

Thompson Twp. Zoning
 R-5: Residential 5 acres
 Frontage: 300' minimum
 Lot Width: 300 feet width
 Front Setback: 100 feet from right of way
 Side Setback: 30 feet each
 Rear Setback: 30 feet

Lot Subdivision
 land now or formerly owned by
 Lausin Ledge Company, LTD.
 an Ohio limited liability company
 OR Book 1932 Page 1537
 Parcel No. 5 + 2
 + PPN: 30-040600
 PPN: 30-041500
 part of Lot Nos. 4 and 9
 Township of Thompson
 County of Geauga
 State of Ohio

Bearings are referenced to an assumed meridian,
 the basis of bearings for this Survey is
 N12°00'00"E along the centerline of Clay Street
 as recorded in Deed Volume 1307 Page 1130 in Geauga County

This Consolidation/subdivision of land complies with the applicable Thompson Township
 Zoning Resolution. This _____ day of _____ 2014.
 By _____ Thompson Township Zoning Inspector.

LEGEND

(R)	Record / Deed Distance	— —	Break Line
(M)	Measured Distance	P.O.B.	Place of Beginning
(C)	Calculated Distance	— —	Occupation Line
(U)	Used Distance	— —	Survey Monument Found
— — — —	Utility Line	— —	5/8" Dia. x 30" length capped "O'Hara"
—x—x—x—	Fence Line	— —	Steel Rebar Set
R/W	Right of Way	— —	Drill Hole Found
C/L	Centerline	— —	Drill Hole Set
▨	Concrete	— —	Stone Monument Found
▩	Asphalt	Vol.	Volume
▧	Brick	Pg.	Page
▦	Gravel	D.R.	Official Record
○	shrub row	typ.	typical
○	tree row		

References:

Centerline Plat of Thompson Road
 C.H. 7 Sections "A-E" 1996

Deeds of Record
 Field Observations July 2014
 Field Observations May 2007

Klinger Survey
 Mitchell A. Ferguson P.S. April 2003

Babcock, Jones and Associates, Inc.
 Freedom Poured Walls Survey
 Harry S. Jones, P.S. 5/15/06

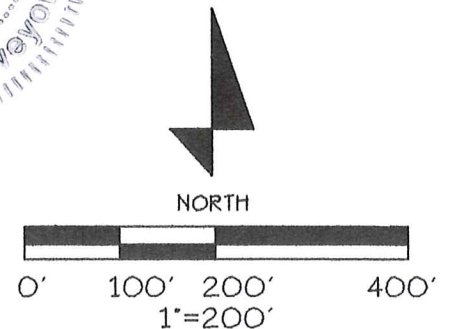
Klinger Survey
 Loetz, dated 4-10-2001

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.

State of Ohio
 Professional Surveyor
 Thomas J. O'Hara
 7008
 Registered Professional Surveyor No. 7995
 within the State of Ohio
 Dated: 8/14/14

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



THO 00252

THO 00252

Lausin Ledge Co. Ltd. (14-066)

Picked-Up 08/11/14

VOL. 2026 13872

Ph # 30-095891

**Lausin Ledge Company LTD, An Ohio limited liability company
Part of PN: 30-040600, OR Book 1932 Page 1537, Parcel 5
21.788 Acre Split**

Situated in the Township of Thompson, County of Geauga, State of Ohio, being part of Lot Nos. 4 and 9 in said Township: Beginning at a point in the centerline of Clay Street (60 feet) at the southeast corner of land now or formerly owned by Eric A. Giles and Danielle K. Giles, PN: 30-095823, as recorded in OR Book 1949 Page 572 in Geauga County Record of Deeds (GCRD), said point being South 3°58'39" West a distance of 51.76 feet from an angle point in said centerline of Clay Street (60'), said angle point witnessed by a 5/8" iron pin found, said angle point being South 12°00'00" West along the centerline of Clay Street a distance of 2435.21 feet from the centerline intersection of Thompson Road and Clay Street, said point witnessed by a 1" iron pin found in a monument box assembly, said beginning point being the **Place of Beginning** of the parcel herein described.

