

Lot Split / Lot Consolidation
 Harold L. Fotheringham Sr.,
 PN: 30-035400, OR Book 1166 Page 979
 Michael D. Fotheringham and Mary Ann Fotheringham
 PN: 30-095021, OR Book 1152 Page 192
 part of Lot Number One, Township of Thompson
 County of Geauga, State of Ohio



Rock Creek Road (60') State Route 166
 2082.89' (SR-0166 Rockcreek Road 1926 Plans) 1356.72'(c)

Rock Creek Road (60') State Route 166
 P.C.: Sta:189+42.88 L
 178.04'(c) RW

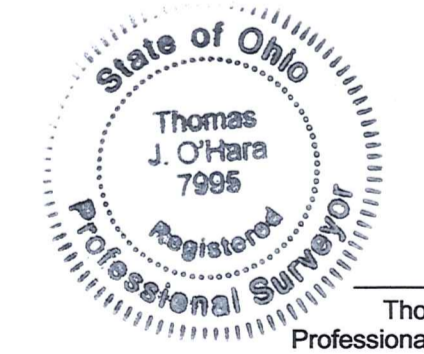
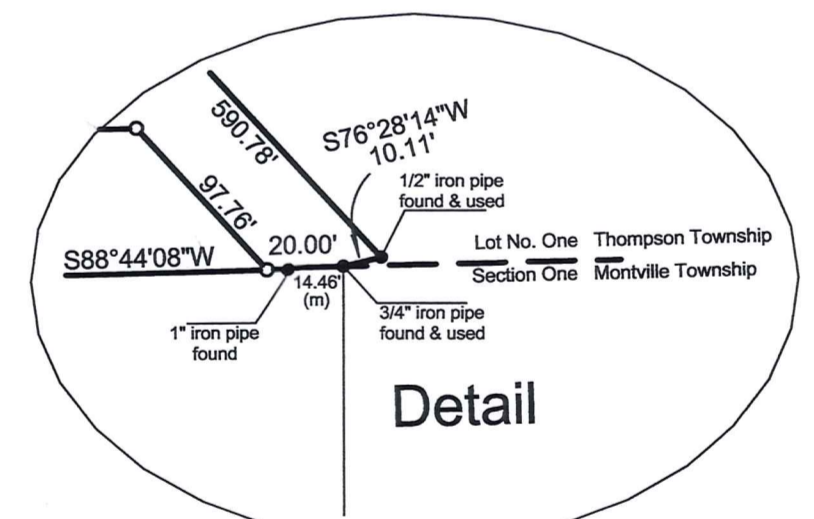
Match line
 30.24'(c)
 Woodhill Drive (60')
 443.85'(m) 443.81'(c)

A	B	C	D	B+C+D
Harold L. Fotheringham, Sr. Residual PN: 30-035400 OR Book 1943 Page 367 3.328 Acres 144948.0 Sq.ft.	Michael D. Fotheringham & Mary Ann Fotheringham All of PN: 30-095021 OR Book 1152 Page 192 2.448 Acres 106629.0 Sq.ft.	Harold L. Fotheringham, Sr. part of PN: 30-035400 OR Book 1943 Page 367 0.717 Acres 31246.0 Sq.ft.	Harold L. Fotheringham, Sr. part of PN: 30-035400 OR Book 1943 Page 367 2.893 Acres 126004.6 Sq.ft.	Harold L. Fotheringham, Sr. part of PN: 30-035400 (C+D) OR Book 1943 Page 367 Combined with Michael D. Fotheringham & Mary Ann Fotheringham PN: 30-095021 (B) OR Book 1152 Page 192 6.058 Acres Total 263879.6 Sq.ft. 0.189 Acres within r/w

NOTES:
 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 location of depicted proposed septic field(s) and dwelling(s) were scaled from maps provided by Homeowner and Geauga County Health Department. O'Hara Land Surveying, LLC assumes no responsibility for the design, location and installation of said fields and structures.
 The location of existing septic field(s) was determined by actual field observations or as provided by Homeowner
 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.
References:
 Plat Volume 14 Page 31-35
 Foresight Engineering Group Survey dated 12-21-2006, NIC20601
 Deeds of Record
 Field Observations made December 2017
 SR-0166 Rock Creek Road 1926 Plans
 Re-tracement and vacation for a portion of Highway Easement, TR-0731 Woodhill Drive
 Plat Volume 42 Pages 101-102

R-3 Zoning Requirements
 Minimum Lot Frontage: 200 feet
 Minimum Lot width at setback: 200 feet
 Front Yard from Right of Way: 100 feet
 Minimum Side and Rear Yard: 25 feet
 Accessory Building: Front Yard: 100 feet
 Side Yard: 15 feet
 Rear yard: 10 feet

This Consolidation/subdivision of land complies with the applicable Thompson Township Zoning Resolution. This ___ day of ___, 2017.
 By _____ Thompson Township Zoning Inspector.



