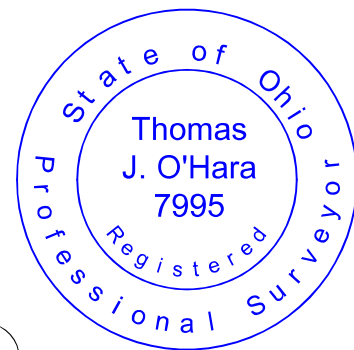




Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roemer, P.S. Ohio #7070
By: SJM Date: 10/27/2021

21-163



Thomas J. O'Hara
Professional Land Surveyor #7995
within the State of Ohio
Dated: 10-27-2021

This Consolidation of land complies with the applicable Montville or
Township Zoning Resolution. This day of 2021.
By Montville Township Zoning Inspector.

ZONING

Zoning Classification: R-1

Minimum lot acreage: 3 acres
Minimum lot frontage: 240 feet
Minimum front setback from r/w: 100 feet
Minimum side setback: 25 feet
Minimum rear setback: 25 feet

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 GR80, 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.

NOTES

The location of depicted existing/proposed septic field(s) are shown
for Planning Commission Requirements. They are located by visual
evidence or information provided by homeowner. The location of
proposed septic field(s) are derived from maps provided by home-
owners soil scientist / septic designer. O'Hara Land Surveying, LLC
assumes no responsibility for the design, location and installation
of said fields. The location of proposed buildings and drives are
shown for Planning Commission Requirements only. O'Hara Land
Surveying, LLC, assumes no responsibility for the design, location
and construction of said improvements.

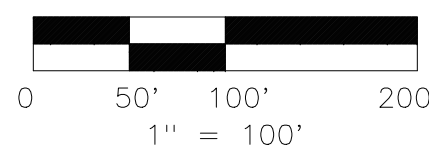
REFERENCES

Deeds of Record
Field observations made 3-22-2019 and 10/21/2021
GEA CH33 The reconstruction of Leggett Road 2005 Plans GCE.(used)
GEA CH033-B-C Leggett Road 1935 Plans
Centerline Plat for Dewet Road, T.R. 54, Sections A-D, dated 10-2-1998, GCE
SR 086, Plank Road, 1929 Plans
Crabbs' Surveying Service, Survey 1547split, dated 4-6-2004
O'Hara Land Surveying Survey #2067, dated 5/8/2018

