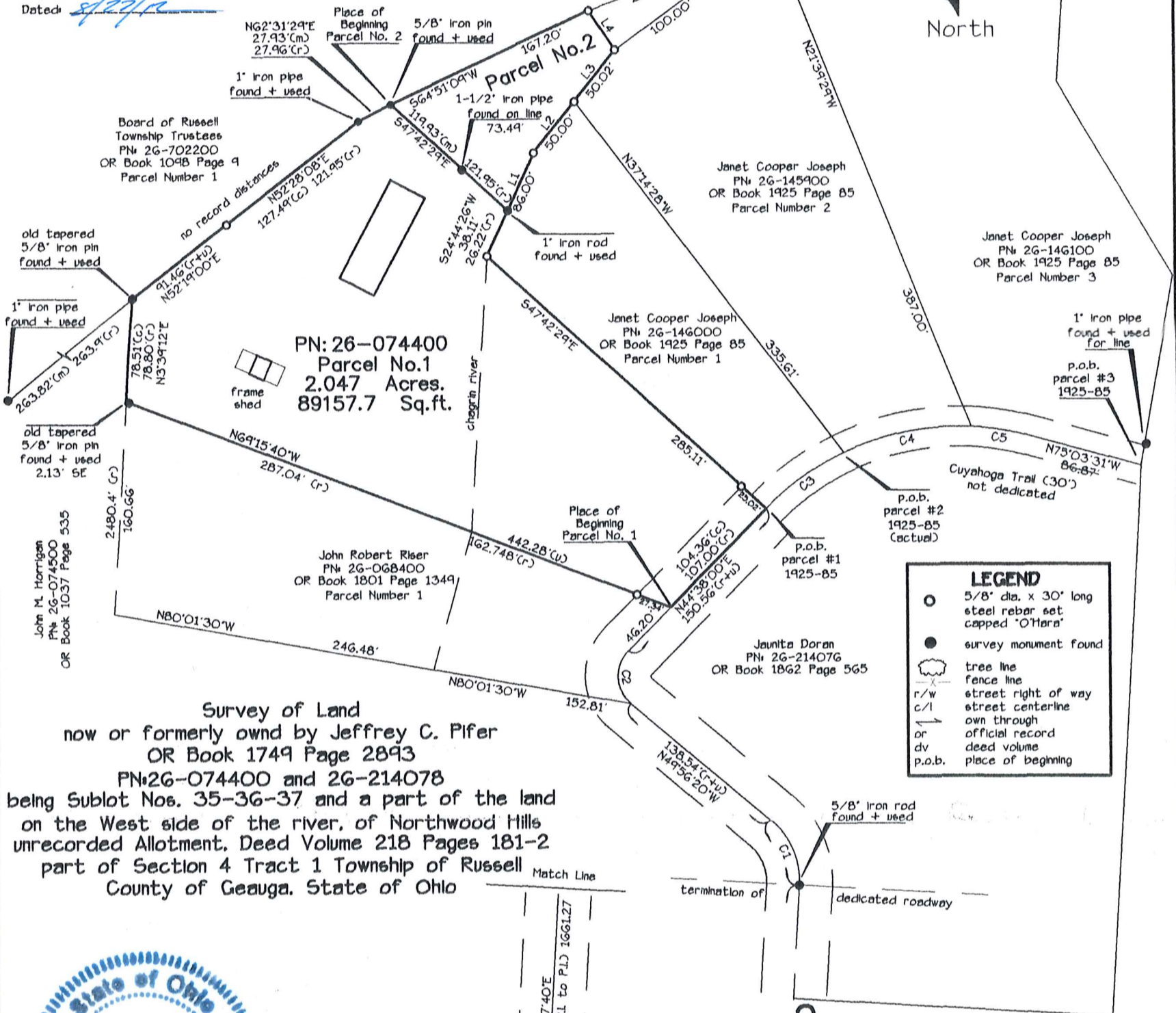


Book
Thomas J. O'Hara
Professional Land Surveyor #7995
within the State of Ohio
Dated: *8/27/12*

PN: 26-214078
Parcel No. 2
0.255 Acres.
11122.7 Sq.ft.

