43.473 acres) of land now owned by Sylvia A. Turner, PN: 15-102162 as recorded in OR Book 1794 Page 2946 Geauga County Record of Deeds, after a 2.507 acre lot subdivision. 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  
Ohio Registered Surveyor No. 7995  
Dated: 12-07-2020



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*Susan J. Marti* Dec 07 2020  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

**Parcel 5**  
**Sylvia A. Turner part of PN: 15-102162, OR Book 1794 Page 2946**  
**Consolidated with**  
**Sylvia A. Turner part of PN: 15-087160, OR Book 1491 Page 934**  
**Consolidated with**  
**Kenneth S. Turner and Andra L. Turner, All of PN: 15-064700, OR Book 1932 Page 1671**  
**22.430 acres**

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot Number 30, Bond Tract, within said Township: Beginning at the point of intersection of the centerline of North Brown Road (60')(TR-71) with the centerline of Pearl Road (TR-70)(60'), said point being witnessed by a rail road spike found. Thence North 88°54'23" East along the centerline of Pearl Road, a distance of 1913.09 feet to a point, said point being the northeast corner of land now or formerly owned by Sylvia A. Turner, PN: 15-087160, as recorded in OR Book 1491 Page 934 in Geauga County Record of Deeds (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **North 88°54'23" East** along the centerline of Pearl Road, a distance of **150.35 feet** to a point, said point being the northwest corner of land now or formerly owned by Edward W. Brougher and Sara J. Malise, PN: 15-101812, as recorded in OR Book 1246 Page 1132 in (GCRD).

Thence **South 46°52'05" West** along the northwest line of PN: 15-101812, aforementioned, a distance of **19.79 feet** to an angle point.

Thence **South 01°04'44" East** along the West line of PN: 15-101812, aforementioned, passing through an iron pin set at 16.74 feet, a total distance of **1380.51 feet** to a point, said point being the southwest corner of PN: 15-101182, aforementioned, said point witnessed by a 5/8" iron pin found in the base of a tree.

Thence **North 88°50'23" East** along the South line of PN: 15-101812, aforementioned, a distance of **249.97 feet** to a point, said point being on the West line of land now or formerly owned by Frank Grcar, PN: 15-101803, as recorded in OR Book 1336 Page 576 in (GCRD), said point witnessed by a 5/8" iron pin found.

Thence **South 01°28'34" East** along the West line of PN: 15-101803, aforementioned, a distance of **58.18 feet** to a point, said point being the southwest corner of PN: 15-101803, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **North 88°49'21" East** along the South line of PN: 15-101803, aforementioned, the South line of land now or formerly owned by Thomas J. Bertosa, PN: 15-101804, as recorded in OR Book 1596 Page 1089 in (GCRD), a distance of **600.00 feet** to a point, said point being on the West line of land now or formerly owned by Harry L. Patterson, Jr., and Deborah K. Patterson, PN: 15-064800, as recorded in Deed Volume 863 Page 27 in (GCRD), said point being on the West line of Lot Number 25, said point witnessed by a 5/8" iron pin found.

Thence **South 01°05'57" East** along the West line of PN: 15-064800, aforementioned, along the West line of land now or formerly owned by Harry L. Patterson, Jr., and Deborah K. Patterson, PN: 15-101846, as recorded in Deed Volume 866 Page 703 in (GCRD), along the West line of Lot Number 25, a distance of **315.09 feet** to a point, said point being the northeast corner of land now or formerly owned by Camino Construction, Inc., PN: 15-011700, as recorded in Deed Volume 505 Page 697, Parcel Number Two in (GCRD), said point witnessed by a 3/4" iron pin found.

Thence **South 88°23'52" West** along the North line of PN: 15-011700, aforementioned, and along a North line of land now or formerly owned by Sylvia A. Turner, PN: 15-102162, as recorded in OR Book 1794 Page 2946 in (GCRD), a distance of **988.57 feet** to an angle point, said point witnessed by a 1" iron pinch top pipe found.

Thence **South 89°02'44" West** along a North line of PN: 15-102162, aforementioned, a distance of **422.68 feet** to a point, said point being an interior corner of PN: 15-102162, aforementioned, said point witnessed by an iron pin set.

Thence **South 89°02'44" West** along a new property line established, a distance of **145.00 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 00°40'21" West** along a new property line established, a distance of **753.01 feet** to a point, said point being on the South line of land now or formerly owned by Gary Turner and Michele Turner, PN: 15-004000, as recorded in OR Book 1193 Page 190 in (GCRD), said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 88°55'48" East** along a South line of PN: 15-004000, aforementioned, a distance of **145.00 feet** to a point, said point being on the West line of land now or formerly owned by Sylvia A. Turner, PN: 15-087160, as recorded in OR Book 1491 Page 934 in (GCRD), said point witnessed by a 5/8" iron pin "Temple" found.

Thence **North 01°02'41" West** along a West line of PN: 15-087160, aforementioned, a distance of **55.00 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 89°06'00" East** along a new property line established, a distance of **418.28 feet** to a point, said point being a new property corner created, said point being on the East line of PN: 15-087160, aforementioned, said point witnessed by an iron pin set.

Thence **North 00°59'41" West** along the East line of PN: 15-087160, aforementioned, a distance of **966.75 feet** to a point in the centerline of Pearl Road, passing through a 5/8" iron pin found at 29.32 feet therefrom, said point being the Place of Beginning, and containing **22.430 total acres** of land, 0.096 acres within the right of ways, be the same more or less, but subject to all legal highways, pursuant to a Survey (2700) dated November 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 describe a portion (2.507 acres) of land now owned by Sylvia A. Turner, PN: 15-102162 as recorded in OR Book 1794 Page 2946 in Geauga County Record of Deeds, consolidated with a portion (2.287 acres) of land now owned by Sylvia A. Turner, PN: 15-087160 as recorded in OR Book 1491 Page 934 in Geauga County Record of Deeds consolidated with all of (17.636 acres) of land now or formerly owned by Kenneth S. Turner and Andra L. Turner, All of PN: 15-064700, as recorded in OR Book 1932 Page 1671 in Geauga County Record of Deeds, totaling (22.430 acres). 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  
Ohio Registered Surveyor No. 7995  
Dated: 12-07-2020



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Susan J. Martini* Dec 07 2020  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**