

Survey of Lands now or formerly owned by
Steven G. Wolcott and Catherine A. Wolcott
 PN: 15-028100, OR Book 2111 Page 1187, Parcel No. 1
 PN: 15-028000, OR Book 2111 Page 1187, Parcel No. 2
 PN: 15-028200, OR Book 2111 Page 1187, Parcel No. 3
 part of Lot Numbers 22 and 23, Bond Tract
 Township of Hambden, County of Geauga
 State of Ohio

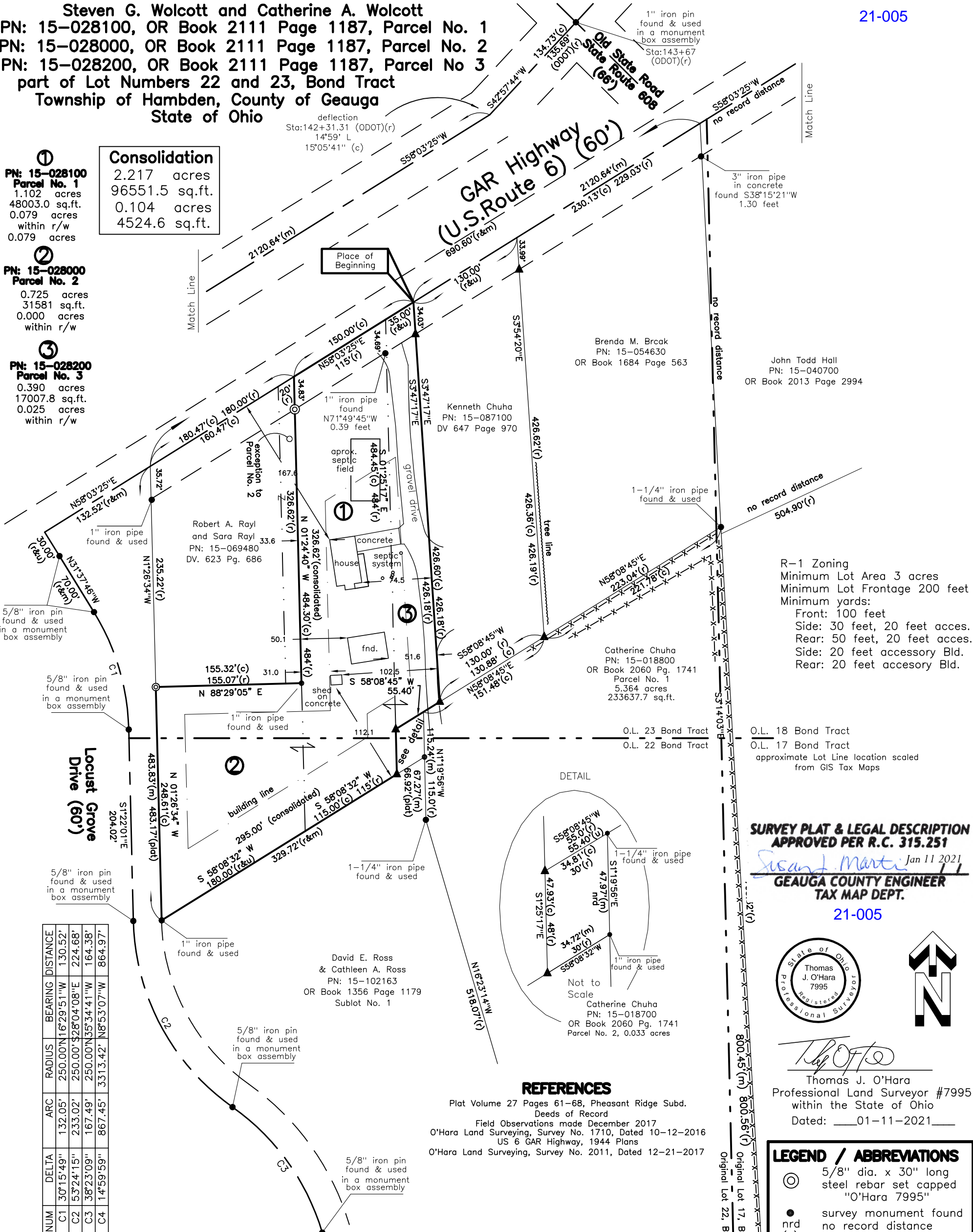
21-005

①
PN: 15-028100
Parcel No. 1
 1.102 acres
 48003.0 sq.ft.
 0.079 acres
 within r/w
 0.079 acres

Consolidation
 2.217 acres
 96551.5 sq.ft.
 0.104 acres
 4524.6 sq.ft.