Thomas J. O'Hara
 Registered Professional Surveyor #7995
 within the State of Ohio
 Dated: 12/19/17

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 GEAGA COUNTY AUDITOR
 TAX MAP DEPT.

LEGEND

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

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	2°11'00"	436.67'	11459.20'	S48°16'05"W	436.64'
C2	1°54'59"	383.33'	11459.20'	S48°24'05"W	383.31'
C3	0°55'45"	185.84'	11459.20'	N48°53'42"E	185.84'

THO 00189
T.HO 00189

Fatheringingham (17-164)
Picked Up 12/20/17
VOL. 2046 pg 2376
PN # 30-035400

Harold L. Fatheringham, Sr.
Residual of PN: 30-035400, OR Book 1943 Page 367
Parcel "A" 3.328 acres

Situated in the Township of Thompson, County of Geauga, State of Ohio, being part of Lot 1, within said Township: Beginning at the point of intersection of the centerline of Plank Road (State Route 86) (60'), with the centerline of Rock Creek Road (State Route 166) (60'), said point witnessed by a 1" iron pin found in a monument box assembly. Thence South 47°10'35" West, along the centerline of Rock Creek Road, a distance of 2062.69 feet to a point, said point being a P.T. Sta: 193+79.56, of a curve. Thence along said curve, deflecting to the right, having a radius of 11459.20 feet, a Delta of 2°11', Arc distance of 436.67 feet, chord bearing South 48°16'05" West, a chord distance of 436.64 feet to the P.C of said curve at Sta: 189+42.89. Thence South 49°21'35" West along the centerline of Rock Creek Road, a distance of 814.05 feet to a point, said point being a new property corner created. Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 42°45'31" East** along a new property line established, passing through an iron pin set at 30.02 feet in the southeasterly right of way of said Rock Creek Road, a total distance of **385.10 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 88°45'47" East** along a new property line established a distance of 100.10 feet to a point, said point being the southwest corner of land now or formerly owned by Michael D. Fatheringham and Mary Ann Fatheringham, PN: 30-095021, as recorded in OR Book 1152 Page 192, in GCRD, said point witnessed by a 5/8" iron pin "Gromley" found, and continuing along the South line of land now or formerly owned by Fatheringham, a distance of 266.96 feet to a point, being a total distance of **367.06 feet** to a point, said point being the southeast corner of land now or formerly owned by Fatheringham, aforementioned, said point witnessed by a 5/8" iron pin "Gromley" found.

Thence **North 42°45'31" West** along the northeast line of land now or formerly owned by Fatheringham, aforementioned, a distance of **65.09 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 88°44'08" East** along a new property line established, a distance of **448.16 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 42°40'24" East** along a new property line established, a distance of **97.76 feet** to a point, said point being on the North line of land now or formerly owned by John D. Janu Jr., and Cathy L. Janu, PN: 20-027750, as recorded in OR Book 1998 Page 962 in GCRD, said point being on the dividing line between Thompson Township, Lot Number One, and Montville Township, Section Number One, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 88°44'08" West** along the North line of land now or formerly owned by Janu, aforementioned, the North line of land now or formerly owned by Richard D. Palmer, PN: 20-052850, as recorded in Deed Vol. 962 Page 661, the North line of land now or formerly owned by Richard D. Palmer, PN: 20-023836, as recorded in Deed Vol. 962 Page 659, the North line of land now or formerly owned by Nicholas S. Hribar, PN: 20-014000, as recorded in OR Book 1988 Page 478, the North line of land now or formerly owned by Dale Wischkowski, PN: 20-068100, as recorded in OR Book 1336 Page 679, the North line of land now or formerly owned by Dale Wischkowski, PN: 20-070881, as recorded in OR Book 1120 Page 1130, Parcel No. 1, and the North line of land now or formerly owned by Dale Wischkowski, PN: 20-068200, as recorded in OR Book 1120 Page 1130, Parcel No. 2, and along said Township dividing line, a distance of **1471.15 feet** to a point in the centerline of Rock Creek Road, passing through a 1-1/4" iron pipe found at 45.08 feet therefrom.

