

Survey of Lands  
 now or formerly owned by  
 James F. Safranek and Helen Safranek  
 OR Book 1116 Page 953  
 PN:32-074267. 5.265 Acres.  
 James F. Safranek and Helen J. Safranek  
 OR Book 677 Page 943. Parcel No.2  
 PN:32-074309. 15.460 Acres.  
 James F. Safranek and Helen J. Safranek  
 OR Book 1495 Page 829  
 PN:32-072378. 6.388 Acres.  
 being part of Section Number 23  
 Township of Troy  
 County of Geauga  
 State of Ohio

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 319.251  
 GEauga COUNTY AUDITOR  
 TAX MAP DEPT.

Thomas J. O'Hara  
 Professional Land Surveyor #7995  
 within the State of Ohio  
 Dated: 6/14/14



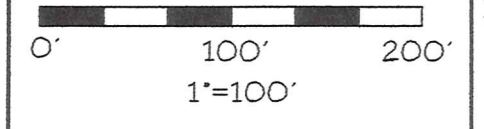
- LEGEND**
- 5/8" dia. x 30" long steel rebar set capped 'O'Hara'
  - survey monument found
  - tree line
  - fence line
  - r/w street right of way
  - c/l street centerline
  - own through
  - or official record
  - dv deed volume
  - p.o.b. place of beginning

**References:**  
 Field observations made August 2013 + June 2014  
 Deeds of Record  
 Survey Plat by Donald Harvey June 1977  
 Survey Plat: William R. Gray Assoc.; Susan Miller  
 Survey Plat by J.W. Daniel + Assoc.; Safranek  
 ODOT GEA-422-9.34: 1921



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

Date of Survey  
 June 2014  
 Project No.: 1291



Sheet  
 1  
 of  
 1

**Main Market Road (GO) US Route 422**

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	10°30'00"	262.50'	1432.40'	S84°59'46"W	262.13'
C2	8°04'46"	201.99'	1432.40'	S86°12'23"W	201.83'

Rapids Road (GO) C.H. No. 1

TRD 00220

TRD 00220

Safranek (14-050)

Picked Up 7-14-14

VOL. 1976 pg. 2126

PPN# 32-074309

**James F. Safranek and Helen J. Safranek: PN:32-074309  
Deed Volume 677 Page 943, 15.460 Acres**

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section Number 23, in said Township. Beginning at a point marking the centerline intersection of Main Market Road (60') U.S. Route 422 and Rapids Road (C.H. No. 1)(60'), as depicted on County Road Record Plans, being (Station 143+61.3 Rapids Road), (Station:600+06.66 per ODOT Plans ODOT GEA-422-9.34, SR 422), said point being South 00°01'47" West along said centerline of Rapids Road and the dividing line between Section Nos. 18 and 23 a distance of 1288.70 feet from a 1" iron pin found, Thence North 89°45'14" West along the centerline of Main Market Road, SR 422, a distance of 1129.91 feet to a point, said point being the southwest corner of land now or formerly owned by H. & B. Storage, Ltd., PN:32-074278, as recorded in OR Book 1147 Page 1176 in Geauga County Record of Deeds, (GCRD), Thence North 00°11'48" West along the westerly line of land now or formerly owned by H. & B. Storage, aforementioned, passing through a 5/8" iron pin "Daniel" found at 29.91 feet, a total distance of 557.54 feet to a point, said point being the northwest corner of land now or formerly owned by H. & B. Storage, aforementioned, said point witnessed by a 5/8" iron pin "Temple" found, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 00°11'48" West** along the westerly line of land now or formerly owned by James F. Safranek and Helen, a.k.a. Helen J. Safranek, PN:32-074267, as recorded in OR Book 1116 Page 953 in GCRD, a distance of **95.84** feet to a point, said point being an interior corner of Safranek, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **North 89°49'33" West** along a south line of Safranek, aforementioned, a distance of **350.23** feet to a point, said point being on the easterly line of land now or formerly owned by James D. Howell, Jr. & Carolyn R. Howell, PN:32-030100, as recorded in OR Book 860 Page 122 in GCRD, said point witnessed by a 5/8" iron pin "Temple" found.

Thence **North 00°13'00" West** along the easterly line of land now or formerly owned by Howell, aforementioned, a distance of **507.47** feet to a point, said point being a southeast corner of land now or formerly owned by Tom's Foolery Farm LLC, PN:32-001100, as recorded in OR Book 1958 Page 2845 in GCRD, said point witnessed by a 1" iron pipe found.

Thence **North 00°01'45" East** along an easterly line of land now or formerly owned by Tom's Foolery, aforementioned, a distance of **423.99** feet to a point, said point being on a southerly line of land now or formerly owned by Tom's Foolery, aforementioned, said point witnessed by a 1" iron pipe found.

