

Survey of Land now or formerly owned by
 Ronald W. Beales and Paula R. Beales,
 Beverly Beales Williams, Trustees
 of the Beales Family Revocable Living Trust UTD
 PN: 32-002500, OR Book 1851 Page 2647
 part of Section Number 1, Township of Troy
 County of Geauga, State of Ohio

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

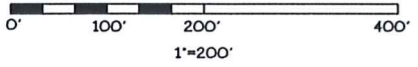
S.M.P.K. *10/31/12*
 OFFICE OF THE *Reviser*
 GEauga COUNTY ENGINEER

References:

- Clifford H. McGuire Survey dated 9-2008 (Hershberger)
- Art Temple Survey 8-2002
- Deeds of Record
- Field observations made 10-25-2012
- 1956 Road Record #5-1219C1)

LEGEND

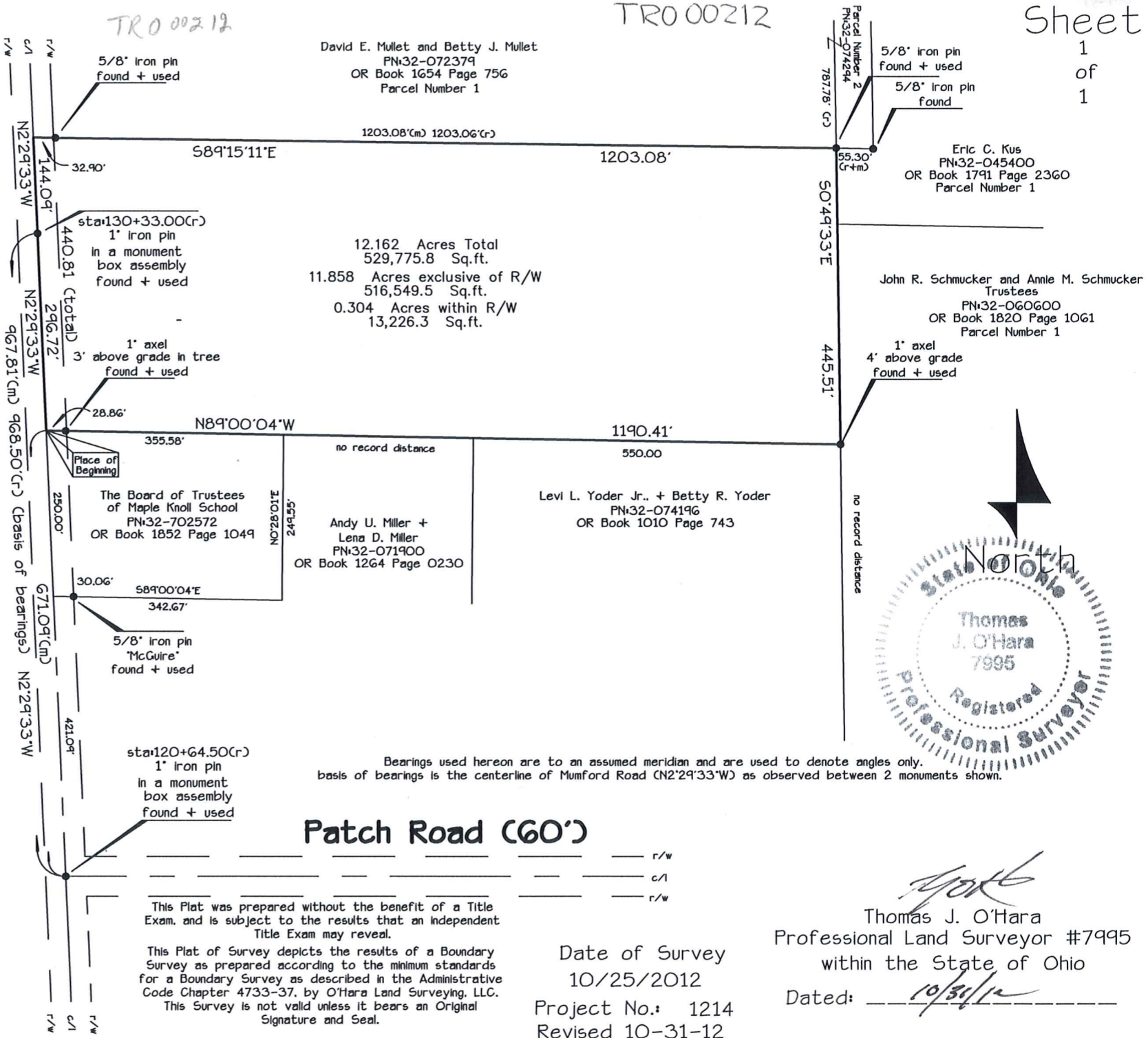
- 5/8" dia. x 30" long steel rebar set capped "O'Hara"
- survey monument found
- ☁ tree line
- X- fence line
- r/w street right of way
- c/l street centerline
- own through
- or official record
- dv deed volume
- p.o.b. place of beginning



O'Hara Land Surveying, L.L.C

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

Mumford Road (60') CH #24



Patch Road (60')

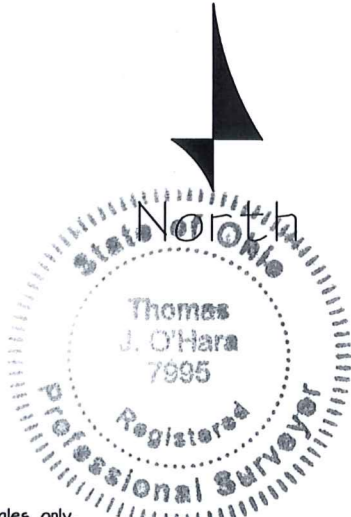
This Plat was prepared without the benefit of a Title Exam, and is subject to the results that an independent Title Exam may reveal.