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

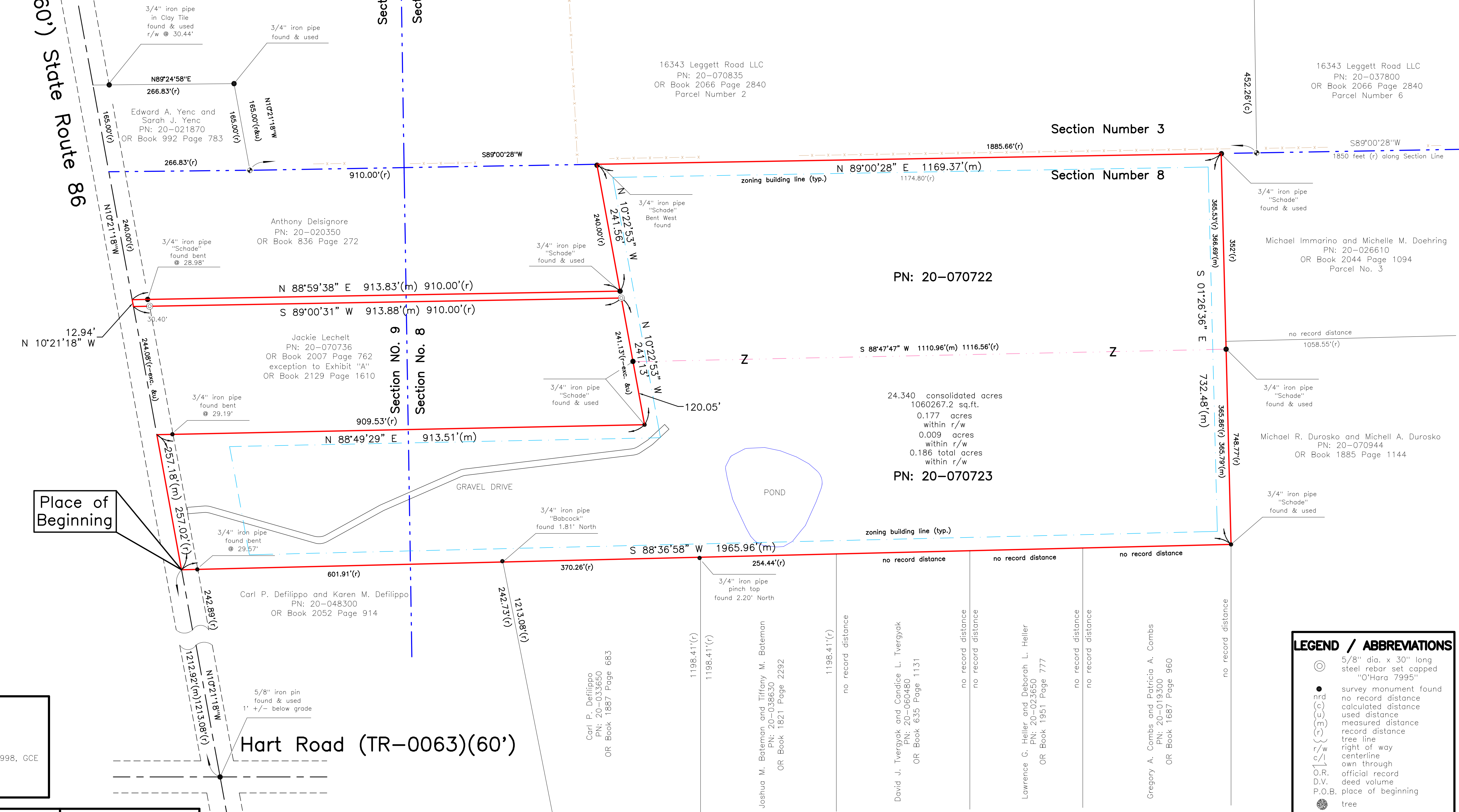
P.O. Box 902, Chardon Ohio 44024
oharasurveys@yahoo.com, 440-286-8417

Date of Survey
10/25/2021
Project No: 3049



Lot Consolidation of land
now or formerly owned by
Matthew S. Cook
PN: 20-070722 and 20-070723
OR Book 2129 Page 1609

Part of Section Number 8 and Section Number 9
Township of Montville
County of Geauga, State of Ohio



PN: 20-070722

PN: 20-070723

24.340 consolidated acres
1060267.2 sq.ft.
0.177 acres
within r/w
0.009 acres
within r/w
0.186 total acres
within r/w

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
O.R. official record
D.V. deed volume
P.O.B. place of beginning
• tree

GCE Geauga County Engineer
All iron pipes found
are measured (I.D.)

**Lot Consolidation
Matthew S. Cook
PN: 20-070722 and 20-070723
OR Book 2129 Page 1609
24.340 acres**

Situated in the Township of Montville, County of Geauga, State of Ohio, being part of Section Number 8 and 9, within said Township: Beginning at a 5/8" iron pin found 1.0 feet below grade at the centerline intersection of Plank Road (SR-86) (60') with the centerline of Hart Road (TR-0063) (60'). Thence North 10°21'18" West along the centerline of Plank Road, a distance of 1212.92 feet to a point, said point being the northwest corner of land now or formerly owned by Carl P. Defilippo and Karen M. Defilippo, PN: 20-048300, as recorded in OR Book 2052 Page 914, in Geauga County Record of Deeds (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **North 10°21'18" West** along the centerline of Plank Road, a distance of **257.18 feet** to a point, said point being the southwest corner of land now or formerly owned by Jackie Lechelt, PN: 20-070736, as recorded in OR Book 2007 Page 762 (GCRD).