Thence **South 03°58'39" West** along said centerline a distance of **420.89** feet to a point, said point being the northeast corner of land now or formerly owned by Jennifer L.H. Denly, nka Jennifer L. Haas, PN: 30-049320, as recorded in OR Book 1252 Page 896, GCRD.

Thence **North 86°32'19" West** along the northerly line of land now or formerly owned by Denly (Haas), aforementioned, passing through an iron pin set at 30.00 feet a total distance of 1080.57 feet to a point, said point being the northwest corner of land now or formerly owned by Denly, aforementioned, said point witnessed by a 4" diameter steel pipe found.

Thence **North 86°32'19" West** along a new property line created, a distance of **1171.70** feet to a point, said point being on the easterly line of land now or formerly owned by Victor J. Yenc and Jennie J. Yenc, PN: 30-087400, as recorded in OR Book 1796 Pg. 156, in GCRD, said point witnessed by an iron pin set.

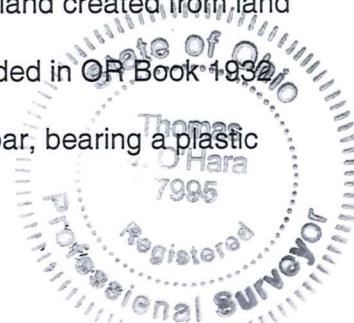
Thence **North 03°13'06" East** along the easterly line of Yenc, aforementioned, and the easterly line of land now or formerly owned by James and Mary Ann Mamick, PN: 30-037300, as recorded in OR Book 1827 Pg. 2727 in GCRD, a distance of **420.88** feet to a point, said point being the southwest corner of land now or formerly owned by Giles, aforementioned, said point witnessed by a 5/8" iron pin found "O'Hara" set (April 2003).

Thence **South 86°32'19" East** along the southerly line of Giles, aforementioned, a total distance of **2257.84** feet to a point in the centerline of Clay Street, passing through a 5/8" iron pin found "O'Hara" set (April 2003), at 50.00 feet, said point being the Place of Beginning, and containing **21.788 acres** of land, 0.346 acres within the right of way of Clay Street, be the same more or less, but subject to all legal highways, pursuant to a Survey (1407) dated July 29, 2014, 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 North 12°00'00" East, along the centerline of Clay Street, as recorded in Volume 1307 Page 1130.

The intent of this description is to describe a new parcel of land created from land now or formerly owned Lausin Ledge Company LTD An Ohio limited liability company, Part of PN: 30-040600, as recorded in OR Book 1932 Page 1537, Parcel 5, 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: 8/5/14
Thomas J. O'Hara, P.S. 7995

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

[Signature] 08/11/14
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

Lausin Ledge Company LTD, An Ohio limited liability company
Part of PN: 30-040600 & 30-041500, OR Book 1932 Page 1537, Parcel 5 & 2
46.920 Acre Combination

Situated in the Township of Thompson, County of Geauga, State of Ohio, being part of Lot Nos. 4 and 9 in said Township: Beginning at a point in the centerline of Clay Street (60 feet) at the southeast corner of land now or formerly owned by Jeffrey D. Baldauf and Bonnie Lee Dent, PN: 30-049321, as recorded in DV 846 Page 163, in Geauga County Record of Deeds (GCRD), said point being the following three courses from the centerline intersection of Thompson Road and Clay Street, said intersection point witnessed by a 1" iron pin found in a monument box assembly, thence South 12°00'00" West along the centerline of Clay Street, a distance of 2435.21 feet to an angle point witnessed by a 5/8" iron pin found, thence South 03°58'39" West along the centerline of Clay Street, a distance of 825.30' feet to an angle point witnessed by a 5/8" iron pin found, thence South 03°23'28" West along the centerline of Clay Street 137.24' feet to said beginning point being the **Place of Beginning** of the parcel herein described.

Thence **South 03°23'28" West** along said centerline a distance of **530.03** feet to a point, said point being the northeast corner of land now or formerly owned by David Mihalik, PN: 30-042500, as recorded in OR Book 1843 Page 1311, Parcel one, in GCRD.