Thence **South 89°32'19" East** along a southerly line of land now or formerly owned by Tom's Foolery, aforementioned, a distance of **689.82** feet to a point, said point being the northwest corner of land now or formerly owned by James F. Safranek and Helen J. Safranek, PN:32-072378, as recorded in OR Book 1495 Page 829 in (GCRD), said point witnessed by a 5/8" iron pin "Daniel" found.

Thence **South 00°00'22" East** along the westerly line of land now or formerly owned by Safranek, PN:32-072378, aforementioned, a distance of **350.00** feet to a point, said point being the northwest corner of land now or formerly owned by Brian D. Preislar, PN:32-072377, as recorded in OR Book 1491 Page 822 in (GCRD), said point witnessed by a 5/8" iron pin "Daniel" found.

Thence **South 00°00'22" East** along the westerly line of land now or formerly owned by Preislar, aforementioned, a distance of **350.00** feet to a point, said point being the northwest corner of land now or formerly owned by Nouveau Legacy LLC, PN:32-022400, as recorded in OR Book 1831 Page 1923 in (GCRD), said point witnessed by a 5/8" iron pin "Daniel" found.

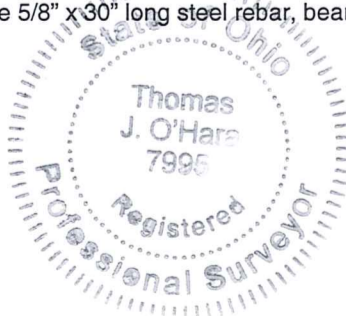
Thence **South 00°00'22" East** along the westerly line of land now or formerly owned by Nouveau, aforementioned, a distance of **324.10** feet to a point, said point being the southwest corner of land now or formerly owned by Nouveau, aforementioned, said point being on the north line of land now or formerly owned by H. & B. Storage, aforementioned, said point witnessed by a 5/8" iron pin "Daniel" found.

Thence **North 89°46'49" West** along the north line of land now or formerly owned by H. & B. Storage, aforementioned, a distance of **337.65** feet to a point, Said point being the Place of Beginning, and containing **15.460 total acres** of land, 0.000 Acres within right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (1291) dated June 2014, 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 to describe all land now or formerly owned by James F. Safranek and Helen J. Safranek: PN:32-074309, Deed Volume 677 Page 943, in Geauga County Record of Deed.

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: 6/29/14



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

[Signature] 07/10/14  
ALIGA COUNTY AUDITOR Rev.  
MAP DEPT.

TRO 00220

Safranek (14-056)  
PICKED UP 7/14/14  
VOL. 1976 pg. 2126  
PPN# 32-074267

**James F. Safranek and Helen, a.k.a Helen J. Safranek: PN:32-074267**  
**OR Book 1116 Page 953, 5.272 Acres**

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section Number 23, in said Township. Beginning at a point marking the centerline intersection of Main Market Road (60') U.S. Route 422 and Rapids Road (C.H. No. 1)(60'), as depicted on County Road Record Plans, being (Station 143+61.3 Rapids Road), (Station:600+06.66 per ODOT Plans ODOT GEA-422-9.34, SR 422), said point being South 00°01'47" West along said centerline of Rapids Road and the dividing line between Section Nos. 18 and 23 a distance of 1288.70 feet from a 1" iron pin found, thence North 89°45'14" West along the centerline of Main Market Road, US 422, a distance of 1129.91 feet to a point, said point being the southwest corner of land now or formerly owned by H. & B. Storage, Ltd., PN:32-074278, as recorded in OR Book 1147 Page 1176 in Geauga County Record of Deeds, (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **North 89°45'14" West** continuing along the centerline of Main Market Road, US 422, a distance of **148.57** feet to a point, said point being a point of curvature.

Thence along the arc of a curve deflecting to the left, having a radius of 1432.40 feet, and arc distance of 201.99 feet, a chord bearing South 86°12'23" West, a chord distance 201.83 feet, and a Delta of 8°04'46", to a point, said point being the southeast corner of land now or formerly owned by James D. Howell, Jr. & Carolyn R. Howell, PN:32-030100, as recorded in OR Book 860 Page 122 in GCRD,

Thence **North 00°13'00" West** along the easterly line of land now or formerly owned by Howell, aforementioned, passing through a 5/8" iron pin "Temple" found at 34.71 feet, a total distance of **667.16** feet to a point, said point being the southwest corner of land now or formerly owned by James F. Safranek and Helen J. Safranek PN:32-074309, as recorded in OR Book 677 Page 943 in GCRD, Parcel No. 2, said point witnessed by a 5/8" iron pin "Temple" found.