Thence along the centerline of Rock Creek Road, along the arc of a curve deflecting to the right having a radius of 11459.20 feet, a Delta of 0°55'45", Arc distance of **185.84 feet**, chord bearing North 48°53'42" East, a chord distance of 185.84 feet to the P.T of said curve at Sta: 178+22.83.

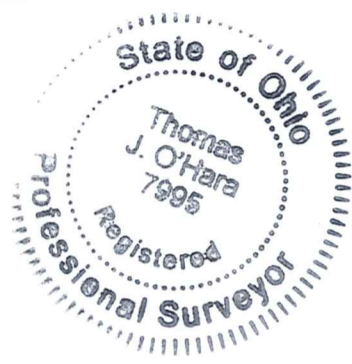
Thence **North 49°21'35" East** along the centerline of Rock Creek Road, a distance of **306.01 feet** to a point, said point being the Place of Beginning, and containing **3.328 total acres** of land, 0.328 acres within the right of way of Rock Creek Road, be the same more or less, but subject to all legal highways pursuant to a Survey (1461) dated December, 2017, 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 of land now or formerly owned by Harold L. Fotheringham Sr., part of PN: 30-035400, as recorded in OR Book 1943 Page 367, 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 Dated: 12/19/17
Thomas J. O'Hara, P.S., Ohio Registered Surveyor No. 7995

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 12/20/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.



**Harold L. Fatheringham Sr.,
part of PN: 30-035400, OR Book 1943 Page 367
Parcel "C" 0.717 acres**

Situated in the Township of Thompson, County of Geauga, State of Ohio, being part of Lot 1, within said Township: Beginning at the point of intersection of the centerline of Plank Road (State Route 86) (60'), with the centerline of Rock Creek Road (State Route 166) (60'), said point witnessed by a 1" iron pin found in a monument box assembly. Thence South 47°10'35" West, along the centerline of Rock Creek Road, a distance of 2062.69 feet to a point, said point being a P.T. Sta: 193+79.56, of a curve. Thence along said curve, deflecting to the right, having a radius of 11459.20 feet, a Delta of 2°11', Arc distance of 436.67 feet, chord bearing South 48°16'05" West, a chord distance of 436.64 feet to the P.C of said curve at Sta: 189+42.89. Thence South 49°21'35" West along the centerline of Rock Creek Road, a distance of 739.05 feet to a point, said point being the northwest corner of land now or formerly owned by Michael D. Fatheringham and Mary Ann Fatheringham, PN: 30-095021, as recorded in OR Book 1152 Page 192, in Geauga County Record of Deeds (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 42°45'31" East** along the southwest line of land now or formerly owned by Fatheringham, aforementioned, passing through a 5/8" iron pin "Gromley" found at 31.50 feet, a total distance of **448.69 feet** to a point, said point being the southerly corner of land now or formerly owned by Fatheringham, aforementioned, said point witnessed by a 5/8" iron pin "Gromley" found.

Thence **South 88°45'47" West** along a new property line established, a distance of **100.10 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 42°45'31" West** along a new property line established, a distance of **385.10 feet** to a point in the centerline of Rock Creek Road, said point being a new property corner created, passing through an iron pin set at 30.02 feet therefrom in the southeasterly right of way line of said Rock Creek Road.

Thence **North 49°21'35" East** along the centerline of Rock Creek Road, a distance of **75.00 feet** to a point, said point being the Place of Beginning, and containing **0.717 total acres** of land, 0.052 acres within the right of way of Rock Creek Road, be the same more or less, but subject to all legal highways pursuant to a Survey (1461) dated December, 2017, 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 part of land now or formerly owned by Harold L. Fatheringham Sr., part of PN: 30-035400, as recorded in OR Book 1943 Page 367, 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 Dated: 12/19/17
Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 12/20/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

