

Lot Subdivision of Land now or formerly owned by
Boulder Ridge, LLC
 PN: 32-064500, OR Book 1756 Page 708
 Lot Consolidation of Land now or formerly owned by
Boulder Ridge, LLC
 Part of PN: 32-064500, OR Book 1756 Page 708
 with all of Land now or formerly owned by William R. Britton
 All of PN: 32-074331, OR Book 1788 Page 123
 part of Original Section 7, Township of Troy
 County of Geauga, State of Ohio

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.

References:
 AAA Land Surveying, LLC Dwg. No. 06-119, dated 12/14/2006
 Deeds of Record
 Field Observations made October 2018
 G.C.E.: CH-024-A-D. Mumford Road 1997
 G.C.E.: Field Book 020, Pages 12-14
 Schwartz Land Surveying, Inc., Kimpton Survey, dated 03/02/2018
 CH-0046-A-F-Jug Street 1929 plans.
 O'Hara Land Surveying, Survey #2203, dated 11-6-2018
 O'Hara Land Surveying, Survey #1874, dated 06-08-2017
 Monument Reference Plats for:
 Jug Street C.H. 0046 Section A
 Jug Street C.H. 0046 Section B
 G.C.E.: Field Book 160 Pages 31-32

ZONING
 R-3: 3 acre minimum exclusive of r/w
 Lot Width: 250 feet minimum
 Front Setback: 75 feet (r/w)
 Side Setback: 25 feet
 Rear Setback: 45 feet

LEGEND

- 5/8" dia. x 30" long steel rebar set capped "O'Hara" survey monument found
- meters
- (mt) no record distance
- nrd
- (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
- official record
- dv deed volume
- p.o.b. place of beginning



Charles F. Voytko, Trustee
 PN: 32-069200
 OR Book 2016 Page 1575
 Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 1-11-19

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	89°39'32"	46.95'	30.00'	S45°55'28"E	42.30'

NUM	DISTANCE	BEARING
L1	30.00'	S0°45'15"E
L2	50.00'	S89°30'07"W
L3	20.00'	S0°45'15"E

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 GEauga COUNTY AUDITOR
 TAX MAP DEPT.

Vacant Land
 Residual of
 PN: 32-064500
 26.765 Acres.
 1165901.2 Sq.ft.
 0.254 Acres within r/w