②
PN: 15-028000
Parcel No. 2
 0.725 acres
 31581 sq.ft.
 0.000 acres
 within r/w

③
PN: 15-028200
Parcel No. 3
 0.390 acres
 17007.8 sq.ft.
 0.025 acres
 within r/w



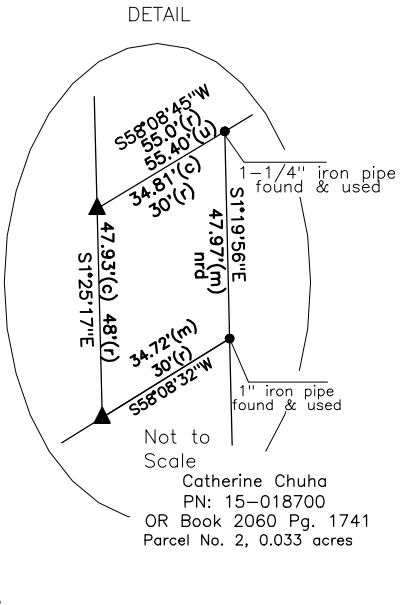
R-1 Zoning
 Minimum Lot Area 3 acres
 Minimum Lot Frontage 200 feet
 Minimum yards:
 Front: 100 feet
 Side: 30 feet, 20 feet acces.
 Rear: 50 feet, 20 feet acces.
 Side: 20 feet accessory Bld.
 Rear: 20 feet accessory Bld.

O.L. 23 Bond Tract
 O.L. 22 Bond Tract
 O.L. 18 Bond Tract
 O.L. 17 Bond Tract
 approximate Lot Line location scaled
 from GIS Tax Maps

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan J. Martin Jan 11 2021
GAUGA COUNTY ENGINEER
TAX MAP DEPT.
 21-005



Thomas J. O'Hara
 Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 01-11-2021



REFERENCES

- Plat Volume 27 Pages 61-68, Pheasant Ridge Subd. Deeds of Record
- Field Observations made December 2017
- O'Hara Land Surveying, Survey No. 1710, Dated 10-12-2016 US 6 GAR Highway, 1944 Plans
- O'Hara Land Surveying, Survey No. 2011, Dated 12-21-2017

NUM	DELTA	BEARING	RADIUS	ARC	DISTANCE
C1	30°15'49"	N16°29'51"W	250.00'	132.05'	130.52'
C2	53°24'15"	S28°04'08"E	250.00'	233.02'	224.68'
C3	38°23'09"	N35°34'44"W	250.00'	167.49'	164.38'
C4	59°59'59"	S53°53'17"W	250.00'	57.98'	864.97'

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.

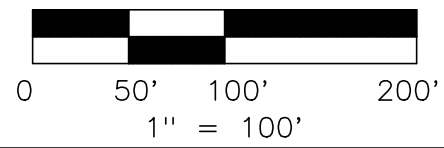
This plat was prepared without the benefit of a title exam, and is subject to the results that an independent title exam may reveal. This Plat of Survey depicts the results of a Boundary Survey as prepared in accordance to the minimum standards for a Boundary Survey as described in Administrative Code Chapter 4733-37, by O'Hara Land Surveying, L.L.C.. This survey is not valid unless it bears an Original Signature and Seal.