Thence **South 89°49'33" East** along the southerly line of land now or formerly owned by Safranek, aforementioned, a distance of **350.23** feet to a point, said point being an interior corner of land now or formerly owned by Safranek, aforementioned, said point witnessed by a 5/8" iron pin found,

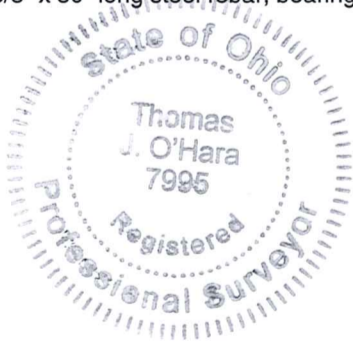
Thence **South 00°11'48" East** along a westerly line of land now or formerly owned by Safranek, aforementioned, a distance of **95.84** feet to a point, said point being the northwest corner of land now or formerly owned by H. & B. Storage, Ltd., PN:32-074278, as recorded in OR Book 1147 Page 1176 in GCRD, aforementioned, said point witnessed by a 5/8" iron pin "Temple" found.


Thence **South 00°11'48" East** along the westerly line of land now or formerly owned by H. & B. Storage, aforementioned, a distance of **557.54** feet to a point in the centerline of Main Market, passing through a 5/8" iron pin "Daniel" found at 29.91 feet therefrom, Said point being the Place of Beginning, and containing **5.272 total acres** of land, 0.241 acres within right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (1291) dated June 2014, 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 to describe all land now or formerly owned by James F. Safranek and Helen Safranek: PN:32-074267 OR Book 1116 Page 953, in Geauga County Record of Deed.

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: 6/30/14



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
  
**GEAUGA COUNTY AUDITOR** 07/14/14  
**TAX MAP DEPT.** Rev.

RECEIVED  
JUN 30 2014  
Gaugua County Auditor  
Tax Map Dept.

TRO 00220

Safranek (14-050)  
Picked up 7/14/14  
VOL. 1976 pg. 2122

PPN# 32-072378

**James F. Safranek and Helen J. Safranek: PN:32-072378**  
**OR Book 1495 Page 829, 6.388 Acres**

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section Number 23, in said Township. Beginning at the centerline intersection of Main Market Road (60') U.S. Route 422 and Rapids Road (C.H. No. 1)(60'), as depicted on County Road Record Plans, being Station 143+61.3. Thence North 00°01'47" East along the centerline of Rapids Road, and the dividing line between Section Nos. 23 and 18, a distance of 1288.70 feet to a point, (station 156+50), said point witnessed by a 1" iron pin found flush with the pavement, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 00°01'47" West** along the centerline of Rapids Road a distance of **59.90** feet to a point, said point being the northeast corner of land now or formerly owned by Brian D. Preislar, PN:32-072377, as recorded in OR Book 1491 Page 822 Geauga County record of Deeds, (GCRD).

Thence **North 89°32'19" West** along the northerly line of land now or formerly owned by Preislar, aforementioned, passing through a 5/8" iron pin "Daniel" found at 30.00 feet, a total distance of **794.91** feet to a point, said point being on the easterly line of land now or formerly owned by James F. Safranek and Helen J. Safranek, PN:32-074309, as recorded in OR Book 677 Page 943, Parcel No. 2, in GCRD, said point witnessed by a 5/8" iron pin "Daniel" found.

Thence **North 00°00'22" West** along the easterly line of Safranek, aforementioned, a distance of **350.00** feet to a point, said point being on a southerly line of land now or formerly owned by Tom's Foolery Farm LLC, PN:32-001100, as recorded in OR Book 1958 Page 2845 GCRD, said point witnessed by a 5/8" iron pin "Daniel" found.


Thence **South 89°32'19" East** along the southerly line of land now or formerly owned by Tom's Foolery, aforementioned, distance of **144.01** feet to a point, said point being the southwest corner of land now or formerly owned by Douglas M. Richey, PN:32-072295, as recorded in OR Book 1198 Page 523 in GCRD, said point witnesses by a 1" iron pipe found

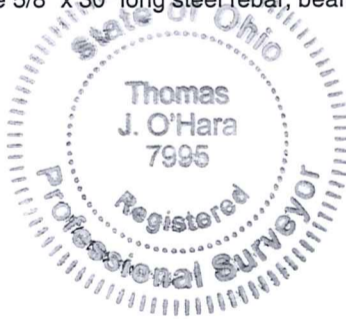
Thence **South 89°32'19" East** along the southerly line of land now or formerly owned by Richey, aforementioned, distance of **651.12** feet to a point in the centerline of Rapids Road, passing through a 1" iron pipe found at 30.00 feet therefrom.


Thence **South 00°01'47" West** along the centerline of Rapids Road a distance of **290.10** feet to a point, Said point being the Place of Beginning, and containing **6.388 acres** of land, 0.241 acres within right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (1291) dated June 2014, 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 to describe all land now or formerly owned by James F. Safranek and Helen J. Safranek: PN:32-072378, OR Book 1495 Page 829 in Geauga County Record of Deed.

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: 6/30/14



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
 07/27/14  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.** *Rev.*

RECEIVED  
JUN 30 2014  
Gaugua County Auditor  
Tax Map Dept.