

Arrowhead Farm Subdivision  
Plat Volume 10 Page 31

Elva T. Nowak  
1711-3476  
Sublot No. 9

Terilyn J. Hunt  
1713-1301  
Sublot No. 8

Match Line

Fairmount Blvd 60'  
S89°51'10"W 441.04'(R)

1" iron pin  
found + used  
monument box  
assembly

All iron pins noted as being set are  
5/8" Dia. x 30" Long Steel Rebar  
bearing plastic cap O'HARA 7995.  
This Survey is a Boundary Survey  
prepared in accordance with Chapter  
4733-37 of the Administrative Code.

Thomas J. O'Hara P.S. 5-7995  
Registered Professional Surveyor  
within the State of Ohio

Dated: 1/26/04  
References: Plat Volume 10 Page 31+32

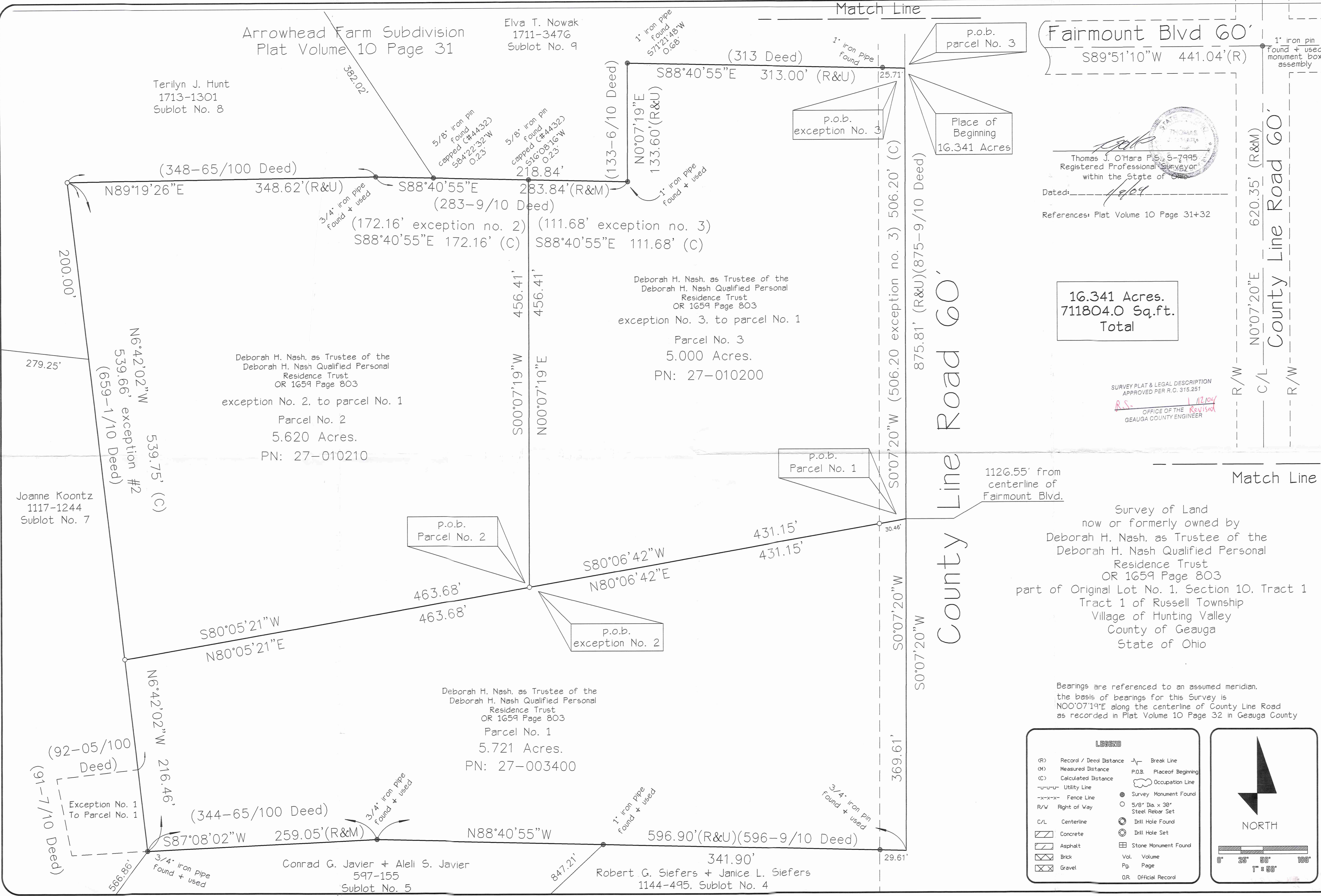
Project No: 0323  
Date of Survey: 12-12-03  
Revised: January 5, 2004  
Revised: January 9, 2004  
Revised:

