

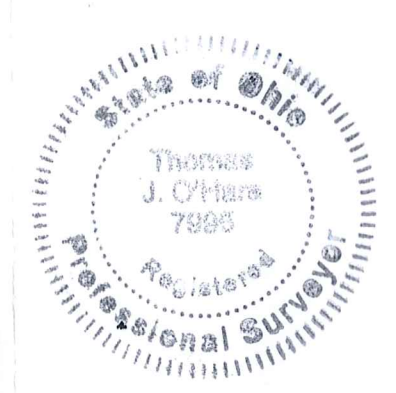
Survey of Land now or formerly owned by  
 Ruby L. Jersey Revocable Living Trust  
 Dennis R. Jersey Trustee UAD 03/25/05  
 OR Book 1806 Page 3483  
 PN: 30-035800  
 being part of Lot Number 41  
 Township of Thompson, County of Geauga  
 State of Ohio  
 61.643 Total Acres.  
 2685184.6 Sq.ft.  
 2.569 Total Acres within R/W's.

Robert W. Kangas, Trustee of the Robert  
 W. Kangas Revocable Trust Agreement  
 dated July 30, 1997 and Linda J. Kangas,  
 Trustee of the Linda J. Kangas Revocable Trust  
 dated July 30, 1997  
 PN:30-036600  
 OR Book 1844 Page 2812  
 Parcel Number 5

Robert W. Kangas, Trustee of the Robert  
 W. Kangas Revocable Trust Agreement  
 dated July 30, 1997 and Linda J. Kangas,  
 Trustee of the Linda J. Kangas Revocable Trust  
 dated July 30, 1997  
 PN:30-045633  
 OR Book 1844 Page 2812  
 Parcel Number 4

Christian Camping Inc.  
 PN:30-700600  
 Deed Volume 538 Page 955

Michael W. Vary Sr., and Michael W. Vary, Jr.  
 PN:30-049300  
 OR Book 1849 Page 2741



SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
 THOMAS J. O'HARA  
 OFFICE OF THE  
 GEauga COUNTY ENGINEER

Thomas J. O'Hara  
 Professional Land Surveyor #7895  
 within the State of Ohio  
 Dated: 05/11/13 North

**References:**

- Deeds of Record
- Field observations made May 2013
- Geauga County Engineer Vacation plat of Moseley Road T.R. 49
- Survey by AAA Land Surveying, Inc. "Kangas"
- Survey by Benchmark Survey Company, "Koch"
- Survey by Foresite Engineering Group, MOR19501

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.

**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. place of beginning

THO 00247

THO 00247

Jersey (13-048)

Picked up date

6-11-13

**Ruby L. Jersey Revocable Living Trust, Dennis R. Jersey Trustee UAD 03/25/05  
 OR Book 1806 Page 3483, PN: 30-035800  
 61.643 Acres Total**

Situated in the Township of Thompson, County of Geauga, State of Ohio, being part of Lot Number 41, in said Township. Beginning at the northwest corner of Lot No. 41, said point also being the centerline intersection of Sidley Road (60') and Moseley Road (60'), said point witnessed by a 3/4" iron pipe found, Said point being the **Place of Beginning** of the parcel herein described.

Thence **North 89°57'20"East** along the centerline of Moseley Road and the northerly line of Lot Number 41, a distance of **1543.723** feet to a point, said point being an angle point in the now vacated Moseley Road, said point witnessed by a 2" iron pipe found.

Thence **North 89°57'20"East** continuing along the North line of Lot Number 41, and the south line of land now or formerly owned by the Christian Camping Inc., PN:30-700600, as recorded in Deed Volume 538 Page 955 in Geauga County Record of Deeds (GCRD), passing through the terminus of Moseley Road at 39.01 feet a distance of **259.054** feet to a point, said point being the northwest corner of land now or formerly owned by Michael W. Vary Sr., and Michael W. Vary, Jr., PN:30-049300, as recorded in OR Book 1849 Page 2741 in GCRD, said point witnessed by a 5/8" iron pin "Foresite" found.

