

LEGEND / ABBREVIATIONS	
○	5/8" dia. x 30" long steel rebar set capped "O'Hara 7995"
●	survey monument found
nrd	no record distance
(c)	calculated distance
(u)	used distance
(m)	measured distance
(r)	record distance
—	tree line
r/w	right of way
c/l	centerline
—	own through
O.R.	official record
D.V.	deed volume
P.O.B.	place of beginning
—	All iron pipes found are measured (I.D.)
GCE	Geauga County Engineer

State of Ohio
 Registered Professional Land Surveyor
 Thomas J. O'Hara
 #7995

Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 2/27/19

M. Dennis Wade and Denise M. Wade
 PN: 30-095059
 OR Book 2010 Page 1323

1" iron pipe found severely bent S 67°42'06"W 0.47'
 5/8" iron pin found illegible cap
 1" iron pin found & used 0.8' below grade P.I. Sta: 132+69.26

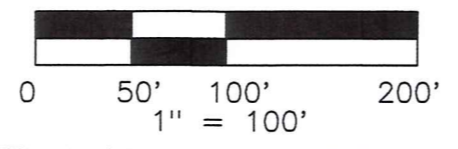
SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 3/4/19
 GEAUGA COUNTY ENGINEER
 TAX MAP DEPT.

This Consolidation/Subdivision of land complies with the applicable Thompson Township Zoning Resolution. This ___ day of _____ 2019.

By _____ Thompson Township Zoning Inspector.

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

Date of Survey
 02/27/2019
 Project No: 2242



REFERENCES

- Deeds of Record
- Field observations made 2-22-2019
- Foresight Engineering Group, Survey dated 5/1/2002
- Silver Winds Farm
- Jerry Slay Survey PMJD, dated 11-10-1998
- CH 0007 A-H, Thompson Road, 1958 plans
- TR 0058 D-E Sidley Road 1935 plans

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 in accordance to the minimum standards for a Boundary Survey as described in Administrative Code Chapter 4733-37, by O'Hara Land Surveying, L.L.C.. This survey is not valid unless it bears an Original Signature and Seal.

Lot Number 40
 Geauga County
 Ashtabula County

THO 00283

THO 00283

Hrusch AND SCHAFER
(19-023)
Rosen Up 0 3/4/19
Vol. 2068 pg 3175
pn# 30-095900

Parcel "A"
Michael Hrusch and Elizabeth M. Hrusch
Part of PN: 30-062200, OR Book 1485 Page 989
1.556 acres

Situated in the Township of Thompson, County of Geauga, State of Ohio, being part of Lot Number 41, within said Township: Beginning at the point of intersection of the centerline of Sidley Road (TR-58) (60') with the centerline of Thompson Road (CH-7) (60'), said point being the common corner of Lot number 40, 41, 32 and 33 within said Township, said point witnessed by a Geauga County Engineer box less monument. Thence North 88°42'45" East along the centerline of Thompson Road, and along the North line of Lot Number 40, a distance of 460.25 feet to a point, said point being the southeast corner of land now or formerly owned by James P. Schafer and Judith A. Schafer, PN: 30-073300, as recorded in OR Book 1902 Page 1338, in Geauga County Record of Deeds (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **North 01°17'18" West** along the East line of Schafer, aforementioned, passing through a 1" iron pipe found at 30.00 feet, a total distance of **209.32 feet** to a point, said point being the northeast corner of land now or formerly owned by Schafer, aforementioned, said point witnessed by an iron pin set.

Thence **South 88°42'44" West** along the North line of Schafer, aforementioned, a distance of **208.10 feet** to a point, said point being on the East line of land now or formerly owned by Bruce W. & Deborah J. Rohrbaugh, PN: 30-062190 as recorded in Deed Volume 580 Page 920 in GCRD, said point witnessed by an iron pin set.

