

Gayle G. Gifford III and Michelle L. Gifford
 PN: 30-035500
 OR Book 1765 Page 1855
 Parcel No. 2

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	2°11'00"	436.67'	11459.20'	S48°16'05"W	436.64'
C2	1°54'59"	383.33'	11459.20'	S48°24'05"W	383.31'
C3	0°55'45"	185.84'	11459.20'	S48°53'42"W	185.84'

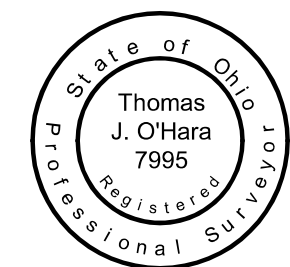
Gary L. Crumbaker and Nancy L. Crumbaker
 PN: 30-095800
 OR Book 1855 Page 611

PN:30-095801
 3.668 acres
 159766.1 sq.ft.
 0.138 acres
 within r/w

Gayle G. Gifford III and Michelle L. Gifford
 PN: 30-095798
 OR Book 1765 Page 1855
 Parcel No. 3

Gayle G. Gifford III and Michelle L. Gifford
 PN: 30-095560
 OR Book 1765 Page 1855
 Parcel No. 1

Retracement Survey
 Mark Rinderman and Tina Rinderman
 PN: 30-095801, OR Book 1240 Page 577
 part of Lot Number One, Township of Thompson
 County of Geauga, State of Ohio



Thomas J. O'Hara
 Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 10-20-2020

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 10/22/20
 GEAGA COUNTY ENGINEER
 TAX MAP DEPT.
 20-109

NOTES

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation ODOT VRS Network, NAD83(2011) Geoid12B. 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.

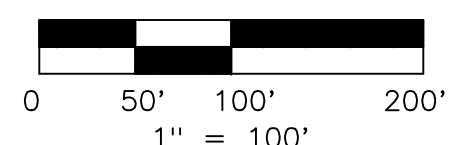
LEGEND / ABBREVIATIONS

- ⊙ 5/8" dia. x 30" long steel rebar set capped "O'Hara 7995"
- survey monument found 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

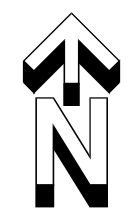
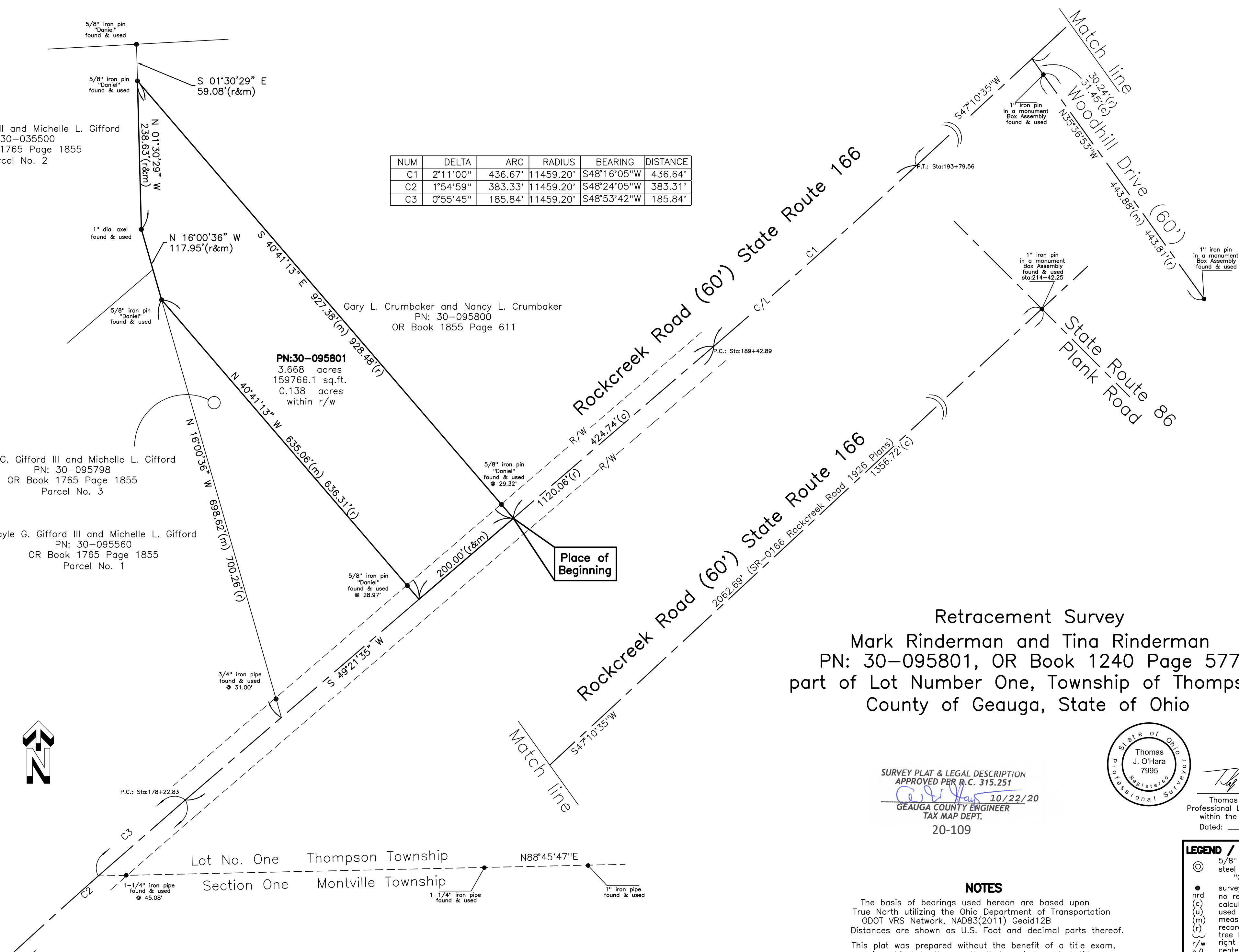
O'Hara Land Surveying, L.L.C.

