

**LEGEND / ABBREVIATIONS**

- ⊙ 5/8" dia. x 30" long steel rebar set capped "O'Hara 7995"
- 6" concrete ODOT right of way marker with brass Disc found
- survey monument found
- nrd no record distance
- (c) calculated distance
- (u) used distance
- (m) measured distance
- (r) record distance
- ~ tree line
- r/w right of way
- c/l centerline
- own through
- O.R. official record
- D.V. deed volume
- P.O.B. place of beginning
- 🌳 tree
- ACE Ashtabula County Engineer
- All iron pipes found are measured (I.D.)

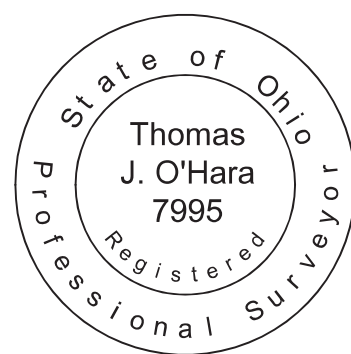
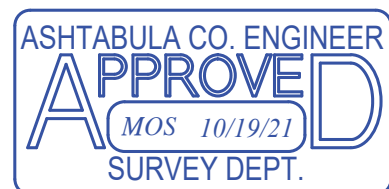
**REFERENCES**

Deeds of Record  
 Field observations made 10-2021  
 SH (ICH) 476 Sec A, Ashtabula County right of way  
 Jerry Slay 2004 survey of PN: 03-009-00-069-03  
 Jerry Slay 2002 survey of PN: 03-009-00-071-00  
 Jerry Slay 2003 survey of PN: 03-009-00-070-00

Retracement Survey of land now or formerly owned by  
 Norman C. Miller  
 PN: 03-009-00-071-00  
 OR Book 724 Page 1498  
 Part of Lot Number 1, Section 3  
 Township of Ashtabula  
 County of Ashtabula, State of Ohio  
 Township 13 North, Range 3 West  
 in the Connecticut Western Reserve



1" iron pin in a monument box assembly found & used



*Thomas J. O'Hara*  
 Thomas J. O'Hara  
 Professional Land Surveyor #7995  
 within the State of Ohio  
 Dated: 10-18-2021

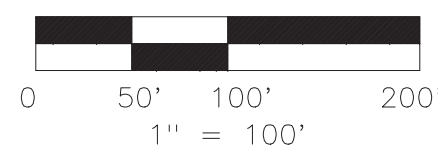
**GENERAL NOTES**

The Bearings used on this survey are based upon True North utilizing the Ohio Department of Transportation VRS and CORS GNSS Network, Ohio North Reference Frame NAD83(2011). NAVD88, Ellipsoid GRS80, Geoid Model: OHGeoid 12B.  
 Distances are shown as U.S. Survey 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.