L1	47.89'	S24°44'26"W
L2	50.00'	S38°30'19"W
L3	50.02'	S38°34'20"W
L4	35.42'	S33°18'12"E

Old Electric Railway Right of Way



LEGEND

- 5/8" dia. x 30" long steel rebar set capped "O'Hara"
- survey monument found
- ⊕ tree line
- fence line
- r/w street right of way
- c/l street centerline
- or own through official record
- dv deed volume
- p.o.b. place of beginning

Survey of Land
now or formerly owned by Jeffrey C. Pifer
OR Book 1749 Page 2893
PN: 26-074400 and 26-214078
being Sublot Nos. 35-36-37 and a part of the land
on the West side of the river, of Northwood Hills
unrecorded Allotment, Deed Volume 218 Pages 181-2
part of Section 4 Tract 1 Township of Russell
County of Geauga, State of Ohio



References
Deeds of Record
County Road Records and Road Dedication Plat
Field Work performed August 2012

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

P.K. *8/27/12*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

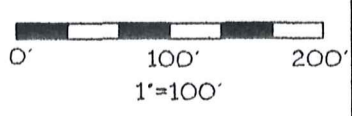
This Plat was prepared without the benefit of a Title Exam, and is subject to the results that an independent Title Exam may reveal.

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.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	53°13'43"	56.44'	60.75'	N23°19'12"W	54.43'
C2	44°35'28"	44.99'	27.25'	N2°38'36"W	40.05'
C3	20°15'05"	73.01'	206.56'	S54°45'33"W	72.63'
C4	27°44'51"	100.03'	206.56'	S78°45'31"W	99.06'
C5	12°18'21"	44.37'	206.56'	N81°12'52"W	44.28'
C6	47°00'06"	216.95'	264.47'	N33°07'37"E	210.92'
C7	53°20'02"	77.85'	83.63'	N29°57'40"E	75.07'

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

Date of Survey
08-21-2012
Project No.: 1187
revised 8-27-12



Sheet
1
of
1

Fairmount Road (60')

Northwood Road (50')

RUS00112

RJS 00112

Pifer

12-079

Picked up 8-27-12

**Survey of Land now or formerly owned by
Jeffrey C. Pifer, PN: 26-074400 and PN: 26-214078**

Parcel Number 1, (PN:26-074400): Situated in the Township of Russell County of Geauga, State of Ohio, being Sublot Nos. 35-36-37 and a part of the land on the West side of the river, of Northwood Hills unrecorded Allotment, Deed Volume 218 Pages 181-2 part of Section 4 Tract 1 Township of Russell. Beginning at the centerline intersection of Fairmount Road (60') and Northwood Road (60'), said point witnessed by a 1" iron pin found in a monument box assembly, Thence following the centerline of Northwood Road the following courses; North 09°37'33" East a distance of 62.41 feet to a point of curvature, thence along a curve deflecting to the right, having a radius of 264.47 feet, an arc distance of 216.95 feet, having a chord bearing North 33°07'37" East for a distance of 210.92 feet to a point, thence North 56°37'40" East a distance of 148.00 feet to a point of curvature, thence along a curve deflecting to the left, having a radius of 83.63 feet, an arc distance of 77.85 feet, having a chord bearing North 29°57'40" East for a distance of 75.07 feet to a point, thence North 03°17'40" East a distance of 1661.27 feet to a point of curvature, said point being the terminus of Northwood Road as dedicated, said point witnessed by a 5/8" iron rod found, thence following the centerline of Northwood Road (not-dedicated) the following courses; thence along a curve deflecting to the left, having a radius of 60.75 feet, an arc distance of 56.44 feet, having a chord bearing North 23°19'12" West for a distance of 54.43 feet to a point, thence North 49°56'20" West a distance of 138.54 feet to a point of curvature, thence along a curve deflecting to the right, having a radius of 27.25 feet, an arc distance of 44.99 feet, having a chord bearing North 02°38'36" West for a distance of 40.05 feet to a point, thence North 44°38'00" East a distance of 46.20 feet to a point, said point being the most easterly corner of land now or formerly owned by John Robert Riser, PN: 26-068400, as recorded in OR Book 1801 Page 1349 in Geauga County Record of Deeds (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **North 69°15'40" West** along the northerly line of land now or formerly owned by Riser, aforementioned, passing through an iron pin set at 27.34 feet, a total distance of **442.28** feet to a point, said point being on the easterly line of land now or formerly owned by John M. Horrigan, PN: 26-074500, as recorded in OR Book 1037 Page 535 in GCRD, said point witnessed by an old tapered 5/8" iron pin found at 2.13 feet therefrom.