P.O. Box 902, Chardon Ohio 44024
 oharasurveys@yahoo.com, 440-286-8417

Date of Survey
 10/20/2020
 Project No: 2735



References:
 Plat Volume 14 Page 31-35
 Foresight Engineering Group Survey dated 12-21-2006, NIC20601
 Deeds of Record
 Field Observations made December 2017
 SR-0166 Rockcreek Road 1926 Plans
 O'Hara Land Surveying Survey No. 1461, dated 12-5-2017



Lot No. One Thompson Township
 Section One Montville Township

**Mark Rinderman and Tina Rinderman
 PN: 30-095801, OR Book 1240 Page 577
 3.668 acres**

Situated in the Township of Thompson, County of Geauga, State of Ohio, being part of Lot 1, within said Township: Beginning at the point of intersection of the centerline of Plank Road (State Route 86) (60'), with the centerline of Rock Creek Road (State Route 166) (60'), said point witnessed by a 1" iron pin found in a monument box assembly. Thence South 47°10'35" West, along the centerline of Rock Creek Road, a distance of 2062.69 feet to a point, said point being a P.T. Sta: 193+79.56, of a curve. Thence along said curve, deflecting to the right, having a radius of 11459.20 feet, a Delta of 2°11', Arc distance of 436.67 feet, chord bearing South 48°16'05" West, a chord distance of 436.64 feet to the P.C of said curve at Sta: 189+42.89. Thence South 49°21'35" West along the centerline of Rock Creek Road, a distance of 424.74 feet to a point, said point being the southwest corner of land now or formerly owned by Gary L. Crumbaker and Nancy L. Crumbaker, PN: 30-095800, as recorded in OR Book 1855 Page 611, in Geauga County Record of Deeds (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 49°21'35" West** along the centerline of Rock Creek Road a distance of **200.00 feet** to a point, said points being the southeast corner of land now or formerly owned by Gayle G. Gifford III and Michelle L. Gifford, PN: 30-095798, as recorded in OR Book 1765 Page 1855, Parcel Number 3, in GCRD.

Thence **North 40°41'13" West** along the East line of PN: 30-095798, aforementioned, passing through a 5/8" iron pin "Daniel" found at 28.97 feet, a total distance of **635.06 feet** to a point, said point being on the East line of land now or formerly owned by Gayle G. Gifford III and Michelle L. Gifford, PN: 30-095560, as recorded in OR Book 1765 Page 1855, Parcel Number 1, in GCRD, said point witnessed by a 5/8" iron pin "Daniel" found.

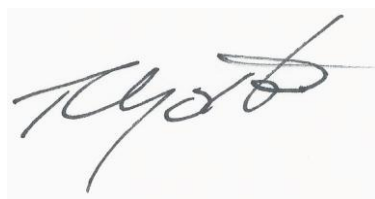
Thence **North 16°00'36" West** along the East line of PN: 30-095560, aforementioned, and the East line of land now or formerly owned by Gayle G. Gifford III and Michelle L. Gifford, PN: 30-035500, as recorded in OR Book 1765 Page 1855, Parcel Number 2, in GCRD, a distance of **117.95 feet** to an angle point, said point witnessed by a 1" diameter axel found.

Thence **North 01°30'29" West** along the East line PN: 30-035500, aforementioned, a distance of **238.63 feet** to a point, said point being the northwest corner of PN: 30-095800, aforementioned, said point witnessed by a 5/8" iron pin found.

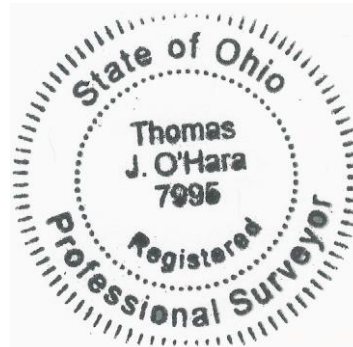
Thence **South 40°41'13" East** along the West line of PN: 30-095800, aforementioned, a distance of **927.38 feet** to a point in the centerline of Rock Creek Road, passing through a 5/8" iron pin "Daniel" found at a distance of 29.32 feet therefrom, said point being the Place of Beginning, and containing **3.668 total acres** of land, 0.138 acres within the right of way of Rock Creek Road, be the same more or less, but subject to all legal highways pursuant to a Survey (2735) dated October, 2020, 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 Mark Rinderman and Tina Rinderman, PN: 30-095801, as recorded in OR Book 1240 Page 577, 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: 10-22-2020



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