



Survey of land now or formerly owned by  
Phyllis M. Krupa  
PN: 38-002-00-003-00  
OR Book 729 Page 2350  
Part of Section Numbers 2 and 3  
Township of Orwell  
County of Ashtabula, State of Ohio  
in the Connecticut Western Reserve

Mark P. Duffala  
OR Book 43. Pg. 229, Tract 2  
PPN: 38-002-00-004-00

Mark P. Duffala  
OR Book 43. Pg. 229, Tract 2  
PPN: 38-002-00-005-00

Mark P. Duffala  
OR Book 43. Pg. 229, Tract 1  
PPN: 38-003-00-007-00

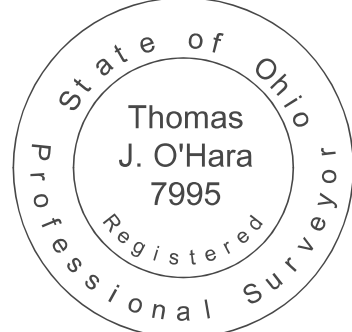
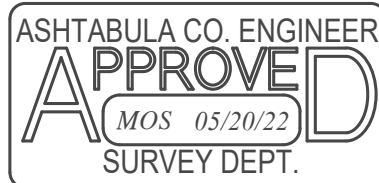
Phyllis M. Krupa  
OR Book 729 Page 2350  
PPN: 38-002-00-003-00

56.314 acres  
2453037.6 sq.ft.  
0.630 acres  
within r/w

Natural Areas Land Conservancy  
OR Book 739 Pg. 848  
PPN: 38-002-00-003-01

152.732 acres  
6652998.1 sq.ft.

Natural Areas Land Conservancy  
OR Book 487 Pg. 2097  
PPN: 38-001-00-005-03  
Parcel Number One



Thomas J. O'Hara  
Professional Land Surveyor #7995  
within the State of Ohio  
Dated: 05/20/2022

#### LEGEND / ABBREVIATIONS

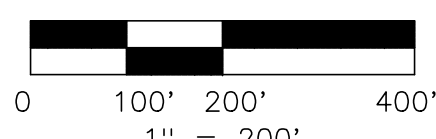
- 5/8" dia. x 30" long steel rebar set capped "O'Hara 7995"
- survey monument found
- no record distance
- calculated distance
- used distance
- measured distance
- record distance
- tree line
- right of way
- centerline
- own through
- O.R. official record
- D.V. deed volume
- P.O.B. place of beginning
- tree

ACE Ashtabula County Engineer  
All iron pipes found are measured (I.D.)

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

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

Date of Survey  
05/18/2022  
Project No:1103-2022



#### 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.

#### REFERENCES

Deeds of Record  
Field observations made October 2011  
Field observations made may 2022  
Survey dated 12/22/2009 by David Rapp  
Survey dated 09/17/2004 by James Pezar  
Survey dated 10/18/2011 by O'Hara Land Surveying  
ATB-45-(2.37-2.86) Road alignment

Montgomery Road (66') TR 536 Sec B

State Route 45 (66')

**Survey of Land now or formerly owned by  
Phyllis M. Krupa, PPN: 38-002-00-003-00  
OR Book 729 Page 2350, 56.314 Acres**

Situated in the Township of Orwell, County of Ashtabula, State of Ohio, being part of Section Number 2 and Section Number 3. Being in the 4th Range of the 8<sup>th</sup> Township of the Connecticut Western Reserve. Beginning at the centerline intersection of Montgomery Road (66') TR 536 Section B and State Route 45 (66'), said point witnessed by a 5/8" iron pin found at grade, 32.86 feet South 89°01'22" West from said intersection. Thence North 02°10'00" East along the centerline of State Route 45, a distance of 1577.53 feet to a northeast corner of land now or formerly owned by Natural Area Land Conservancy, PPN: 38-002-00-003-01, as recorded in OR Book 739 Page 848, Ashtabula County Record of Deeds (ACRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **South 89°05'27" West** along a northerly line of PPN: 38-002-00-003-01, aforementioned, passing through a 5/8" iron pin found at 30.86 feet, a total distance of **2935.13 feet** to a point, said point being an interior corner of PPN: 38-002-00-003-01, aforementioned, said point witnessed by a 5/8" iron pin "O'Hara" found.

Thence **North 02°28'08" West** along an East line of PPN: 38-002-00-003-01, aforementioned, a distance of **823.09 feet** to a point, said point being on the South line of land now or formerly owned by Mark P. Duffala, PPN: 38-002-00-005-00 as recorded in OR Book 43 Page 229, Tract 2, said point witnessed by a 3/4" iron pin found.

Thence **North 88°57'19" East** along the South line of PPN: 38-002-00-005-00, aforementioned, and the South line of land now or formerly owned by Mark P. Duffala, PPN: 38-003-00-007-00 as recorded in OR Book 43 Page 229, Tract 1, a distance of **3002.13 feet** to a point in the centerline of State Route 45, said point being the southeast corner of PPN: 38-00-003-00-007-00, aforementioned, passing through an iron pin set at 30.05 feet therefrom.

Thence **South 02°10'00" West** along the centerline of State Route 45, a distance of **831.08 feet** to a point, said point being the Place of Beginning, and containing **56.314 acres** of land, 0.630 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (1103-2022) dated May 2022, 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 VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID18). 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 Phyllis M. Krupa, PN: 38-002-00-003-00, as recorded in OR Book 729 Page 2350, 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: 05-20-2022