Thence **North 03°39'12" East** along the easterly line of Horrigan, aforementioned, a distance of **78.51** feet to a point, said point being on the southerly line of land now or formerly owned by Board of Russell Township Trustees, PN: 26-702200, as recorded in OR Book 1098 Page 9 in (GCRD), said point witnessed by an old tapered 5/8" iron pin found.

Thence **North 52°19'00" East** along the southerly line of land now or formerly owned by Board of Russell Township Trustees, aforementioned, a distance of **91.46** feet to a point of deflection, said point witnessed by an iron pin set.

Thence **North 52°28'08" East** along the southerly line of land now or formerly owned by Board of Russell Township Trustees, aforementioned, a distance of **127.49** feet to a point of deflection, said point witnessed by a 1" iron pipe found.

Thence **North 62°31'29" East** along the southerly line of land now or formerly owned by Board of Russell Township Trustees, aforementioned, a distance of **27.93** feet to a point of deflection, said point being the northwest corner of land now or formerly owned by Jeffrey Pifer, PN: 26-214078, as recorded in OR Book 1749 Page 2893, Parcel Number 2, in GCRD, said point witnessed by an 5/8" iron pin found.

Thence **South 47°42'29" East** along the westerly line of land now or formerly owned by Pifer, aforementioned, passing through a 1-1/2" iron pipe found at 73.49', a total distance of **119.93** feet to a point in the centerline of the Chagrin River, said point being on the northerly line of land now or formerly owned by Janet Cooper Joseph, PN: 26-146000, as recorded in OR Book 1925 Page 85 in GCRD, said point witnessed by a 1" Iron rod found.

Thence **South 24°44'26" West** along the centerline of the Chagrin River, and the northerly line of land now or formerly owned by Joseph, aforementioned, a distance of **38.11** to a point, said point being the northwest corner of land now or formerly owned by Joseph, aforementioned, said point witnessed by an iron pin set.

Thence **South 47°42'29" East** along the westerly line of land now or formerly owned by Joseph, aforementioned, a distance of **285.11** to a point, said point being the southwest corner of land now or formerly owned by Joseph, aforementioned, said point being on the northwesterly line of land now or formerly owned by Jaunita Doran, PN: 26-214076, as recorded in OR Book 1862 Page 565 in GCRD, said point witnessed by an iron pin set at 25.02 feet therefrom.

Thence **South 44°38'00" West** along the northwesterly line of land now or formerly owned by Doran, aforementioned, a distance of **104.36** to a point., Said point being the Place of Beginning, and containing **2.047 acres** total, 0.000 acres exclusive of right of way and 0.000 acres within the right of way,

be the same more or less, but subject to all legal highways, pursuant to a Survey (1187) dated August, 2012, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