Part of
 PN: 32-064500
 0.382 Acres.
 16624.0 Sq.ft.
 0.034 Acres within r/w

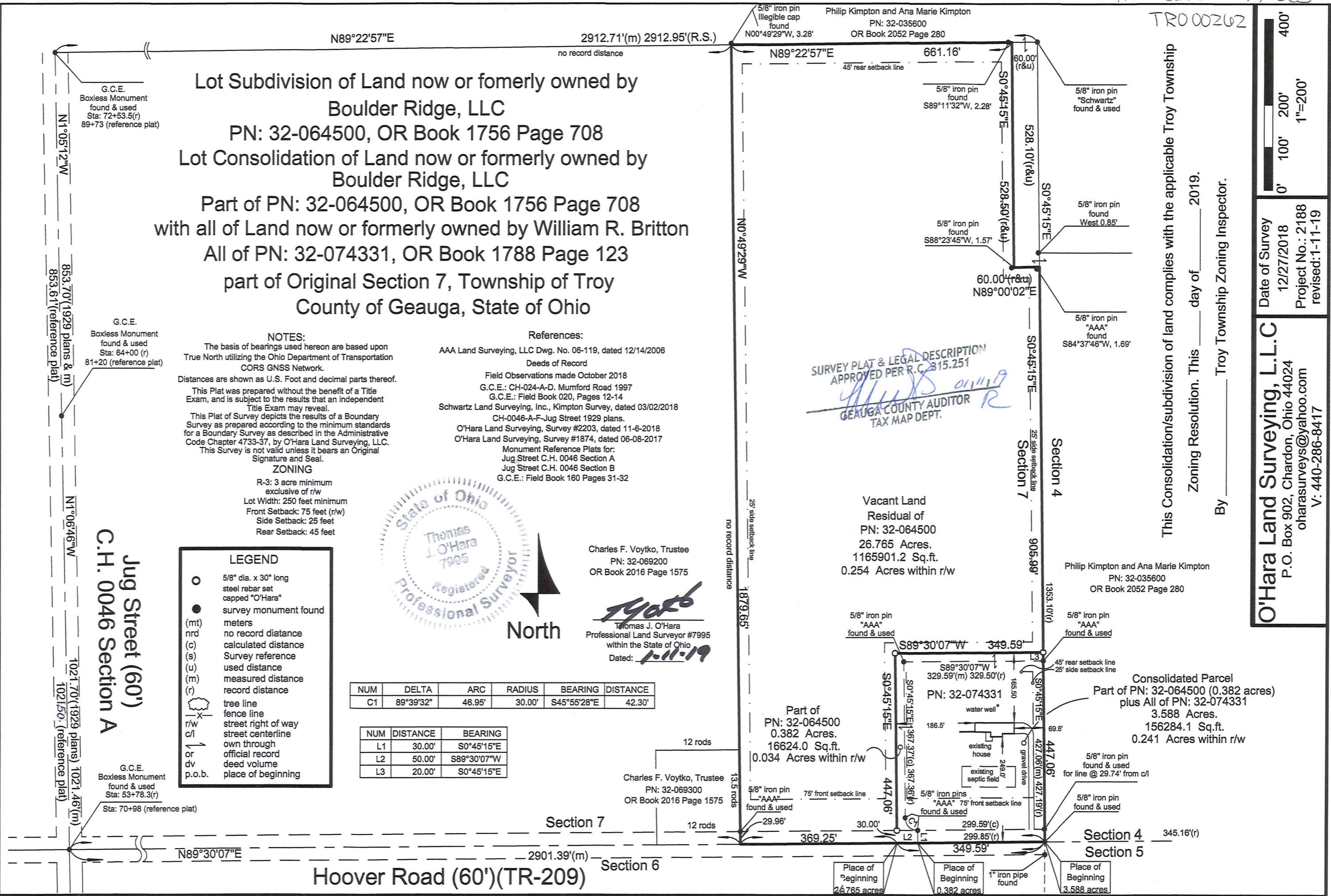
Philip Kimpton and Ana Marie Kimpton
 PN: 32-035600
 OR Book 2052 Page 280

Consolidated Parcel
 Part of PN: 32-064500 (0.382 acres)
 plus All of PN: 32-074331
 3.588 Acres.
 156284.1 Sq.ft.
 0.241 Acres within r/w

This Consolidation/subdivision of land complies with the applicable Troy Township
 Zoning Resolution. This ___ day of ___ 2019.
 By ___ Troy Township Zoning Inspector.

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

Date of Survey
 12/27/2018
 Project No.: 2188
 revised: 1-11-19



TR0 00262
TR0 00262

Boulder Ridge LLC - Britton (19-003)
Picked up 1/14/19

Boulder Ridge, LLC
Part of PN: 32-064500, OR Book 1756 Page 708
0.382 acres

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section Number 7, within said Township: Beginning at a 5/8" iron pin found at the common corner point of Section 4, 5, 6 and 7, said point being on the centerline of Hoover Road (TR-209)(60'), said point being North 89°30'07" East along the centerline of Hoover Road(TR-209)(60') a distance of 2901.39 feet from the centerline of Jug Street (60'), said centerline intersection witnessed by a Geauga County boxless monument, said point being on the South line of Section Number 7. Thence South 89°30'07" West along the centerline of Hoover Road a distance of 299.59 feet to a point, said point being a southwest corner of land now or formerly owned by William R. Britton, PN: 32-074331, as recorded in OR Book 1788 Page 123 in Geauga County Record of Deeds, (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 89°30'07" West** along the centerline of Hoover Road a distance of **50.00** feet to a point, said point being a new property corner established.

