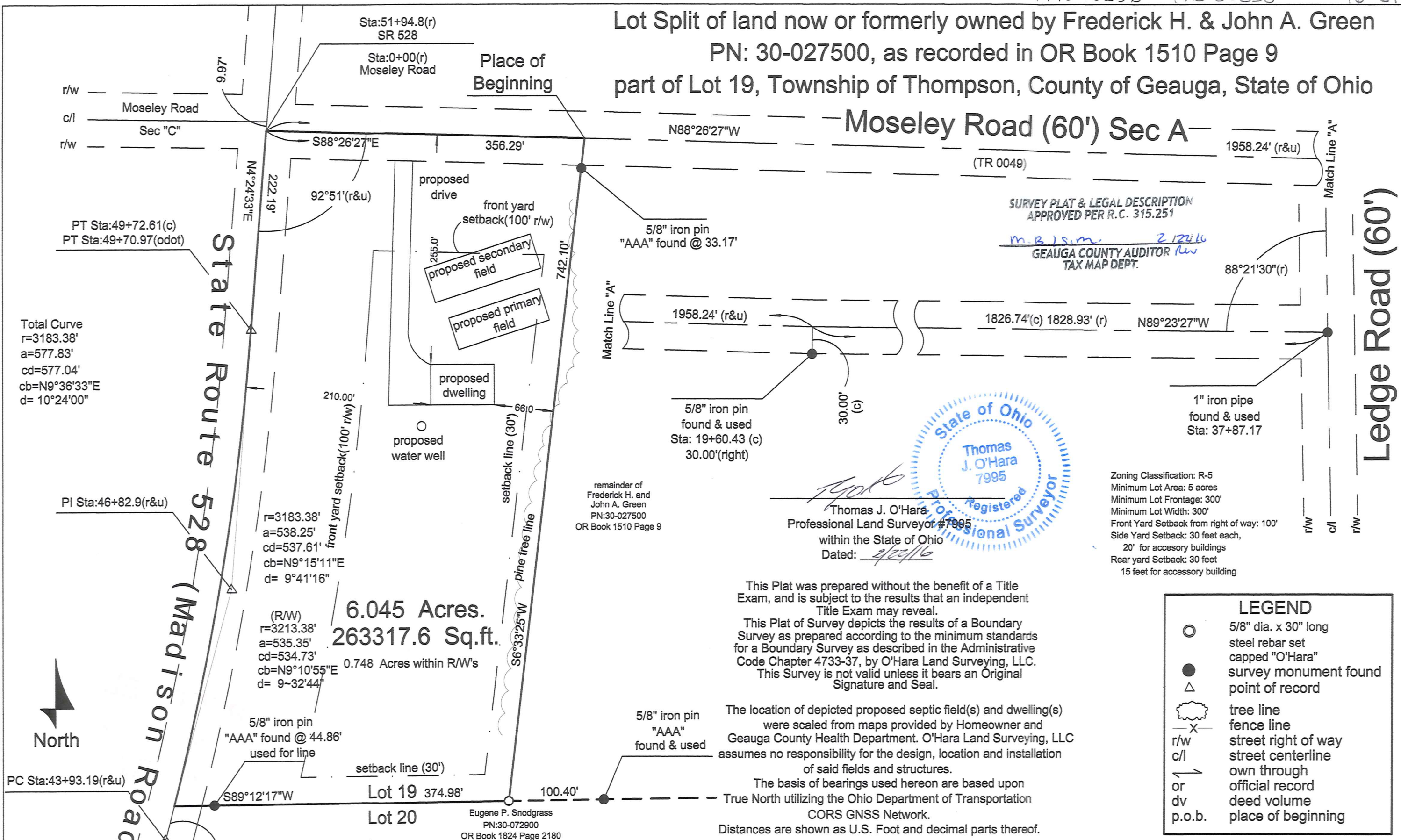


Lot Split of land now or formerly owned by Frederick H. & John A. Green
 PN: 30-027500, as recorded in OR Book 1510 Page 9
 part of Lot 19, Township of Thompson, County of Geauga, State of Ohio

Moseley Road (60') Sec A



Total Curve
 r=3183.38'
 a=577.83'
 cd=577.04'
 cb=N9°36'33"E
 d= 10°24'00"

PI Sta:46+82.9(r&u)

r=3183.38'
 a=538.25'
 cd=537.61'
 cb=N9°15'11"E
 d= 9°41'16"

(R/W)
 r=3213.38'
 a=535.35'
 cd=534.73'
 cb=N9°10'55"E
 d= 9°32'44"