**Harold L. Fatheringham Sr.,
part of PN: 30-035400, OR Book 1943 Page 367
Parcel "D" 2.893 acres**

Situated in the Township of Thompson, County of Geauga, State of Ohio, being part of Lot 1, within said Township: Beginning at the point of intersection of the centerline of Plank Road (State Route 86) (60'), with the centerline of Rock Creek Road (State Route 166) (60'), said point witnessed by a 1" iron pin found in a monument box assembly. Thence South 47°10'35" West, along the centerline of Rock Creek Road, a distance of 2062.69 feet to a point, said point being a P.T. Sta: 193+79.56, of a curve. Thence along said curve, deflecting to the right, having a radius of 11459.20 feet, a Delta of 2°11', Arc distance of 436.67 feet, chord bearing South 48°16'05" West, a chord distance of 436.64 feet to the P.C of said curve at Sta: 189+42.89. Thence South 49°21'35" West along the centerline of Rock Creek Road, a distance of 539.04 feet to a point, said point being the northwest corner of land now or formerly owned by Andrew P. Ropchock and Linda F Stefancin, PN: 30-035390, as recorded in Deed Vol. 948 Page 1026, in Geauga County Record of Deeds (GCRD). Thence South 42°45'31" East along the southwest line of land now or formerly owned by Ropchock and Stefancin, aforementioned, passing through a 5/8" iron pin "Gromley" found at 31.03 feet, a total distance of 361.95 feet to a point, said point being the southerly corner of land now or formerly owned by Ropchock and Stefancin, aforementioned, said point witnessed by a 5/8" iron pin "Gromley" found. Said point being the **Place of Beginning** of the parcel herein described.

Thence **North 49°21'35" East** along the southeast line of land now or formerly owned by Ropchock and Stefancin, aforementioned, a distance of **360.46 feet** to a point, said point being on the southwest line of land now or formerly owned by Pioneer Custom Wood Products, Ltd., PN: 30-095628, as recorded in OR Book 1925 Page 2734, said point witnessed by an iron pin set.

Thence **South 42°40'24" East** along the southwest line of land now or formerly owned by Pioneer, aforementioned, a distance of **590.78 feet** to a point, said point being an interior corner of land now or formerly owned by Pioneer, aforementioned, said point witnessed by a 1/2" iron pipe found.

Thence **South 76°28'14" West** along a southwest line of land now or formerly owned by Pioneer, aforementioned, a distance of **10.11 feet** to a point, said point being the northeast corner of land now or formerly owned by John D. Janu Jr., and Cathy L. Janu, PN: 20-027750, as recorded in OR Book 1998 Page 962 in GCRD, said point being on the dividing line between Thompson Township, Lot Number One, and Montville Township, Section Number One, said point witnessed by a 3/4" iron pipe found.

Thence **South 88°44'08" West** along the North line of land now or formerly owned by Janu, aforementioned, and along said Township dividing line, a distance of **20.00 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 42°40'24" West** along a new property line established, a distance of **97.76 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

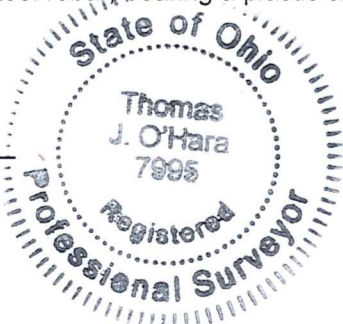
Thence **South 88°44'08" West** along a new property line established, a distance of **448.16 feet** to a point, said point being on the northeast line of land now or formerly owned by Michael D. Fatheringham and Mary Ann Fatheringham, PN: 30-095021, as recorded in OR Book 1152 Page 192, in GCRD, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 42°45'31" West** along the northeast line of land now or formerly owned by Fatheringham, aforementioned, a distance of **191.23 feet** to a point, said point being the Place of Beginning, and containing **2.893 total acres** of land, 0.000 acres within the right of way of Rock Creek Road, be the same more or less, but subject to all legal highways pursuant to a Survey (1461) dated December, 2017, 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 part of land now or formerly owned by Harold L. Fatheringham Sr., part of PN: 30-035400, as recorded in OR Book 1943 Page 367, 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 Dated: 12/19/17
Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995



**SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251**
[Signature] 12/20/17
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

Harold L. Fatheringham Sr.,
part of PN: 30-035400, OR Book 1943 Page 367
Consolidated with
Michael D. Fatheringham and Mary Ann Fatheringham
All of PN: 30-095021, as recorded in OR Book 1152 Page 192
Parcel "B+C+D" 6.058 acres