Thence **North 00°45'15" West** along a new property line created, passing through a 5/8" iron pin set at 30.00 feet, a total distance of **447.06 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 89°30'07" East** along a new property line created, a distance of **349.59 feet** to a point, said point being on a West line of land now or formerly owned by Philip Kimpton and Ana Marie Kimpton, PN: 32-035600 as recorded in OR Book 2052 Page 280 in (GCRD), said point being on the West line of Section 4, said point witnessed by an iron pin set.

Thence **South 00°45'15" East** along a West line of Kimpton, aforementioned, and along the West line of Section 4, a distance of **20.00 feet** to a point, said point being the northeast corner of land now or formerly owned by Britton, aforementioned, said point witnessed by a 5/8" iron pin "AAA" found.

Thence **South 89°30'07" West** along the North line of Britton, aforementioned, a distance of **329.59 feet** to a point, said point being the northwest corner of land now or formerly owned by Britton, aforementioned, said point witnessed by a 5/8" iron pin "AAA" found.

Thence **South 00°45'15" East** along the West line of Britton, aforementioned, a distance of **367.37 feet** to a point, said point being a point of curvature, said point witnessed by a 5/8" iron pin "AAA" found.

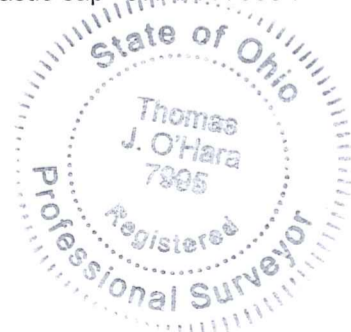
Thence along the arc of a curve deflecting to the left, having a radius of 30.00 feet, an arc length of 46.95 feet, a delta angle of 89°39'32", having a chord bearing South 45°55'28" East for a length of 42.30 feet, to a point on the North right of way line of Hoover Road, said point witnessed by a 5/8" iron pin "AAA" found.

Thence **South 00°45'15" East** along a West line of Britton, aforementioned, a distance of **30.00 feet** to a point in the centerline of Hoover Road, said point being the Place of Beginning, and containing **0.382 acres** of land, 0.034 acres within the right of way, be the same more or less, but subject to all legal highways pursuant to a Survey (2188) dated December 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 a portion of the land now owned by Boulder Ridge, LLC, part of PN: 32-064500, as recorded in OR Book 1756 Page 708, 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: 1-11-19
Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995



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

Thomas J. O'Hara 01/11/19
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. R

**Lot Consolidation William R. Britton
All of PN: 32-074331, OR Book 1788 Page 123
With Boulder Ridge, LLC
Part of PN: 32-064500, OR Book 1756 Page 708
3.588 acres**

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section Number 7, within said Township: Beginning at a 5/8" iron pin found at the common corner point of Section 4, 5, 6 and 7, said point being on the centerline of Hoover Road (TR-209)(60'), said point being North 89°30'07" East along the centerline of Hoover Road(TR-209)(60') a distance of 2901.39 feet from the centerline of Jug Street (60'), said centerline intersection witnessed by a Geauga County boxless monument, said point being on the South line of Section Number 7. Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 89°30'07" West** along the centerline of Hoover Road a distance of **349.59 feet** to a point, said point being a new property corner created.

Thence **North 00°45'15" West** along a new property line established, passing through an iron pin set at 30.00 feet, a total distance of **447.06 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 89°30'07" East** along a new property line established, a distance of **349.59 feet** to a point, said point being on a West line of land now formerly owned by Philip Kimpton and Ann Marie Kimpton, PN: 32-035600, as recorded in OR Book 2052 Page 280 in Geauga County Record of Deeds, (GCRD), said point being on the West line of Section 4, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 00°45'15" East** along a West line of Kimpton, aforementioned, and along the West line of Section 4, a distance of **447.06 feet** to a point in the centerline of Hoover Road, said point witnessed by a 5/8" iron pin found at 29.74 feet therefrom, said point being the Place of Beginning, and containing **3.588 total acres** of land, 0.241 acres within the right of way, be the same more or less, but subject to all legal highways pursuant to a Survey (2188) dated December 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 a portion of the land now owned by Boulder Ridge, LLC, part of PN: 32-064500 (0.382 acres), as recorded in OR Book 1756 Page 708, in Geauga County Record of Deeds and consolidate it with all of the land now or formerly owned by William R. Britton, PN: 32-074331, as recorded in OR Book 1788 Page 123 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: 1-11-19
Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995