6.045 Acres.
 263317.6 Sq.ft.

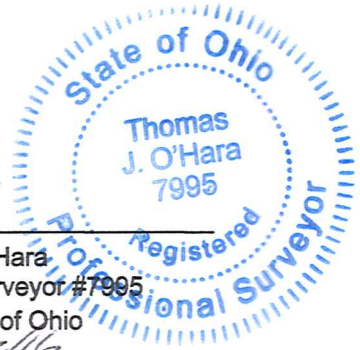
0.748 Acres within R/W's

5/8" iron pin
 "AAA" found @ 44.86'
 used for line

5/8" iron pin
 "AAA" found & used

remainder of
 Frederick H. and
 John A. Green
 PN:30-027500
 OR Book 1510 Page 9

Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 2/22/16



Zoning Classification: R-5
 Minimum Lot Area: 5 acres
 Minimum Lot Frontage: 300'
 Minimum Lot Width: 300'
 Front Yard Setback from right of way: 100'
 Side Yard Setback: 30 feet each,
 20' for accessory buildings
 Rear yard Setback: 30 feet
 15 feet for accessory building

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.

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 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.

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

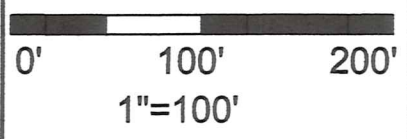
References:

- Deeds of Record
- Field Observations made January 2016
- Geauga County Engineer Road Records
- TR 0049 Section D, 1940 plans
- Field Book 14 Pages 14-27
- ODOT SR 528 Petition #2379, dated June 1916

r=3183.38'
 a=39.57'
 cd=39.57'
 cb=N14°27'11"E
 d= 0°42'44"

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

Date of Survey
 01/2016
 Project No.: 1586
 revised: 2-22-2016



Sheet
 1
 of
 1

THO 00258
THO 00258

Green, Frederick + John
(16-016)
picked up 2-22-16
VOL 2013 pg 2457
PN# 30-027500

Frederick H. and John A. Green
Part of OR Book 1510 page 9
6.045 Acres

Situated in the Township of Thompson, County of Geauga, State of Ohio, being part of Lot Number 19, in said Township. Beginning at the centerline intersection of Moseley Road Sec: A (60') and Ledge Road (60'), said point being Station 37+87.17 per Geauga County Engineer Field Book 14 Pages 14-27, said point witnessed by a 1" iron pipe found. Thence North 89°23'27" West along the centerline of Moseley Road, a distance of 1826.74 feet to an angle point, said point witnessed by a 5/8" iron pin found 30.00 feet right of Sta: 19+60.43. Thence North 88°26'27" West along the centerline of Moseley Road, a distance of 1958.24 feet to a point, said point being the calculated centerline intersection of Moseley Road (Sta: 0+00) and Madison Road (60') (State Route 528)(Sta: 51+94.8) per ODOT Petition Number 2379, dated June 1916, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 88°26'27" East** along the centerline of Moseley Road a distance of **356.29** feet to a point, said point being a new property corner created.

Thence **South 06°33'25" West** along a new property line established, passing through a 5/8" iron pin "AAA" found at 33.17 feet, a total distance of **742.10** feet to a point, said point being a new property corner created, said point being on the North line of land now or formerly owned by Eugene P. Snodgrass, PN:30-072900, as recorded in OR Book 1824 Page 2180, in Geauga County Record of Deeds, said point witnessed by an iron pin set.

Thence **South 89°12'17" West** along the North line of land now or formerly owned by Snodgrass, aforementioned, and along the South line of Lot Number 19, a distance of **374.98** feet to a point in the centerline of Madison Road, passing through a 5/8" iron pin "AAA" found at 44.86 feet, said point being the northwest corner of land now or formerly owned by Snodgrass, aforementioned.


Thence along the centerline of Madison Road, along the arc of a curve deflecting to the left, having a radius of 3183.38 feet, an arc distance of 538.25 feet, a chord distance of 537.61 feet, a chord bearing of North 9°15'11" East, a delta of 9°41'16" to a point of tangency at Sta: 49+72.61.

Thence **North 04°24'33" East** along the centerline of Madison Road, a distance of **222.19** feet to a point. Said point being the Place of Beginning, and containing **6.045 total acres** of land, 0.748 Acres within right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (1586) dated January 2016, 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 a portion of land now or formerly owned by John A. and Frederick H. Green, PN:30-027500, as recorded in OR Book 1510 page 9, 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: 2/22/16



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

M.B. S.M. 2/22/16
GEAUGA COUNTY AUDITOR *rew*
TAX MAP DEPT.