**O'Hara Land Surveying, L.L.C.**

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

Date of Survey  
 10/18/2021  
 Project No: 3037

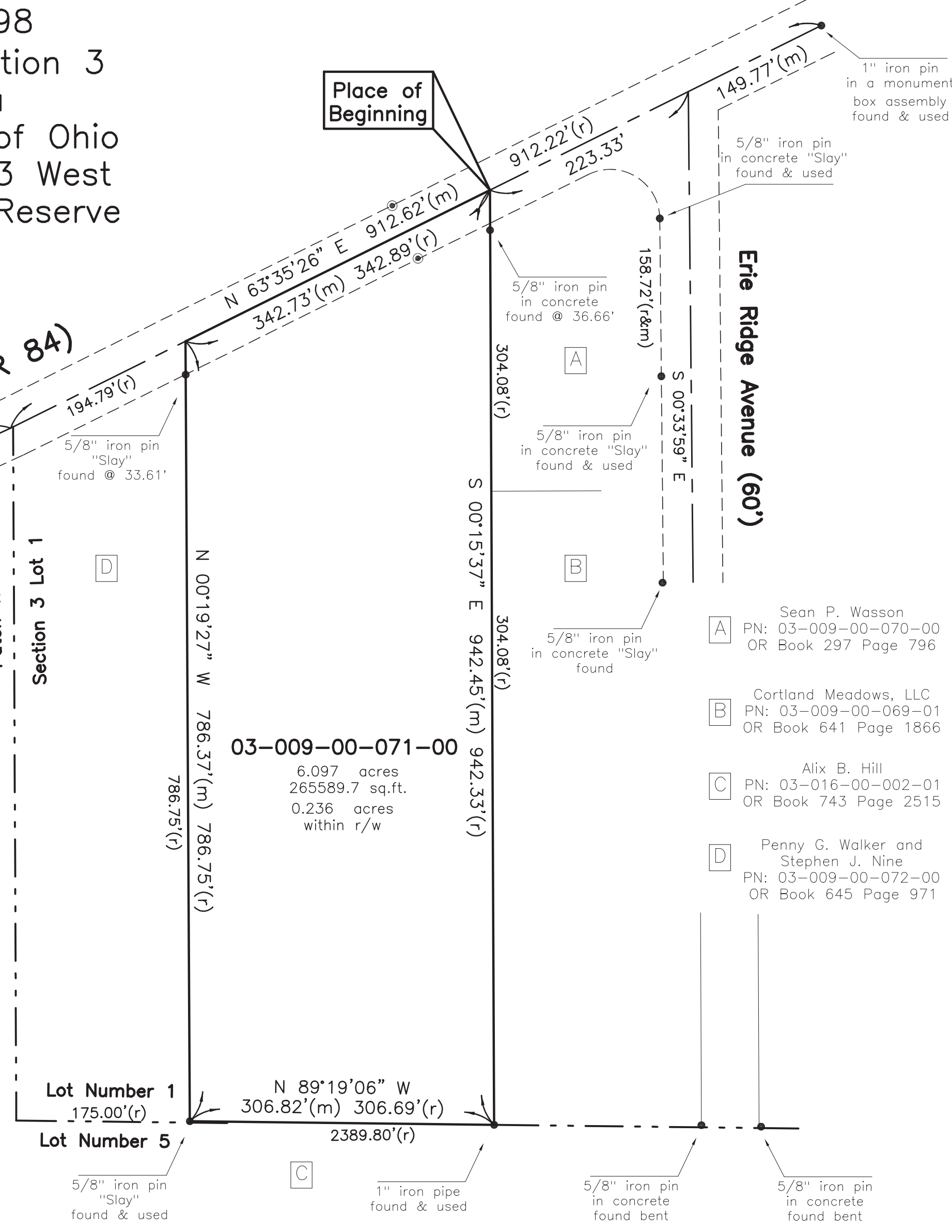


**South Ridge Road (60') (SR 84)**

**Erie Ridge Avenue (60')**

Patch Tract  
Section 3 Lot 1

**Place of Beginning**



**03-009-00-071-00**

6.097 acres  
 265589.7 sq.ft.  
 0.236 acres  
 within r/w

- A Sean P. Wasson  
PN: 03-009-00-070-00  
OR Book 297 Page 796
- B Cortland Meadows, LLC  
PN: 03-009-00-069-01  
OR Book 641 Page 1866
- C Alix B. Hill  
PN: 03-016-00-002-01  
OR Book 743 Page 2515
- D Penny G. Walker and  
Stephen J. Nine  
PN: 03-009-00-072-00  
OR Book 645 Page 971

**Re-Survey of Land now or formerly owned by  
Norman C. Miller  
PN: 03-009-00-071-00  
OR Book 724 Page 1498  
6.097 acres**

Situated in the Township of Ashtabula, County of Ashtabula, State of Ohio, being part of Lot Number 1, Section 3, within said Township, and Township 13 North, Range 3 West of the Connecticut Western Reserve: Beginning at the point of intersection of the centerline of South Ridge Road (60') (SR-84) with the centerline of Erie Ridge Avenue (60'), said point being South 63°35'26" West along the centerline of South Ridge Road, a distance of 149.77 feet, from a 1" iron pin found in a monument box assembly in the centerline of South Ridge Road. Thence South 63°35'26" West along the centerline of South Ridge Road, a distance of 223.33 feet to a point, said point being the northwest corner of land now or formerly owned by Sean P. Wasson PN: 03-009-00-070-00, as recorded in OR Book 297 Page 796 in Ashtabula County Record of Deed (ACRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 00°15'37" East** along the West line of PN: 03-009-00-070-00, aforementioned and the West line of land now or formerly owned by Cortland Meadows, LLC, PN: 03-009-00-069-01, as recorded in OR Book 641 Page 1866 (ACRD), passing through a 5/8" iron pin in concrete found at 36.66 feet, a total distance of **942.45 feet** to a point, said point being the southwest corner of PN: 03-009-00-069-01, aforementioned, said point being on the North line of land now or formerly owned by Alix B. Hill, PN: 03-016-00-002-01, as recorded in OR Book 743 Page 2515, (ACRD), said point being on the North line of Lot Number 5, said point witnessed by a 1" iron pipe found.

Thence **North 89°19'06" West** along the North line of PN: 03-016-00-002-01, and the North line of Lot Number 5, a distance of **306.82 feet** to a point, said point being the southeast corner of land now or formerly owned by Penny G. Walker and Stephen J. Nine, PN: 03-009-00-072-00, as recorded in OR Book 645 Page 971, (ACRD), said point witnessed by a 5/8" iron pin "Slay" found.

Thence **North 00°19'27" West** along the East line of PN: 03-009-00-072-00, aforementioned, a distance of **786.37 feet** to a point in the centerline of South Ridge Road, passing through a 5/8" iron pin "Slay" found 33.61 feet therefrom.

Thence **North 63°35'26" East** along the centerline of South Ridge Road, a distance of **342.73 feet** to a point, said point being the Place of Beginning, and containing **6.097 total acres** of land, 0.236 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (3037) dated October 2021, 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 Norman C. Miller, PN: 03-009-00-071-00, as recorded in OR Book 724 Page 1498, as recorded in Ashtabula 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  
Ohio Registered Surveyor No. 7995  
Dated: \_\_\_\_ 10-18-2021 \_\_\_\_