Thence **North 01°17'16" West** along the East line of land now or formerly owned by Rohrbaugh, a distance of **140.69 feet** to a point, said point being on the South line of land now or formerly owned by Robert T. Meschter, PN: 30-095631 as recorded in OR Book 1984 Page 2893 in GCRD, said point witnessed by an iron pin set.

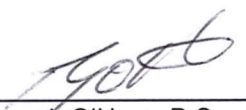
Thence **North 88°42'16" East** along the South line of land now or formerly owned by Meschter, a distance of **318.10 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 01°17'16" East** along a new property line established, a distance of **350.06 feet** to a point in the centerline of Thompson Road, and the North line of Lot Number 40, passing through an iron pin set at 30.00 feet therefrom.

Thence **South 88°42'45" West** along the centerline of Thompson Road, and the North line of Lot Number 40, a distance of **110.00 feet** to a point, said point being the Place of Beginning, and containing **1.556 total acres** of land, 0.076 acres within the right of way, be the same more or less, but subject to all legal highways pursuant to a Survey (2242) dated February 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 a portion of the land (Parcel A as referenced on O'Hara Land Surveying, Survey Plat Number 2242) now or formerly owned by Michael Hrusch and Elizabeth M. Hrusch, Part of PN: 30-062200, OR Book 1485 Page 989, 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".

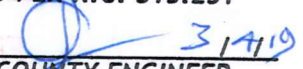


Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995

Dated: 3/4/19



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



GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

THO 00283

19-023

VOL. 2068 pg 3178

pn# 30-073300

Parcel (A & C)
Michael Hrusch and Elizabeth M. Hrusch
 Part of PN: 30-062200, OR Book 1485 Page 989
James P. Schafer and Judith A. Schafer
 All of PN: 30-073300, OR Book 1902 Page 1338
2.556 acres

Situated in the Township of Thompson, County of Geauga, State of Ohio, being part of Lot Number 41, within said Township: Beginning at the point of intersection of the centerline of Sidley Road (TR-58) (60') with the centerline of Thompson Road (CH-7) (60'), said point being the common corner of Lot number 40, 41, 32 and 33 within said Township, said point witnessed by a Geauga County Engineer box less monument. Thence North 88°42'45" East along the centerline of Thompson Road, and along the North line of Lot Number 40, a distance of 252.15 feet to a point, said point being the southeast corner of land now or formerly owned by Bruce W. and Deborah J. Rohrbaugh, PN: 30-062190 as recorded in Deed Volume 580 Page 920 in GCRD, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 01°17'16" West** along the East line of Rohrbaugh, aforementioned, passing through an iron pin set at 30.00 feet, a total distance of **350.01 feet** to a point, said point being the northeast corner of land now or formerly owned by Rohrbaugh, aforementioned, said point being on the South line of land now or formerly owned by Robert T. Meschter, PN: 30-095631 as recorded in OR Book 1984 Page 2893 in GCRD, said point witnessed by an iron pin set.

Thence **North 88°42'16" East** along a South line of Meschter, aforementioned, a distance of **318.10 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

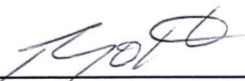
Thence **South 01°17'16" East** along a new property line established, a distance of **350.06 feet** to a point in the centerline of Thompson Road, and the North line of Lot Number 40, passing through an iron pin set at 30.00 feet therefrom.

Thence **South 88°42'45" West** along the centerline of Thompson Road, and the North line of Lot Number 40, a distance of **318.10 feet** to a point, said point being the Place of Beginning, and containing **2.556 total acres** of land, 0.219 acres within the right of way, be the same more or less, but subject to all legal highways pursuant to a Survey (2242) dated February 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.

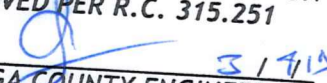
The intent of this description is to describe a portion of the land (Parcel A as referenced on O'Hara Land Surveying, Survey Plat Number 2242) now or formerly owned Michael Hrusch and Elizabeth M. Hrusch, Part of PN: 30-062200, OR Book 1485 Page 989, in Geauga County Record of Deeds and combine it with all of the land (Parcel C as referenced on O'Hara Land Surveying, Survey Plat Number 2242) now or formerly owned by James P. Schafer and Judith A. Schafer, PN: 30-073300, as recorded in OR Book 1902 Page 1338, in Geauga County Record of Deeds (GCRD).

