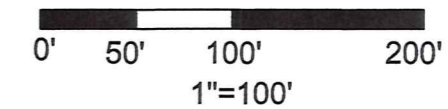


O'Hara Land Surveying, L.L.C

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

Date of Survey
11/06/2018
Project No.: 2194



Sheet
1
of
1

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

References:

Deeds of Record
Field Observations made November 2018
TR-00148, Collier, dated 5/16/1999
G.C.E. Original Road Records, Volume C Pages 155-157
G.C.E. Original Road Records, Volume F Pages 44-46

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 11/13/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

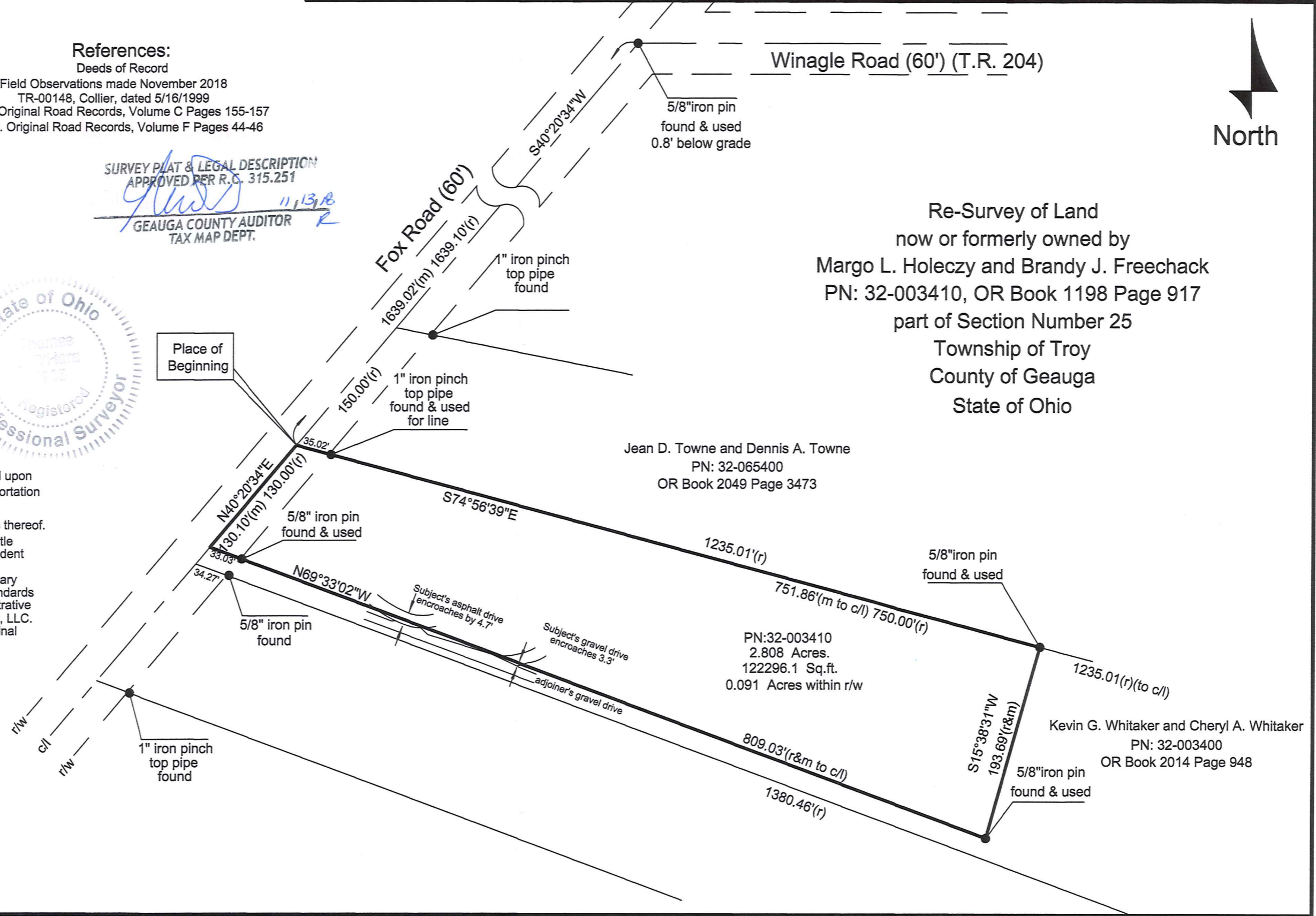
All iron pipes labeled as found are measured as (I.D.) inside diameter of said pipe.

[Signature]
Thomas J. O'Hara
Professional Land Surveyor #7995
within the State of Ohio
Dated: 11/13/18



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.



TRO 00257
TRO 00257

Freechack and Holeczy (18-131)
Picked Up 11/13/18

Margo L. Holeczy and Brandy J. Freechack
PN: 32-003410, OR Book 1198 Page 917
2.808 acres

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section Number 25, within said Township: Beginning at the point of intersection of the centerline of Fox Road (60') with the centerline of Winagle Road (60')(CR-204), said point witnessed by a 5/8" iron pin found 0.8' below grade. Thence South 40°20'34" West along the centerline of Fox Road, a distance of 1639.02 feet to a point, said point being the southwest corner of land now or formerly owned by Jean D. Towne and Dennis A. Towne, PN: 32-065400, as recorded in OR Book 2049 Page 3473 in Geauga County Record of Deeds, (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 74°56'39" East** along the south line of land now or formerly owned by Towne, aforementioned, passing through a 1" iron pinch top pipe found at 35.02 feet, a total distance of **751.86 feet** to a point, said point being a northwest corner of land now or formerly owned by Kevin G. Whitaker and Cheryl A. Whitaker, PN: 32-003400, as recorded in OR Book 2014 Page 948, in GCRD, said point witnessed by a 5/8" iron pin found.

Thence **South 15°38'31" West** along a West line of land now or formerly owned by Whitaker, aforementioned, a distance of **193.69 feet** to a point, said point being an interior corner of land now or formerly owned by Whitaker, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **North 69°33'02" West** along a North line of land now or formerly owned by Whitaker, aforementioned, a distance of **809.03 feet** to a point in the centerline of Fox Road, said point being a northeast corner of land now or formerly owned by Whitaker, aforementioned, said point witnessed by a 5/8" iron pin found 33.03 feet therefrom.

Thence **North 40°20'34" East** along the centerline of Fox Road, a distance of **130.10 feet** to a point, said point being the Place of Beginning, and containing **2.808 total acres** of land, 0.091 acres within the right of way, be the same more or less, but subject to all legal highways pursuant to a Survey (2194) dated November, 2018, 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 owned by Margo L. Holeczy and Brandy J. Freechack, PN: 32-003410, as recorded in OR Book 1198 Page 917 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 Dated: 11/13/18
Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995



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

[Signature] 11/13/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.