Parcel Number 2, (PN:26-214078): Situated in the Township of Russell County of Geauga, State of Ohio, being Sublot Nos. 35-36-37 and a part of the land on the West side of the river, of Northwood Hills unrecorded Allotment, Deed Volume 218 Pages 181-2 part of Section 4 Tract 1 Township of Russell. Beginning at the centerline intersection of Fairmount Road (60') and Northwood Road (60'), said point witnessed by a 1" iron pin found in a monument box assembly, Thence following the centerline of Northwood Road the following courses; North 09°37'33" East a distance of 62.41 feet to a point of curvature, thence along a curve deflecting to the right, having a radius of 264.47 feet, an arc distance of 216.95 feet, having a chord bearing North 33°07'37" East for a distance of 210.92 feet to a point, thence North 56°37'40" East a distance of 148.00 feet to a point of curvature, thence along a curve deflecting to the left, having a radius of 83.63 feet, an arc distance of 77.85 feet, having a chord bearing North 29°57'40" East for a distance of 75.07 feet to a point, thence North 03°17'40" East a distance of 1661.27 feet to a point of curvature, said point being the terminus of Northwood Road as dedicated, said point witnessed by a 5/8" iron rod found, thence following the centerline of Northwood Road (not-dedicated) the following courses; thence along a curve deflecting to the left, having a radius of 60.75 feet, an arc distance of 56.44 feet, having a chord bearing North 23°19'12" West for a distance of 54.43 feet to a point, thence North 49°56'20" West a distance of 138.54 feet to a point of curvature, thence along a curve deflecting to the right, having a radius of 27.25 feet, an arc distance of 44.99 feet, having a chord bearing North 02°38'36" West for a distance of 40.05 feet to a point, thence North 44°38'00" East a distance of 46.20 feet to a point, said point being the most easterly corner of land now or formerly owned by John Robert Riser, PN: 26-068400, as recorded in OR Book 1801 Page 1349 in Geauga County Record of Deeds (GCRD), Thence North 69°15'40" West along the northerly line of land now or formerly owned by Riser, aforementioned, passing through an iron pin set at 27.34 feet, a total distance of 442.28 feet to a point, said point being on the easterly line of land now or formerly owned by John H. Horrigan, PN: 26-074500, as recorded in OR Book 1037 Page 535 in GCRD, said point witnessed by an old tapered 5/8" iron pin found at 2.13 feet therefrom. Thence North 03°39'12" East along the easterly line of Horrigan, aforementioned, a distance of 78.51 feet to a point, said point being on the southerly line of land now or formerly owned by Russell Township, PN: 26-702200, as recorded in OR Book 1098 Page 9 in (GCRD), said point witnessed by an old tapered 5/8" iron pin found. Thence North 52°19'00" East along the southerly line of land now or formerly owned by Russell Township, aforementioned, a distance of 91.46 feet to a point of deflection, said point witnessed by an iron pin set. Thence North 52°28'08" East along the southerly line of land now or formerly owned by Russell Township, aforementioned, a distance of 127.49 feet to a point of deflection, said point witnessed by a 1" iron pipe found. Thence North 62°31'29" East along the southerly line of land now or formerly owned by Russell Township, aforementioned, a distance of 27.93 feet to a point of deflection, said point being the northeast corner of land now or formerly owned by Jeffrey Pifer, PN: 26-074400, as recorded in OR Book 1749 Page 2893, Parcel Number 1, in GCRD, said point witnessed by an 5/8" iron pin found, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 64°51'09" East** along the southerly line of land now or formerly owned by Russell Township, aforementioned, a distance of **167.20** to a point, said point being the northwest corner of land now or formerly owned by Russell Township, aforementioned, said point witnessed by an iron pin set.

Thence **South 33°18'12" East** along the westerly line of land now or formerly owned by Russell Township, aforementioned,, a distance of **35.92** to a point in the Chagrin River, said point being on the northerly line of land now or formerly owned by Joseph, parcel number 2, aforementioned, said point witnessed by an iron pin set.

Thence **South 38°34'20" West** along the northerly line of land now or formerly owned by Joseph, parcel number 2, aforementioned, along the centerline of the Chagrin River, a distance of **50.02** feet to a point, said point being the northeast corner of land now or formerly owned by Joseph, parcel number 1, aforementioned, said point witnessed by an iron pin set.

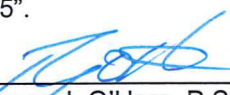
Thence **South 38°30'19" West** along the northerly line of land now or formerly owned by Joseph, parcel number 1, aforementioned, along the centerline of the Chagrin River, a distance of **50.00** feet to a point, said point witnessed by an iron pin set

Thence **South 24°44'26" West** along the northerly line of land now or formerly owned by Joseph, parcel number 1, aforementioned, along the centerline of the Chagrin River, a distance of **47.89** feet to a point, said point being the northwest corner of land now or formerly owned by Joseph, parcel number 1, aforementioned, said point witnessed by a 1" iron rod found.

Thence **North 47°42'29" West** along the northeasterly line of land now or formerly owned by Pifer, aforementioned, a distance of **119.93** to a point, passing through a 1-1/2" iron pipe found 73.49 feet therefrom, Said point being the Place of Beginning, and containing **0.255 acres** total, 0.000 acres exclusive of right of way and 0.000 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (1187) dated August, 2012, 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 intent of this description is to describe parcel number one, and parcel number 2 of land now or formerly owned by Jeffrey Pifer, PN: 26-074400, OR Book 1749 Page 2893 in Geauga County Record of Deed.

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: 8/27/12

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

P.K. 8/27/12
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