Thence **North 86°02'53" West** along the northerly line of land now or formerly owned by Mihalik, aforementioned, and the northerly line of land now or formerly owned by David Mihalik, PN: 30-042400, as recorded in OR Book 1843 Page 1311, Parcel one, in GCRD, passing through an iron pin set at 30.00 feet a total distance of **1087.56** feet to a point, said point being the northwest corner of land now or formerly owned by Mihalik, PN: 30-042400, aforementioned, said point witnessed by an iron pin set.

Thence **South 01°42'44" West** along the westerly line of land now or formerly owned by Mihalik, PN: 30-042400, aforementioned, a distance of **579.13** feet to a point, said point being on the South line of Lot Number 4 and also on the north line of land now or formerly owned by Joseph F. Novak & Annette Meli Novak, PN: 30-051300, as recorded in OR Book 1275 Page 1072, parcel one in GCRD, aforementioned, said point witnessed by an iron pin set.

Thence **North 86°11'43" West** along the South line of Lot Number 4, and also the northerly line of land now or formerly owned by Novak aforementioned, a distance of **867.64** feet to a point, said point being an interior corner of land now or formerly owned by Kenneth E. Seman and Daniel J. Seman, PN: 30-038200, as recorded in OR Book 1866 Pg. 2044 in GCRD, said point witnessed by an iron pin set.

Thence **North 04°00'02" East** along an easterly line of Seman, aforementioned, a distance of **1192.60** feet to a point, said point being a northeasterly corner of land now or formerly owned by Seman, aforementioned, said point witnessed by an iron pin set.

Thence **North 86°32'19" West** along a northerly line of land now or formerly owned by Seman, aforementioned, a distance of **322.00** feet to a point, said point being the southeast corner of land now or formerly owned by John P. Hurley, PN: 30-034500, as recorded in OR Book 1744 Pg. 1386, in GCRD, said point witnessed by an iron pin set.

Thence **North 03°13'06" East** along the easterly line of Hurley, aforementioned, and the easterly line of land now or formerly owned by Victor J. Yenc and Jennie J. Yenc, PN: 30-087400, as recorded in OR Book 1796 Pg. 156, in GCRD, a distance of **391.71** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **South 86°32'19" East** along a new property line created, a distance of **1171.70** feet to a point, said point being the northwest corner of land now or formerly owned by Jennifer L.H. Denly, nka Jennifer L. Haas, PN: 30-049320, as recorded in OR Book 1252 Page 896, GCRD, said point witnessed by a 4" diameter steel pipe found.

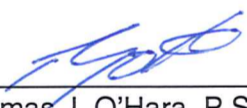
Thence **South 03°58'39" West** along the westerly line of land now or formerly owned by Denly (Haas), aforementioned, and the westerly line of land now or formerly owned by Jeffrey D. Baldauf and Bonnie Lee Dent, PN: 30-049321, as recorded in DV 846 Page 163 in GCRD, passing through a 1" iron pipe found at 282.70 feet, a total distance of 489.90 feet to a point, said point being the southwest corner of land now or formerly owned by Baldauf, aforementioned, said point witnessed by an iron pin set.

Thence **South 86°32'19" East** along the southerly line of land now or formerly owned by Baldauf, aforementioned, a distance of **1081.97** feet to a point in the centerline of Clay Street, passing through a 3" iron pipe found 28.32 feet therefrom, said point being the Place of Beginning, and containing **46.920 acres** of land, 0.365 acres within the right of way of Clay Street, be the same more or less, but subject to all legal highways, pursuant to a Survey (1407) dated July 29, 2014, 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 North 12°00'00" East, along the centerline of Clay Street, as recorded in Volume 1307 Page 1130.

The intent of this description is to describe a new parcel of land created from 33.837 acres of land now or formerly owned Lausin Ledge Company LTD, An Ohio limited liability company, Part of PN: 30-040600, as recorded in OR Book 1932 Page 1537, part of Parcel 5, in Geauga County Record of Deeds combined with 13.083 acres of land now or formerly owned Lausin Ledge Company LTD, An Ohio limited liability company, All from PN: 30-041500, as recorded in OR Book 1932 Page 1537, Parcel 2, 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, P.S.
Ohio Registered Surveyor No. 7995

Dated: 8/5/14



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


GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Rev.*

RECEIVED
AUG 28 2014
Gaugua County Auditor
Tax Map Dept.