16.341 Acres.  
711804.0 Sq.ft.  
Total

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 1/21/04  
OFFICE OF THE REVISOR  
GEAUGA COUNTY ENGINEER

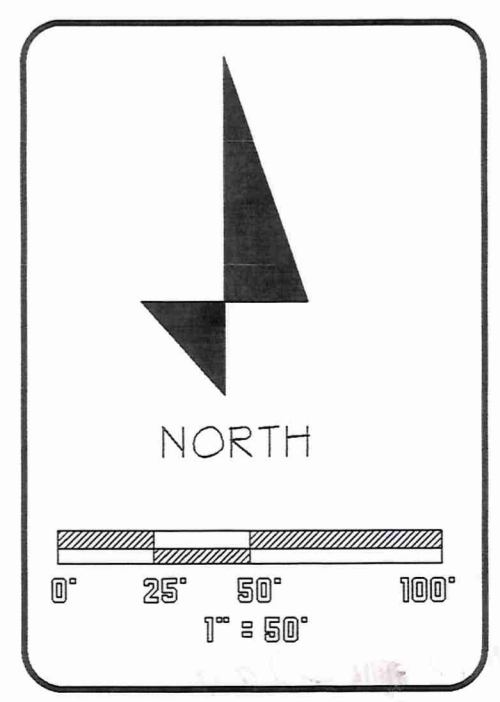
Page 1 of 2

O'Hara Land Surveying, L.L.C.  
P.O. Box 902, Chariton, Ohio 44024  
Voice: 440-286-8417 Fax: 440-286-8873 E-Mail: oharasurvey@adelphia.net



LEGEND

(R)	Record / Deed Distance	— —	Break Line
(M)	Measured Distance	P.O.B.	Place of Beginning
(C)	Calculated Distance	— — — —	Occupation Line
-u-u-	Utility Line	●	Survey Monument Found
-x-x-	Fence Line	○	5/8" Dia. x 30" Steel Rebar Set
R/W	Right of Way	⊙	Drill Hole Found
C/L	Centerline	⊗	Drill Hole Set
▨	Concrete	⊞	Stone Monument Found
▩	Asphalt		
▧	Brick		
▦	Gravel		
		Vol.	Volume
		Pg.	Page
		O.R.	Official Record



Bearings are referenced to an assumed meridian.  
the basis of bearings for this Survey is  
N00°07'19"E along the centerline of County Line Road  
as recorded in Plat Volume 10 Page 32 in Geauga County

O'Hara Land Surveying, L.L.C.  
P.O. Box 902, Chardon Ohio 44024

Mortgage Location Surveys  
ALTA/ACSM Land Title Surveys  
Boundary Surveys

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NASH  
Picked up 1/13/04  
27-003400  
Vol. 1723-  
Pg. 1568

**Deborah H. Nash as Trustee of the Deborah H. Nash Qualified Personal Residence Trust  
(OR1659 Pg. 806) Parcel No. 1 (5.721 Acres)**

Situated in the Village of Hunting Valley, County of Geauga, State of Ohio, being part of Original Lot No. 1, Section 10, and Tract No. 1, in said Township: Beginning at a point in the centerline of County Line Road (60') at a southeasterly corner of Parcel No. 3 of land now or formerly owned by Deborah H. Nash as Trustee of the Deborah H. Nash Qualified Personal Residence Trust as currently described in OR Volume 1659 Page 803 in Geauga County Record of Deeds, said point being South 00°07'20" West a distance of 1126.55 feet from the centerline intersection of County Line Road and Fairmount Boulevard (60'), said point witnessed by a 1" iron pin found in a monument box assembly, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 00°07'20" West** along said centerline a distance of **369.61** feet to a point, said point being the northeasterly corner of land now or formerly owned by Robert G. Siefers and Janice L. Siefers as recorded in Volume 1144 Page 495 in the Geauga County Record of Deeds.

Thence **North 88°40'55" West** along the northerly line of land now or formerly owned by Siefers, aforementioned, passing through a 3/4" iron pin found 29.61 feet therefrom, and the northerly line of land now or formerly owned by Conrad G. Javier and Aleli S. Javier, as recorded in Volume 597 Page 155 in Geauga County Record of Deeds a total distance of **596.90** feet to a point, said point witnessed by a 3/4" iron pipe found.