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

 Dated: 2/22/19
 Thomas J. O'Hara, P.S.,
 Ohio Registered Surveyor No. 7995



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


GEAUGA COUNTY ENGINEER
 TAX MAP DEPT.
 3/7/19

19-023

THD 00283

VOL. 2008pg 3181

PN# 30-062200

Parcel "B"
Michael Hrusch and Elizabeth M. Hrusch
Residual of PN: 30-062200, OR Book 1485 Page 989
3.977 acres

Situated in the Township of Thompson, County of Geauga, State of Ohio, being part of Lot Number 41, within said Township: Beginning at the point of intersection of the centerline of Sidley Road (TR-58) (60') with the centerline of Thompson Road (CH -7) (60'), said point being the common corner of Lot number 40, 41, 32 and 33 within said Township, said point witnessed by a Geauga County Engineer box less monument. Thence North 88°42'45" East along the centerline of Thompson Road, and along the North line of Lot Number 40, a distance of 570.25 feet to a point, said point being as new property corner created, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 01°17'16" West** along a new property line established, passing through an iron pin set at 30.00 feet, a total distance of **350.06 feet** to a point, said point being a new property corner created, said point being on the South line of land now or formerly owned by Robert T. Meschter, PN: 30-095631 as recorded in OR Book 1984 Page 2893 in GCRD, said point witnessed by an iron pin set.

Thence **North 88°42'16" East** along a South line of Meschter, aforementioned, a distance of **506.45 feet** to a point, said point being on the West line of land now or formerly owned by M. Dennis Wade and Denise M. Wade, PN: 30-095059, as recorded in OR Book 2010 Page 1323 in GCRD, said point witnessed by a 1" iron pipe found.

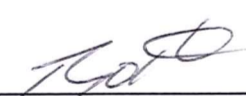
Thence **South 02°28'24" West** along the West line of Wade, aforementioned, a distance of **350.88 feet** to a point in the centerline of Thompson Road, and the North line of Lot Number 40, passing through a 1" iron pipe found South 67°42'06" West a distance of 0.47 feet from the right of way property line intersection.

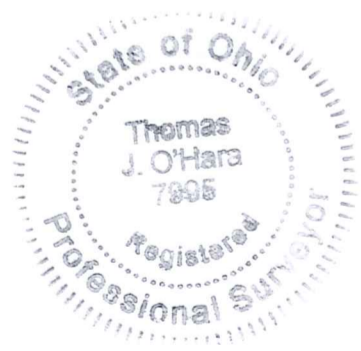
Thence **South 88°42'45" West** along the centerline of Thompson Road, and the North line of Lot Number 40, a distance of **483.43 feet** to a point, said point being the Place of Beginning, and containing **3.977 total acres** of land, 0.334 acres within the right of way, be the same more or less, but subject to all legal highways pursuant to a Survey (2242) dated February 2019, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

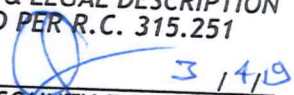
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe the residual portion of the land (Parcel B as referenced on O'Hara Land Surveying, Survey Plat Number 2242) now or formerly owned Michael Hrusch and Elizabeth M. Hrusch, Part of PN: 30-062200, OR Book 1485 Page 989, in Geauga County Record of Deeds, after a 1.556 acre lot split (Parcel A as referenced on O'Hara Land Surveying, Survey Plat Number 2242).

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

 Dated: 2/27/19
 Thomas J. O'Hara, P.S.,
 Ohio Registered Surveyor No. 7995



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APPROVED PER R.C. 315.251

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

RECEIVED
 FEB 28 2019
 Geauga County Engineer
 Tax Map Dept.