

Lawrence W. Miller, Trustee
 PN: 30-002300
 OR Book 2023 Page 2642

PN: 30-088000
 22.888 Acres
 997008.4 Sq.ft.
 0.344 Acres within r/w

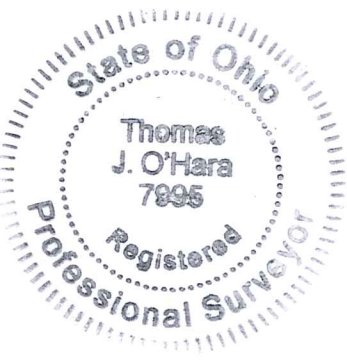
Richard E. Kane
 PN: 30-036500
 OR Book 1894 Page 3202

Gary L. Bates and Michelle Nugent-Bates
 PN: 30-095829
 OR Book 1730 Page 2908

Gary L. Bates and Michelle Nugent-Bates
 PN: 30-095829
 OR Book 1730 Page 2908

Re-Survey of Land now or formerly owned by
 David J. Young Trustee
 PN: 30-088000, OR Book 1732 Page 3006
 Part of Lot Number 5 and Lot Number 8
 Township of Thompson, County of Geauga
 State of Ohio

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



Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 1-29-19



All iron pipes labeled as found are measured as (L.D.) inside diameter of said pipe.

LEGEND	
○	5/8" dia. x 30" long steel rebar set capped "O'Hara"
●	survey monument found
nd	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
o	official record
o	deed volume
p.o.b.	place of beginning

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.
 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:
 AAA Land Surveying, LLC Dwg. No. 02-082, dated 04-11-2004
 M.A. Ferguson Land Surveying Dwg. No. 004-01-02, dated 02-04-2002
 Deeds of Record
 Field Observations made January 2019
 Map Depicting Monuments for C.H. 007 Thompson Road, Sec A-E, dated 10-21-2016
 Thompson Leroy Road, C.H. 7, Plans, dated 1930
 Clay Street, C.H. 0037-M, Plans, dated 2003

THO 00282
THO 00282

Young, David J, Trustee (19-010)
Picked Up 01/29/2019

David J. Young Trustee
PN: 30-088000, OR Book 1732 Page 3006
22.888 acres

Situated in the Township of Thompson, County of Geauga, State of Ohio, being part of Lot Number 5 and Lot Number 8, within said Township: Beginning at the point of intersection of the centerline of Thompson Road(C.H. 007)(60') with the centerline of Clay Street(C.H. 0037) (f.k.a T.R. 53)(60'), said point witnessed by a 1" iron pin found in a monument box assembly. Thence North 02°31'27" East along the centerline of Clay Street, a distance of 538.18 feet to a point, said point being the northeast corner of land now or formerly owned by Richard E. Kane, PN: 30-036500, as recorded in OR Book 1894 Page 3202 in Geauga County Record of Deeds (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 86°54'52" West** along the North line of land now or formerly owned by Kane, aforementioned, passing through a 1/2" iron pin found at 23.59 (not at right of way), a 5/8" iron pin "AAA" found at 270.24 feet, a total distance of **1721.33 feet** to a point, said point being on an East line of land now or formerly owned by Lawrence W. Miller, Trustee, PN: 30-002300, as recorded in OR Book 2023 Page 2642 in (GCRD), said point witnessed by a 1/2" iron pin found.

Thence **North 00°47'45" West** along an East line of land now or formerly owned by Miller, aforementioned, a distance of **744.08 feet** to a point, said point being an interior corner of land now or formerly owned by Miller, aforementioned, said point witnessed by a 1/2" iron pin found.

Thence **North 88°20'27" East** along a South line of land now or formerly owned by Miller, aforementioned, a distance of **555.52 feet** to a point, said point being a southeast corner of land now or formerly owned by Miller, aforementioned, said point being on the West line of land now or formerly owned by Gary L. Bates and Michelle Nugent-Bates, PN: 30-095638, as recorded in OR Book 1730 Page 2908 in (GCRD), said point witnessed by a 1/2" iron pin found.

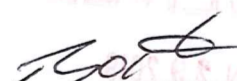
Thence **South 01°55'35" East** along the West line of land now or formerly owned by Bates, aforementioned, a distance of **232.12 feet** to a point, said point being the southwest corner of land now or formerly owned by Bates, aforementioned, said point witnessed by a 1/2" iron pin found.

Thence **North 86°55'20" East** along the South line of land now or formerly owned by Bates, aforementioned, and along the South line of land now or formerly owned by Gary L. Bates and Michelle Nugent-Bates, PN: 30-095829, as recorded in OR Book 1730 Page 2908 in (GCRD), a distance of **1189.80 feet** to a point in the centerline of Clay Street, passing through an iron pin set at 30.14 feet therefrom.

Thence **South 02°31'27" West** along the centerline of Clay Street, a distance of **499.82 feet** to a point, said point being the Place of Beginning, and containing **22.888 total acres** of land, 0.344 acres within the right of way, be the same more or less, but subject to all legal highways pursuant to a Survey (2236) dated January 2019, 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 all of the land now or formerly owned by David J. Young Trustee, PN: 30-088000, as recorded in OR Book 1732, Page 3006, 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: 1-29-19



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



GEAUGA COUNTY AUDITOR
TAX MAP DEPT.