Thence **South 87°08'02" West** along the northerly line of land now or formerly owned by Javier, aforementioned, a distance of **259.05** feet to a point, said point being a southeasterly corner of land now or formerly owned by Joanne Koontz as recorded in Volume 1117 Page 1244 in Geauga County Record of Deeds, said point witnessed by a 3/4" iron pipe found.

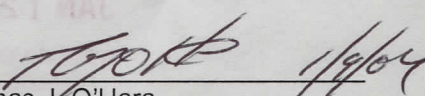
Thence **North 06°42'02" West** along the easterly line of land now or formerly owned by Koontz, aforementioned, a distance of **216.46** feet to a point, said point witnessed by an iron pin set.

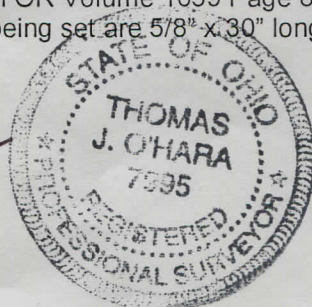
Thence **North 80°05'21" East** along a southerly line of parcel no. 2 of land now or formerly owned by Nash, aforementioned, a distance of **463.68** feet to a point, said point witnessed by an iron pin set.

Thence **North 80°06'42" East** along a southerly line of parcel No. 3 of land now or formerly owned by Nash, aforementioned, a distance of **431.15** feet to a point on the centerline of County Line Road, passing through an iron pin set at 30.46 feet therefrom, Said point being the Place of Beginning, and containing **5.721 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0323) dated December 12, 2003, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

Bearings used hereon are to an assumed meridian and are used to denote angles only. The basis of bearings for this survey is South 00°07'20" West, along the centerline of County Line Road.

The intent of this description is to describe parcel no. 1 of land now or formerly owned by Deborah H. Nash as Trustee of the Deborah H. Nash Qualified Personal Residence Trust as currently described in OR Volume 1659 Page 803 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



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R.S. 1/12/04  
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**Deborah H. Nash as Trustee of the Deborah H. Nash Qualified Personal Residence Trust (OR1659 Pg. 806) Parcel No. 2 (5.620 Acres)**

Situated in the Village of Hunting Valley, County of Geauga, State of Ohio, being part of Original Lot No. 1, Section 10, and Tract No. 1, in said Township: Beginning at the southwest corner of parcel no. 3 of land now or formerly owned by Deborah H. Nash as Trustee of the Deborah H. Nash Qualified Personal Residence Trust as currently described in OR Volume 1659 Page 803 in Geauga County Record of Deeds, said point being the following two courses from the centerline intersection of Fairmount Boulevard (60') and County Line Road (60') said point witnessed by a 1" iron pin found in a monument box assembly, South 00°07'20" West a distance of 1126.55 feet, along the centerline, thence South 80°06'42" West, 431.15 feet along the southerly line of parcel no. 3 of land now or formerly owned by Nash, and the northerly line of parcel no. 1, of land now or formerly owned by Nash, to the southwest corner of said parcel No. 3, aforementioned, said point witnessed by an iron pin set, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 80°05'21" West** along the northerly line of parcel no. 1, of land now or formerly owned by Nash, aforementioned, a distance of **463.68** feet to a point on the easterly line of land now or formerly owned by Joanne Koontz as recorded in Volume 1117 Page 1244 in Geauga County Record of Deeds, said point witnessed by an iron pin set.

Thence **North 06°42'02" West** along the easterly line of land now or formerly owned by Koontz, aforementioned, and the easterly line of land now or formerly owned by Terilyn J. Hunt as recorded in Volume 1713 Page 1301 in Geauga County Record of Deeds, a distance of **539.75** feet to a point, said point witnessed by an iron pin set.

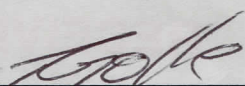
Thence **North 89°19'26" East** along a southerly line of land now or formerly owned by Hunt, aforementioned, a distance of **348.62** feet to a point, said point witnessed by a 3/4" iron pipe found.

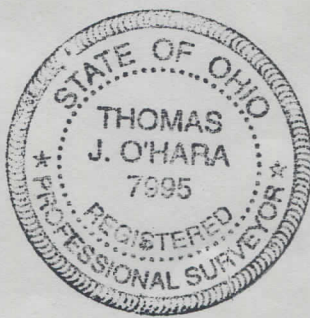
Thence **South 88°40'55" East** along a southerly line of land now or formerly owned by Hunt, aforementioned, and a southerly line of land now or formerly owned by Elva T. Nowak, as recorded in Volume 1711 Page 3476 in Geauga County Record of Deeds, a distance of **172.16** feet to a point, said point being the northwest corner of parcel no. 3 of land now or formerly owned by Nash, aforementioned said point witnessed by a 5/8" iron pin (#4432) found, S16°08'16"W, 0.23' therefrom.