Thence **North 88°49'29" East** along the South line of PN: 20-070736, aforementioned, passing through a 3/4" iron pipe found bent at 29.19 feet, a total distance of **913.51 feet** to a point, said point being the southeast corner of PN: 20-070736, aforementioned, said point witnessed by a 3/4" iron pipe "Schade" found.

Thence **North 10°22'53" West** along the East line of PN: 20-070736, aforementioned, passing through a 3/4" iron pipe "Schade" found at 120.05 feet, a total distance of **241.13 feet** to a point, said point being the northeast corner of PN: 20-070736, aforementioned, said point witnessed by an iron pin set.

Thence **South 89°00'31" West** along the North line of PN: 20-070736, aforementioned, a distance of **913.88 feet** to a point, in the centerline of Plank Road, said point witnessed by an iron pin set at 30.40 feet therefrom.

Thence **North 10°21'18" West** along the centerline of Plank Road, a distance of **12.94 feet** to a point, said point being the southwest corner of land now or formerly owned by Anthony Delsignore, PN: 20-020350, as recorded in OR Book 836 Page 272 (GCRD).

Thence **North 88°59'38" East** along the South line of PN: 20-020350, aforementioned, passing through a 3/4" iron pipe "Schade" found bent at 28.98 feet, a total distance of **913.83 feet** to a point, said point being the southeast corner of PN: 20-020350, aforementioned, said point witnessed by a 3/4" iron pipe "Schade" found.

Thence **North 10°22'53" West** along the East line of PN: 20-020350, aforementioned, a distance of **241.56 feet** to a point, said point being the northeast corner of PN: 20-020350, aforementioned, said point being on the South line of land now or formerly owned by 16343 Leggett Road LLC, PN: 20-070835, as recorded in OR Book 2066 Page 2840, parcel number 2 (GCRD), said point being the common line of Section 8 and 3, said point witnessed by a 3/4" iron pipe "Schade" found bent West.

Thence **North 89°00'28" East** along the South line of PN: 20-070835, aforementioned, the common line of Section 8 and 3, a distance of **1169.37 feet** to a point, said point being the northwest corner of land now or formerly owned by Michael Immarino and Michelle M. Doehring, PN: 20-026610, as recorded in OR Book 2044 Page 1094, parcel number 3 (GCRD), said point witnessed by a 3/4" iron pipe "Schade" found.

Thence **South 01°26'36" East** along the West line of PN: 20-026610, aforementioned, and the West line of land now or formerly owned by Michael R. Durosoko and Michell A. Durosoko, PN: 20-070944, as recorded in OR Book 1885 Page 1144 (GCRD), passing through a 3/4" iron pipe "Schade" found at 366.69 feet, a total distance of **732.48 feet** to a point, said point being the northeast corner of land now or formerly owned by Gregory A. Combs and Patricia A. Combs, PN: 20-019300, as recorded in OR Book 1687 Page 960 (GCRD), said point witnessed by a 3/4" iron pipe "Schade" found.

Thence **South 88°36'58" West** along the North line of PN: 20-019300, aforementioned, and along the North lines of land now or formerly owned by Lawrence G. Heller and Deborah L. Heller, PN: 20-023650, as recorded in OR Book 1951 Page 777 (GCRD), David J. Tvergyak and Candice L. Tvergyak, PN: 20-060480, as recorded in OR Book 635 Page 1131 (GCRD), Joshua M. Bateman and Tiffany M. Bateman, PN: 20-038630, as recorded in OR Book 1821 Page 2292 (GCRD), Carl P. Defilippo, PN: 20-033650, as recorded in OR Book 1887 Page 683 (GCRD) and PN: 20-048300, aforementioned, a distance of **1965.96 feet** to a point, in the centerline of Plank Road, said point witnessed by a 3/4" iron pipe found bent at 29.57 feet therefrom, said point being the Place of Beginning, and containing **24.340 total acres** of land, 0.186 total acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (3049) 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 consolidate two parcels of land now owned by Matthew S. Cook, PN: 20-070722 and 20-070723, as recorded in OR Book 2129 Page 1609 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
Ohio Registered Surveyor No. 7995
Dated: 10/27/2021

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SJM Date: 10/27/2021