LEGEND / ABBREVIATIONS

- ⊙ 5/8" dia. x 30" long steel rebar set capped "O'Hara 7995"
- survey monument found
- nr(d) 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 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
 01/06/2021
 Project No: 2791



Land Consolidation
Steven G. Wolcott and Catherine A. Wolcott
PN: 15-028100, OR Book 2111 Page 1187, Parcel No. 1
PN: 15-028000, OR Book 2111 Page 1187, Parcel No. 2
PN: 15-028200, OR Book 2111 Page 1187, Parcel No. 3

2.217 Acres

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot Numbers 22 and 23, Bond Tract, in said Original Hambden Township. Beginning at the intersection of the centerlines of US Route 6, a.k.a. G.A.R. Highway with the centerline of Old State Road a.k.a. State Route 608, (66'), said intersection being witnessed by a 1" iron pin found in a monument box assembly. Thence South 42°57'44" West along the centerline of US Route 6, (60') a distance of 134.73 feet to an angle point. Thence South 58°03'25" West along the centerline of US Route 6, a distance of 2120.64 feet to a point.

said point being the northwest corner of land now or formerly owned by Kenneth Chuha, PN: 15-087100, as recorded in OR Book 647 Page 970, in Geauga County Record of Deeds, (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **South 03°47'17" East**, along the West line of PN: 15-087100, aforementioned, passing through a 5/8" iron pin "O'Hara" found at 34.03 feet at the southerly right of way line of US Route 6, a total distance of **426.60 feet** to a point, said point being the southwest corner of PN: 15-087100, aforementioned, said point being on the North line of land now or formerly owned by Catherine Chuha, PN: 15-018800, as recorded in OR Book 2060 Page 1741, Parcel No. 1, in GCRD, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **South 58°08'45" West**, along the North line of PN: 15-018800, aforementioned, and along the North line of land now or formerly owned by Catherine Chuha, PN: 15-018700, as recorded in OR Book 2060 Page 1741, Parcel No. 2, in GCRD, a distance of **55.40 feet** to a point, said point being the northwest corner of PN: 15-018700, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **South 01°25'17" East** along the West line of PN: 15-018700, aforementioned, a distance of **47.93 feet** to a point, said point being on the North line of land now or formerly owned by David E. Ross and Cathleen A. Ross, PN: 15-102163, as recorded in OR Book 1356 Page 1179 in GCRD, said lot being Sublot Number 1 in Pheasant Ridge Subdivision as recorded in Plat Volume 27 Pages 61-68, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **South 58°08'32" West** along the North line of PN: 15-102163, aforementioned, a distance of **295.00 feet** to a point, said point being the northwest corner of PN: 15-102163, aforementioned, said point being on the East right of way line of Locust Grove Drive (60'), said point witnessed by a 1" iron pipe found.

Thence **North 01°26'34" West** along the East right of way line of Locust Grove Drive, a distance of **248.61 feet** to a point, said point being the southwest corner of land now or formerly owned by Robert A. Rayl and Sara Rayl, PN: 15-069480, as recorded in Deed Volume 623 Page 686 in GCRD, said point witnessed by an iron pin set.

Thence **North 88°29'05" East** along the South line of PN: 15-069480, aforementioned, a distance of **155.32 feet** to a point, said point being the southeast corner of PN: 15-069480, said point witnessed by a 1" iron pipe found.

Thence **North 01°24'40" West** along the East line of PN: 15-069480, aforementioned, a distance of **326.62 feet** to a point in the centerline of U.S. Route 6, said point being the northeast corner of PN: 15-069480, aforementioned, said point witnessed by an iron pin set 34.83 feet therefrom.

Thence **North 58°03'25" East** along the centerline of U.S. Route 6, a distance of **150.00 feet** to a point, said point being the **Place of Beginning**, and containing **2.217 acres** of land, 0.104 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (2791) dated January 2021, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

21-005

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 consolidate all of the land now or formerly owned by Steven G. Wolcott and Catherine A. Wolcott, PN: 15-028100, OR Book 2111 Page 1187, Parcel No. 1, PN: 15-028000, OR Book 2111 Page 1187, Parcel No. 2, PN: 15-028200, OR Book 2111 Page 1187, Parcel No. 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
Ohio Registered Surveyor No. 7995
Dated: 01-11-2021

SURVEY PLAT & LEGAL DESCRIPTION
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Susan J. Martini Jan 11 2021
GEAUGA COUNTY ENGINEER
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