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

Matthew 01/11/19
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

**Boulder Ridge, LLC
Residual of PN: 32-064500, OR Book 1756 Page 708
26.765 acres**

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section Number 7, within said Township: Beginning at a 5/8" iron pin found at the common corner point of Section 4, 5, 6 and 7, said point being on the centerline of Hoover Road (TR-209)(60'), said point being North 89°30'07" East along the centerline of Hoover Road(TR-209)(60') a distance of 2901.39 feet from the centerline of Jug Street (60'), said centerline intersection witnessed by a Geauga County boxless monument, said point being on the South line of Section Number 7. Thence South 89°30'07" West along the centerline of Hoover Road a distance of 349.59 feet to a point, said point being a new property corner created. Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 89°30'07" West** along the centerline of Hoover Road a distance of **369.25** feet to a point, said point being the southeast corner of land now formerly owned by Charles F. Voytko, PN: 32-069300, as recorded in OR Book 2016 Page 1575 in Geauga County Record of Deeds, (GCRD).

Thence **North 00°49'29" West** along the East line of Voytko, aforementioned and along the East line of land now formerly owned by Charles F. Voytko, Trustee, PN: 32-069200, as recorded in OR Book 2016 Page 1575 in (GCRD), passing through a 5/8" iron pin "AAA" found at set at 29.96 feet, a total distance of **1879.65 feet** to a point, said point being the northeast corner of Voytko, Trustee, PN: 32-069200, aforementioned, said point being on the South line of land now formerly owned by Philip Kimpton and Ann Marie Kimpton, PN: 32-035600, as recorded in OR Book 2052 Page 280 in (GCRD), said point witnessed by a 5/8" iron pin "illegible cap" found North 00°49'29" West a distance of 3.28 feet therefrom.

Thence **North 89°22'57" East** along a South line of Kimpton, aforementioned, a distance of **661.16 feet** to a point, said point witnessed by a 5/8" iron pin found South 89°11'32" West, a distance of 2.28 feet therefrom.

Thence **South 00°45'15" East** along a West line of Kimpton, aforementioned, a distance of **528.50 feet** to a point, said point witnessed by a 5/8" iron pin found South 88°23'45" West, a distance of 1.57 feet therefrom.

Thence **North 89°00'02" East** along a South line of Kimpton, aforementioned, a distance of **60.00 feet** to a point, said point witnessed by a 5/8" iron pin "AAA" found South 84°37'46" West, a distance of 1.69 feet therefrom, said point being on the West line of Section 4.

Thence **South 00°45'15" East** along a West line of Kimpton, aforementioned, and along the West line of Section 4, a distance of **905.99 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 89°30'07" West** along a new property line established, a distance of **349.59 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 00°45'15" East** along a new property line established, a distance of **447.06 feet** to a point in the centerline of Hoover Road, said point being a new property corner created, said point witnessed by an iron pin set at 30.00 feet therefrom, said point being the Place of Beginning, and containing **26.765 total acres** of land, 0.254 acres within the right of way, be the same more or less, but subject to all legal highways pursuant to a Survey (2188) dated December 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 the residual portion of the land now owned by Boulder Ridge, LLC, part of PN: 32-064500, as recorded in OR Book 1756 Page 708, Geauga County Record of Deeds after a 0.382 acre lot subdivision. 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: 1-11-19
Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995



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[Signature] 01/11/19
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.