Situated in the Township of Thompson, County of Geauga, State of Ohio, being part of Lot 1, within said Township: Beginning at the point of intersection of the centerline of Plank Road (State Route 86) (60'), with the centerline of Rock Creek Road (State Route 166) (60'), said point witnessed by a 1" iron pin found in a monument box assembly. Thence South 47°10'35" West, along the centerline of Rock Creek Road, a distance of 2062.69 feet to a point, said point being a P.T. Sta: 193+79.56, of a curve. Thence along said curve, deflecting to the right, having a radius of 11459.20 feet, a Delta of 2°11', Arc distance of 436.67 feet, chord bearing South 48°16'05" West, a chord distance of 436.64 feet to the P.C. of said curve at Sta: 189+42.89. Thence South 49°21'35" West along the centerline of Rock Creek Road, a distance of 539.04 feet to a point, said point being the northwest corner of land now or formerly owned by Andrew P. Ropchock and Linda F Stefancin, PN: 30-035390, as recorded in Deed Vol. 948 Page 1026, in Geauga County Record of Deeds (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 42°45'31" East** along the southwest line of land now or formerly owned by Ropchock and Stefancin, aforementioned, passing through a 5/8" iron pin "Gromley" found at 31.03 feet, a total distance of **361.95 feet** to a point, said point being the southerly corner of land now or formerly owned by Ropchock and Stefancin, aforementioned, said point witnessed by a 5/8" iron pin "Gromley" found.

Thence **North 49°21'35" East** along the southeast line of land now or formerly owned by Ropchock and Stefancin, aforementioned, a distance of **360.46 feet** to a point, said point being on the southwest line of land now or formerly owned by Pioneer Custom Wood Products, Ltd., PN: 30-095628, as recorded in OR Book 1925 Page 2734, said point witnessed by an iron pin set.

Thence **South 42°40'24" East** along the southwest line of land now or formerly owned by Pioneer, aforementioned, a distance of **590.78 feet** to a point, said point being an interior corner of land now or formerly owned by Pioneer, aforementioned, said point witnessed by a 1/2" iron pipe found.

Thence **South 76°28'14" West** along a southwest line of land now or formerly owned by Pioneer, aforementioned, a distance of **10.11 feet** to a point, said point being the northeast corner of land now or formerly owned by John D. Janu Jr., and Cathy L. Janu, PN: 20-027750, as recorded in OR Book 1998 Page 962 in GCRD, said point being on the dividing line between Thompson Township, Lot Number One, and Montville Township, Section Number One, said point witnessed by a 3/4" iron pipe found.

Thence **South 88°44'08" West** along the North line of land now or formerly owned by Janu, aforementioned, and along said Township dividing line, a distance of **20.00 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 42°40'24" West** along a new property line established, a distance of **97.76 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 88°44'08" West** along a new property line established, a distance of **448.16 feet** to a point, said point being on the northeast line of land now or formerly owned by Michael D. Fatheringham and Mary Ann Fatheringham, PN: 30-095021, as recorded in OR Book 1152 Page 192, in GCRD, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 42°45'31" East** along the northeast line of land now or formerly owned by Fatheringham, aforementioned, a distance of **65.09 feet** to a point, said point being the southeast corner of land now or formerly owned by Michael D. Fatheringham and Mary Ann Fatheringham, PN: 30-095021, as recorded in OR Book 1152 Page 192, in GCRD, said point witnessed by a 5/8" iron pin "Gromley" found.

Thence **South 88°45'47" West** along the South line of land now or formerly owned by Fatheringham, aforementioned, passing through a 5/8" iron pin "Gromley" found at a distance of 266.96 feet to a point, said point being the southwest corner of land now or formerly owned by Michael D. Fatheringham and Mary Ann Fatheringham, PN: 30-095021, as recorded in OR Book 1152 Page 192, in GCRD, and continuing another 100.10 feet along a new property line established, a total distance of **367.06 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 42°45'31" West** along a new property line established, a distance of **385.10 feet** to a point in the centerline of Rock Creek Road, said point being a new property corner created, passing through an iron pin set at 30.02 feet therefrom in the southeasterly right of way of said Rock Creek Road.

Thence **North 49°21'35" East** along the centerline of Rock Creek Road, a distance of **275.01 feet** to a point, said point being the Place of Beginning, and containing **6.058 total acres** of land, 0.189 acres within the right of way of Rock Creek Road, be the same more or less, but subject to all legal highways pursuant to a Survey (1461) dated December, 2017, 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 part of land now or formerly owned by Harold L. Fotheringham Sr., part of PN: 30-035400, as recorded in OR Book 1943 Page 367, Geauga County Record of Deeds and consolidate it with all of land now or formerly owned by Michael D. Fotheringham and Mary Ann Fotheringham, all of PN: 30-095021, as recorded in OR Book 1152 Page 192, 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".

TJO
Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995

Dated: 12/19/17



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

[Signature] 12/20/17
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**