

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

[Signature] 09/20/16
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

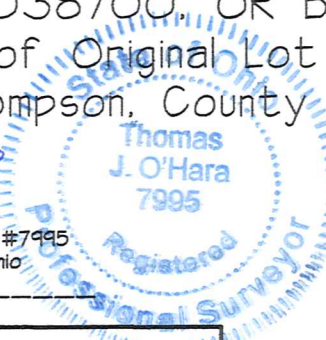
NOTES:

The basis of bearings used hereon are based upon a Babcock + Jones Survey dated 2001 for Wolcott. Distances are shown as U.S. Foot and decimal parts thereof.

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.

Survey of Land now or formerly owned by
Victor A. Perlik and Brooke M. Perlik
PN: 30-038700, OR Book 1966 Page 273
part of Original Lot Numbers 1 and 2
Township of Thompson, County of Geauga, State of Ohio

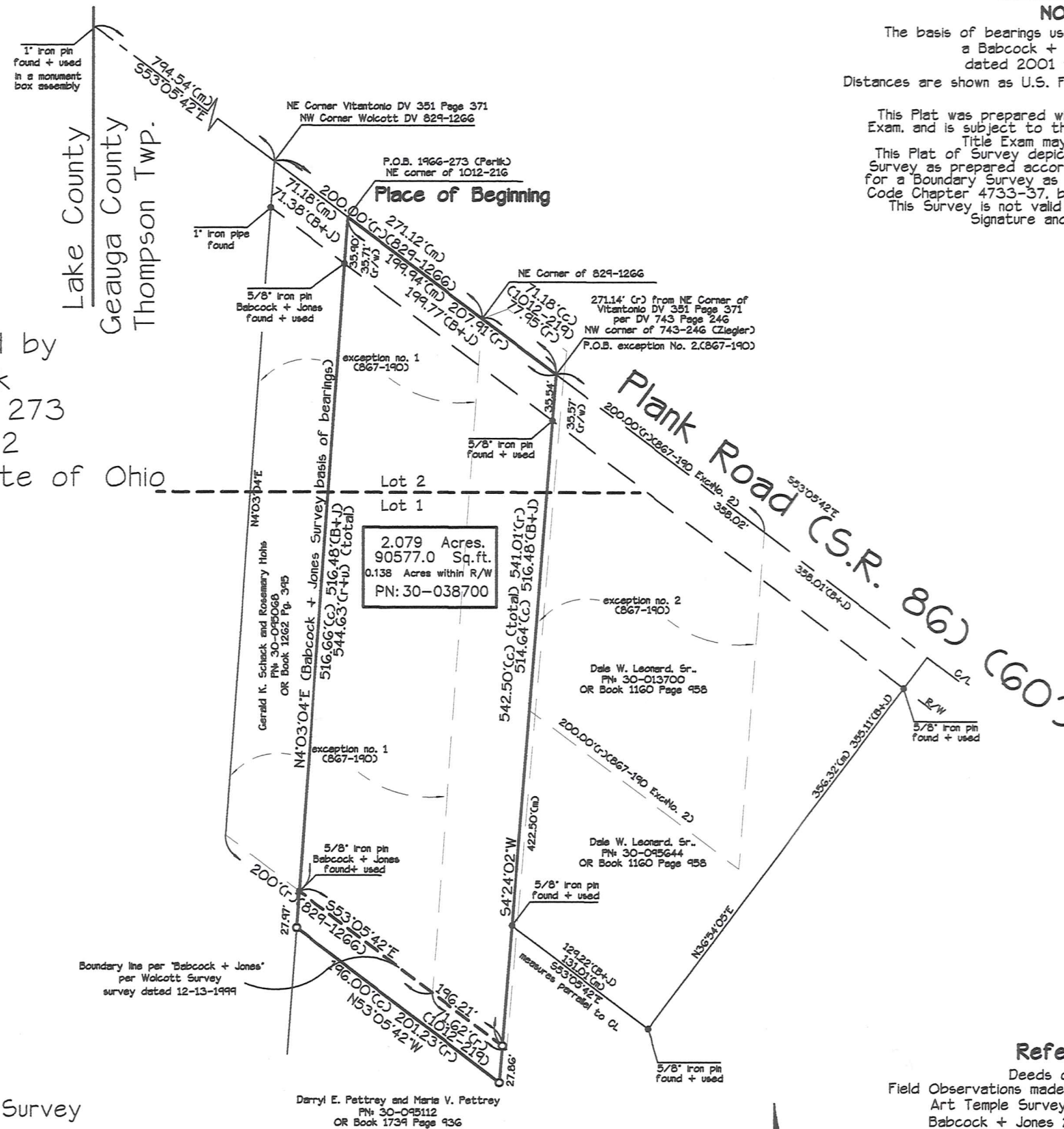
[Signature]
Thomas J. O'Hara
Professional Land Surveyor #7995
within the State of Ohio
Dated: *[Signature]*