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.

Date of Survey
 10/25/2012
 Project No.: 1214
 Revised 10-31-12

Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: *10/31/12*



Bearings used hereon are to an assumed meridian and are used to denote angles only. basis of bearings is the centerline of Mumford Road (N2'29'33"W) as observed between 2 monuments shown.

TRO 00212
TRO 00212

Beales(12-100)
Picked up 10/31/12
32-002500
Vol. 1937 Pg. 2210

**12.162 Acres Land now or formerly owned by
Ronald W. Beales and Paula R. Beales & Beverly Beales Williams Trustees
Of the Beales Family Revocable Living Trust UTD
PN: 32-002500, OR Book 1851 Page 2647**

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section One. Beginning at the centerline intersection of Mumford Road CH #24(60') and Patch Road (60'), station 120+64.50(record) per 1956 County Road Records S-1219(1), said point witnessed by a 1" iron pin found in a monument box assembly. Thence along the centerline of Mumford Road North 02°29'33" West a distance of 671.09 feet to a point, said point being the northwest corner of land now or formerly owned by The Board of Trustees of Maple Knoll School, PN: 32-702572, as recorded in Or Book 1852 Page 1049 in Geauga County Record of Deeds, (GCRD), said point being the **Place of Beginning** of the parcel herein described.


Thence **North 02°29'33" West** continuing along the centerline of Mumford Road a distance of **440.81** feet to a point, said point being the southwest corner of land now or formerly owned by David E. Mullet and Betty J. Mullet, PN: 32-072379, as recorded in OR Book 1654 Page 756, parcel number one, in GCRD, passing through a 1" iron pin found in a monument box assembly at 296.72 feet, said point being station 130+33.00(record) per 1956 County Road Records S-1219(1).

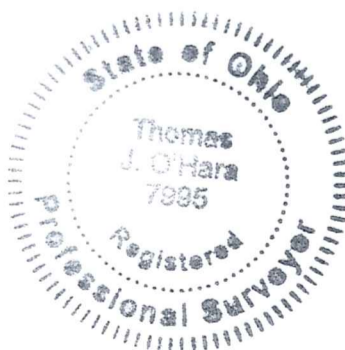
Thence **South 89°15'11" East** along the southerly line of land now or formerly owned by Mullet, aforementioned, passing through a 5/8" iron pin found at 32.90 feet, a total distance of **1203.08** feet to a point, said point being the southeast corner of land now or formerly owned by Mullet, aforementioned, said point being a northwesterly corner of land now or formerly owned by Eric C. Kus, PN: 32-045400, as recorded in OR Book 1791 Page 2360 in GCRD, said point witnessed by a 5/8" iron pin found.

Thence **South 00°49'33" East** along the westerly line of land now or formerly owned by Kus, aforementioned, and the westerly line of land now or formerly owned by John R. Schmucker and Annie M. Schmucker, Trustees, PN: 32-060600, as recorded in OR Book 1820 Page 1061, parcel number one, in GCRD, a distance of **445.51** feet to a point, said point being the northeast corner of land now or formerly owned by Levi L. Yoder, Jr., and Betty R. Yoder, PN: 32-074196, as recorded in OR Book 1010 Page 743 in GCRD, said point witnessed by a 1" axel found, (4 feet above grade).

Thence **North 89°00'04" West** along the northerly line of land now or formerly owned by Yoder, aforementioned, the northerly line of land now or formerly owned by Andy U. Miller and Lena D. Miller, PN: 32-071900, as recorded in OR Book 1264 Page 0230 in GCRD, and the northerly line of land now or formerly owned by The Board of Trustees of Maple Knoll School, aforementioned, a distance of **1190.41** feet to a point in the centerline of Mumford Road, passing through a 1" axel found, (3 feet above grade, in a tree) at 28.86 feet therefrom, Said point being the Place of Beginning, and containing **12.162 acres** total, 11.858 acres exclusive of right of way and 0.304 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (1214) dated October, 2012, 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 basis of bearings is the centerline of Mumford Road (N2°29'33"W) as observed between 2 monuments shown on plat. The intent of this description is to describe all the land now or formerly owned by Ronald W. Beales and Paula R. Beales & Beverly Beales Williams, Trustees, of the Beales Family Revocable Living Trust UTD, PN: 32-002500, OR Book 1851 Page 2647, 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: 10/31/12



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

S. m. p. u. 10/31/12
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