Thence along the westerly and southerly lines of Vary, aforementioned the following courses:

**South 01°11'26" West**, a distance of **622.581** feet to a point, said point witnessed by a 5/8" iron pin "Foresite" found bent:

**South 74°51'18" East**, a distance of **365.442** feet to a point, said point witnessed by a 2" iron pipe found, said point being an angle point in the now vacated Moseley Road:

**South 75°03'07" East**, a distance of **764.313** feet to a point, said point witnessed by a 2" iron pipe found, said point being an angle point in the now vacated Moseley Road:

**South 73°57'33" East**, a distance of **465.425** feet to a point, passing through the terminus of the vacated portion of Moseley Road at a distance of 165.42 feet, which begins the centerline of Moseley Road, said point witnessed by a 2" iron pipe found, said point being an angle point in Moseley Road:

Thence **South 89°59'51" East**, along the southerly line of land now or formerly owned by Vary, aforementioned, leaving the centerline of Moseley Road, passing through an iron pin set at a distance of 44.25 feet, a total distance of **453.690** feet to a point, said point being on the dividing line between Thompson Township, Geauga County and Trumbull Township, Ashtabula County, said point being on the easterly line of Lot Number 41, said point witnessed by a 5/8" iron pin "Foresite" found:

Thence **South 01°16'09" West** along the easterly line Geauga County and the easterly line of Lot Number 41, passing through a 5/8" iron pin "Sharp" found at 122.26 feet and 287.26 feet, a total distance of **410.121** to a point, passing through an iron pin set at 40.00 feet therefrom, said point being the centerline intersection of Moseley Road and Short Road (60'), said point witnessed by a 5/8" iron pin found.


Thence **North 47°18'58" West** along the centerline of Moseley Road, a distance of **437.336** feet to a point, said point being the northeast corner of land now or formerly owned by Robert W. Kangas, Trustee of the Robert W. Kangas Revocable Trust Agreement dated July 30, 1997 and Linda J. Kangas, Trustee of the Linda J. Kangas Revocable Trust dated July 30, 1997, PN:30-036600, as recorded in OR Book 1844 Page 2812, Parcel Number 5, in GCRD.

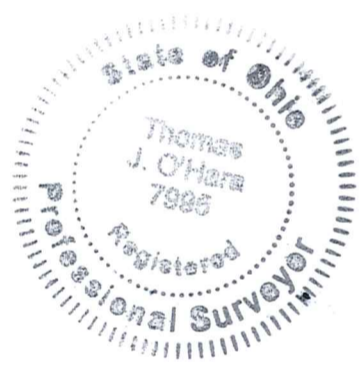
Thence **South 89°58'12" West** along the northerly line of Kangas, aforementioned, the northerly line of land now or formerly owned by Robert W. Kangas, Trustee of the Robert W. Kangas Revocable Trust Agreement dated July 30, 1997 and Linda J. Kangas, Trustee of the Linda J. Kangas Revocable Trust dated July 30, 1997, PN:30-095633, Parcel Number 4, the northerly line of land now or formerly owned by

William E. Wholf and Helen Louise Wholf, PN:30-085300, as recorded in OR Book 1020 Page 825 in GCRD, passing through an iron pin set at 44.22 feet, a 3/4" iron pin found at 2570.86, a total distance of **3460.216'** feet to a point in the centerline of Sidley Road, also being the dividing line between Lot Number 32 and Lot Number 41, passing through a 1" iron pipe found at 24.57 feet therefrom.

Thence **North 00°26'00" East** along the centerline of Sidley Road, and the dividing line between Lot Number 32 and Lot Number 41, a distance of **1157.681** feet to a point, Said point being the Place of Beginning, and containing **61.643 total acres** of land, 2.569 acres within the combined right of ways, be the same more or less, but subject to all legal highways, pursuant to a Survey (1245) dated May, 2013, 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 all land now or formerly owned by Ruby L. Jersey Revocable Living Trust, Dennis R. Jersey Trustee UAD 03/25/05, PN: 30-035800, as recorded OR Book 1806 Page 3483 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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Thomas J. O'Hara, P.S.  
Ohio Registered Surveyor No. 7995  
Dated: 6/11/13



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
PAK 6/11/13  
OFFICE OF THE *REV*  
GEAUGA COUNTY ENGINEER

RECEIVED

JUN 11 2013