LEGEND

- 5/8" dia. x 30" long steel rebar set capped 'O'Hara'
- survey monument found
- nrd no record distance
- (c) calculated distance
- (s) Survey reference
- (u) used distance
- (m) measured distance
- (r) record distance
- ☁ tree line
- ▭ fence line
- r/w street right of way
- c/l street centerline
- own through
- or official record
- dv deed volume
- p.o.b. place of beginning

(b+j) Babcock + Jones Survey

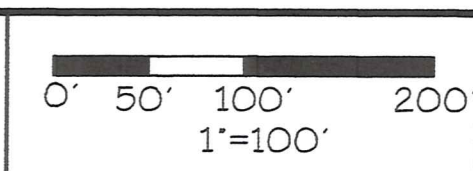


References:

- Deeds of Record
- Field Observations made August - September 2-16
- Art Temple Survey May 1991, Gary Wolcott
- Babcock + Jones 2001 Survey Wolcott
- No road records provided by ODOT
- GCE ORR Vol. B Page 127
- SR-086 Plank Road, 1916 Plans

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

Date of Survey
09/06/2016
Project No.: 1691



Sheet
1
of
1



THO 00263
THO 00263

Perlik, Victor & Brooke (16-107)
Picked-Up 09/20/16

Victor A. Perlik and Brooke M. Perlik
PN: 30-038700 OR Book 1966 Page 273
2.079 Acres

Situated in the Township of Thompson, County of Geauga, State of Ohio, being part of Lot Numbers 1 and 2, in said Original Thompson Township. Beginning at the intersection of a westerly line of Geauga County and the centerline of Plank Road a.k.a. State Route 86, (60'), said intersection being witnessed by a 1" iron pin found in a monument box assembly, thence South 53°05'42"East along the centerline of Plank Road, a distance of 794.54 feet to a point, said point being the northwest corner of land formerly owned by Wolcott, Deed Volume 829 Page 1266, now owned by Gerald K. Schack and Rosemary Hohs, PN: 30-095068, as recorded in OR Book 1262 Pg. 395 in Geauga County Record of Deeds, (GCRD). Thence continuing along the centerline of Plank Road South 53°05'42"East a distance of 71.18 feet to a point, said point being the northeast corner of land now or formerly owned by Schack & Hohs, aforementioned, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 53°05'42" East**, continuing along the centerline of Plank Road, a distance of **199.94 feet** to a point, said point being the northwest corner of land formerly owned by Dale W. Leonard, Sr., PN: 30-013700, as recorded in OR Book 1160 Page 958, (GCRD).

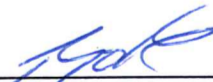
Thence **South 04°24'02" West** along the West line of land now or formerly owned by Leonard, aforementioned, and the West line of land formerly owned by Dale W. Leonard, Sr., PN: 30-095644, as recorded in OR Book 1160 Page 958 in (GCRD), and the West line of land now or formerly owned by Darryl E. Pettrey and Maria V. Pettrey, PN: 30-095112, as recorded in OR Book 1739 Page 936, in (GCRD), passing through a 5/8" iron pin found at 35.54 feet, a 5/8" iron pin found at 422.50 feet, an iron pin set at 516.48 feet, a total distance of **542.50 feet** to a point said point being an interior corner thereof, said point witnessed by an iron pin set.

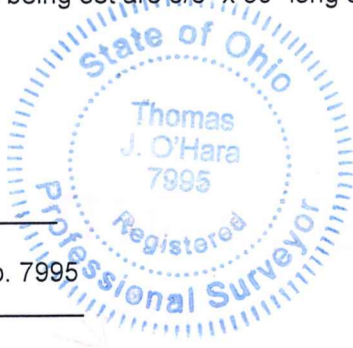
Thence **North 53°05'42" West** along a northerly line of land now or formerly owned by Pettrey, aforementioned, a distance of **196.00 feet** to a point, said point being an interior corner of land now or formerly owned by Pettrey, aforementioned, said point also on an East line of land now or formerly owned by Schack & Hohs, aforementioned, said point witnessed by an iron pin set.

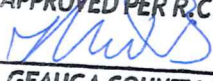
North 04°03'04" East along an East line of land now or formerly owned by Schack & Hohs, aforementioned, passing through 5/8" iron pin "Babcock & Jones" found at 27.97 feet, a total distance of **544.63 feet** to a point in the centerline of Plank Road, passing through a 5/8" iron pin "Babcock and Jones" found at 35.90 feet. Said point being the **Place of Beginning**, and containing **2.079 total acres** of land, 0.138 acres within the right of way of Plank Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1691) dated September 2016, 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 describe all of the land now or formerly owned by Victor A. Perlik and Brooke M. Perlik, PN: 30-038700 as recorded in OR Book 1966 Page 273, 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: 9/20/16



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