

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

S.M. (A-H) 9/16/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

3.5" round brass
Akron Water Dept.
Disc, with punch mark
in 6"x6" conc. base
found & used

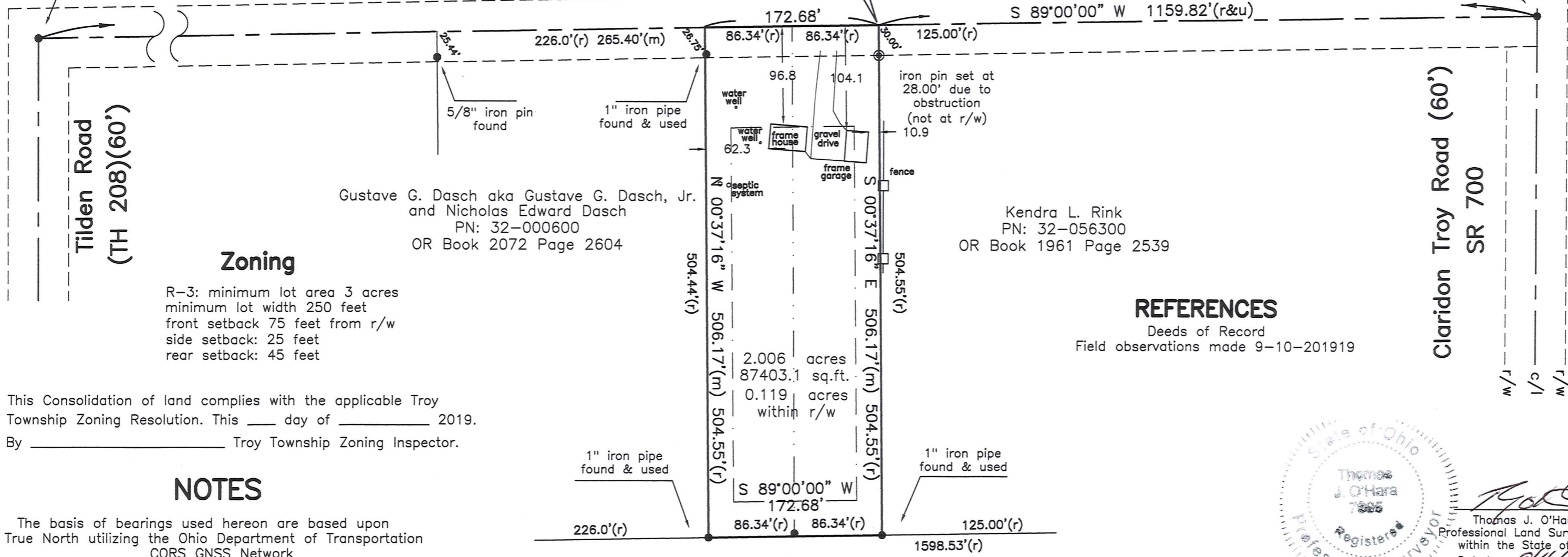
5/8" iron pin
found & used

Place of
Beginning

Tilden Road (TH 208)(60')

S 89°00'00" W 2731.68'(m)

S 89°00'00" W 1159.82'(r&u)



Gustave G. Dasch aka Gustave G. Dasch, Jr.
and Nicholas Edward Dasch
PN: 32-000600
OR Book 2072 Page 2604

Kendra L. Rink
PN: 32-056300
OR Book 1961 Page 2539

2.006 acres
87403.1 sq.ft.
0.119 acres
within r/w

REFERENCES

Deeds of Record
Field observations made 9-10-201919

Zoning

R-3: minimum lot area 3 acres
minimum lot width 250 feet
front setback 75 feet from r/w
side setback: 25 feet
rear setback: 45 feet

This Consolidation of land complies with the applicable Troy
Township Zoning Resolution. This ___ day of _____ 2019.

By _____ Troy Township Zoning Inspector.

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 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.



Thomas J. O'Hara
Thomas J. O'Hara
Professional Land Surveyor #7995
within the State of Ohio
Dated: 9/16/19

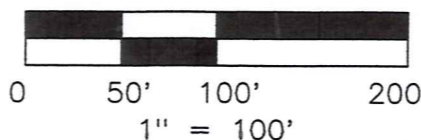
LEGEND / ABBREVIATIONS

- ⊙ 5/8" dia. x 30" long steel rebar set capped "O'Hara 7995"
- survey monument found
- nrd no record distance
- (c) calculated distance
- (u) used distance
- (m) measured distance
- (r) record distance
- (t) tree line
- r/w right of way
- c/l centerline
- own through 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
09/10/2019
Revised: 9-16-2019
Project No: 2381



Lot Consolidation of land
now or formerly owned by
Thomas J. Cloonan
All of PN: 32-070200 and 32-074211
OR Book 2071 Page 2972
Part of Section Number 14
Township of Troy
County of Geauga, State of Ohio



TRO 00269
TRO 00269

Cloonan, Thomas
(19-097)
picked up 9-16-19
Vol. 2080 pg 280
Ph # 32-070200

Thomas J. Cloonan
Lot Consolidation
PN: 32-070200 and 32-074211, OR Book 2071 Page 2972
2.006 acres

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section Number 14, within said Township: Beginning at the point of intersection of the centerline of Claridon Troy Road (60'), State Route 700 with the centerline of Tilden Road (60') (TH-208), said point witnessed by a 5/8" iron pin found Thence South 89°00'00" West along the centerline of Tilden Road, a distance of 1159.82 feet to a point, said point being the northwest corner of land now or formerly owned by Kendra L. Rink, PN: 32-056300, as recorded in OR Book 1961 Page 2539, in Geauga County Record of Deeds (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 00°37'16" East** along the West line of Rink, aforementioned, passing through an iron pin set at 28.00 feet due to an obstruction (not at r/w) a total distance of **506.17 feet** to a point, said point being on the North line of land now or formerly owned by Jean C. Clifford, PN: 32-016100, as recorded in OR Book 1542 Page 0760 in (GCRD), said point witnessed by a 1" iron pipe found.

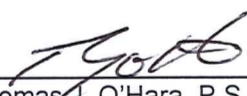
Thence **South 89°00'00" West** along the North line of Clifford, aforementioned, a distance of **172.68 feet** to a point, said point being the southeast corner of land now or formerly owned by Gustave G. Dasch aka Gustave G. Dasch, Jr., and Nicholas Edward Dasch, PN: 32-000600, as recorded in OR Book 2072 Page 2604 in (GCRD), said point witnessed by a 1" iron pipe found.

Thence **North 00°37'16" West** along the East line of Dasch, aforementioned, a distance of **506.17 feet** to a point in the centerline of Tilden Road, passing through a 1" iron pipe found at 26.75 feet therefrom, not at right of way.

Thence **North 89°00'00" East** along the centerline of Tilden Road, a distance of **172.68 feet** to a point, said point being the Place of Beginning, and containing **2.006 total acres** of land, 0.119 acres within the right of way, be the same more or less, but subject to all legal highways pursuant to a Survey (2381) dated September 2019, 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, Ohio North NAD83, Geoid Model: OHGeoid 12B GRS80. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to consolidate two parcels of land now or formerly owned by Thomas J. Cloonan, PN: 32-070200 and 32-074211, as recorded in OR Book 2071 Page 2972 as recorded 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, P.S.,
Ohio Registered Surveyor No. 7995

Dated: 9/16/19



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