Thence **South 00°07'19" West** along the westerly line of parcel no. 3 of land now or formerly owned by Nash, aforementioned, a distance of **456.41** feet to a point, Said point being the Place of Beginning, and containing **5.620 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0323) dated December 12, 2003, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

Bearings used hereon are to an assumed meridian and are used to denote angles only. The basis of bearings for this survey is South 00°07'20" West, along the centerline of County Line Road.

The intent of this description is to describe parcel no. 2 of land now or formerly owned by Deborah H. Nash as Trustee of the Deborah H. Nash Qualified Personal Residence Trust as currently described in OR Volume 1659 Page 803 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: 1/12/04



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**Deborah H. Nash as Trustee of the Deborah H. Nash Qualified Personal Residence Trust (OR1659 Pg. 806) Parcel No. 3 (5.000 Acres)**

Situated in the Village of Hunting Valley, County of Geauga, State of Ohio, being part of Original Lot No. 1, Section 10, and Tract No. 1, in said Township: Beginning at a point in the centerline of County Line Road (60') at a southeasterly corner of land now or formerly owned by Elva T. Nowak, as recorded in Volume 1711 Page 3476 in Geauga County Record of Deeds, said point being South 00°07'20" West a distance of 620.35 feet from the centerline intersection of County Line Road and Fairmount Boulevard (60'), said point witnessed by a 1" iron pin found in a monument box assembly, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 00°07'20" West** along said centerline a distance of **506.20** feet to a point, said point being the northeasterly corner of parcel no. 1 of land now or formerly owned by Deborah H. Nash as Trustee of the Deborah H. Nash Qualified Personal Residence Trust as currently described in OR Volume 1659 Page 803 in Geauga County Record of Deeds.

Thence **South 80°06'42" West** along the northerly line of parcel no. 1 of land now or formerly owned by Nash, aforementioned, passing through an iron pin set at 30.46 feet therefrom, a total distance of **431.15** feet to a point, said point witnessed by an iron pin set in the southeast corner of parcel no. 2 of land now or formerly owned by Nash, aforementioned.

Thence **North 00°07'19" East** along the easterly line of parcel no. 2 of land now or formerly owned by Nash, aforementioned, a distance of **456.41** feet to a point, said point being on the southerly line of land now or formerly owned by ~~and~~ Elva T. Nowak as recorded in Volume 1711 Page 3476 in Geauga County record of Deeds, said point witnessed by a 5/8" iron pin (#4432) found, South 16°08'16"W, 0.23' therefrom.

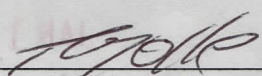
Thence **South 88°40'55" East** along a southerly line of land now or formerly owned by Nowak, aforementioned, a distance of **111.68** feet to a point, said point witnessed by a 1" iron pipe found.

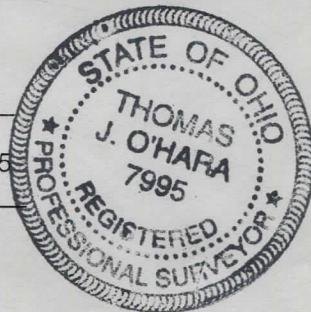
Thence **North 00°07'19" East** along an easterly line of land now or formerly owned by Nowak, aforementioned, a distance of **133.60** feet to a point, said point witnessed by a 1" iron pipe found, S71°21'48"W a distance of 0.68 feet therefrom.

Thence **South 88°40'55" East** along a southerly line of land now or formerly owned by Nowak, aforementioned, a distance of **313.00** feet to a point in the centerline of County Line Road, passing through a 1" iron pipe found 25.71 feet therefrom, Said point being the Place of Beginning, and containing **5.000 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0323) dated December 12, 2003, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

Bearings used hereon are to an assumed meridian and are used to denote angles only. The basis of bearings for this survey is South 00°07'20" West, along the centerline of County Line Road.

The intent of this description is to describe parcel no. 3 of land now or formerly owned by Deborah H. Nash as Trustee of the Deborah H. Nash Qualified Personal Residence Trust as currently described in OR Volume 1659 Page 803 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".

  
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