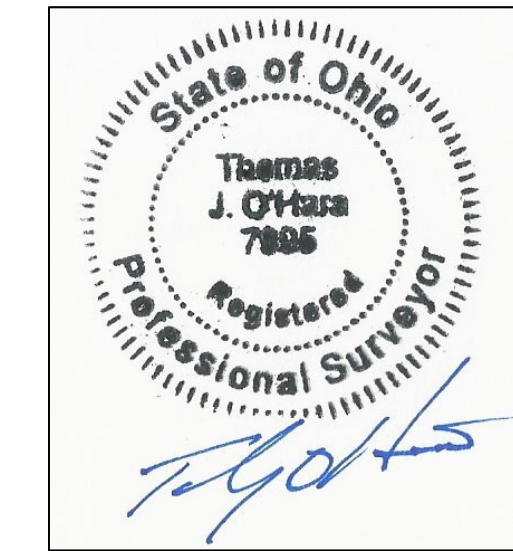




Survey of land
now or formerly owned by
Duane A. Drotar
PN: 20-A-022-B-00-011-0
Instrument: 2019R008256
Part of Lot Number 84 and 85, Tract 3
City of Kirtland
County of Lake, State of Ohio



Thomas J. O'Hara
Professional Land Surveyor #7995
within the State of Ohio
Dated: 08-03-2020

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. Original Parcel filed in Deed Volume 433 Page 545, which encompasses the current parcels 20-A-022-B-00-006-0 and 20-A-022-B-00-011-0, mathematically closes.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	35.00'	25.30'	24.75'	N 49°46'42" E	41°24'35"
C2	35.00'	30.21'	29.28'	S 84°47'15" E	49°27'30"
C3	65.00'	80.00'	75.04'	S 63°03'00" W	70°31'01"

LEGEND / ABBREVIATIONS

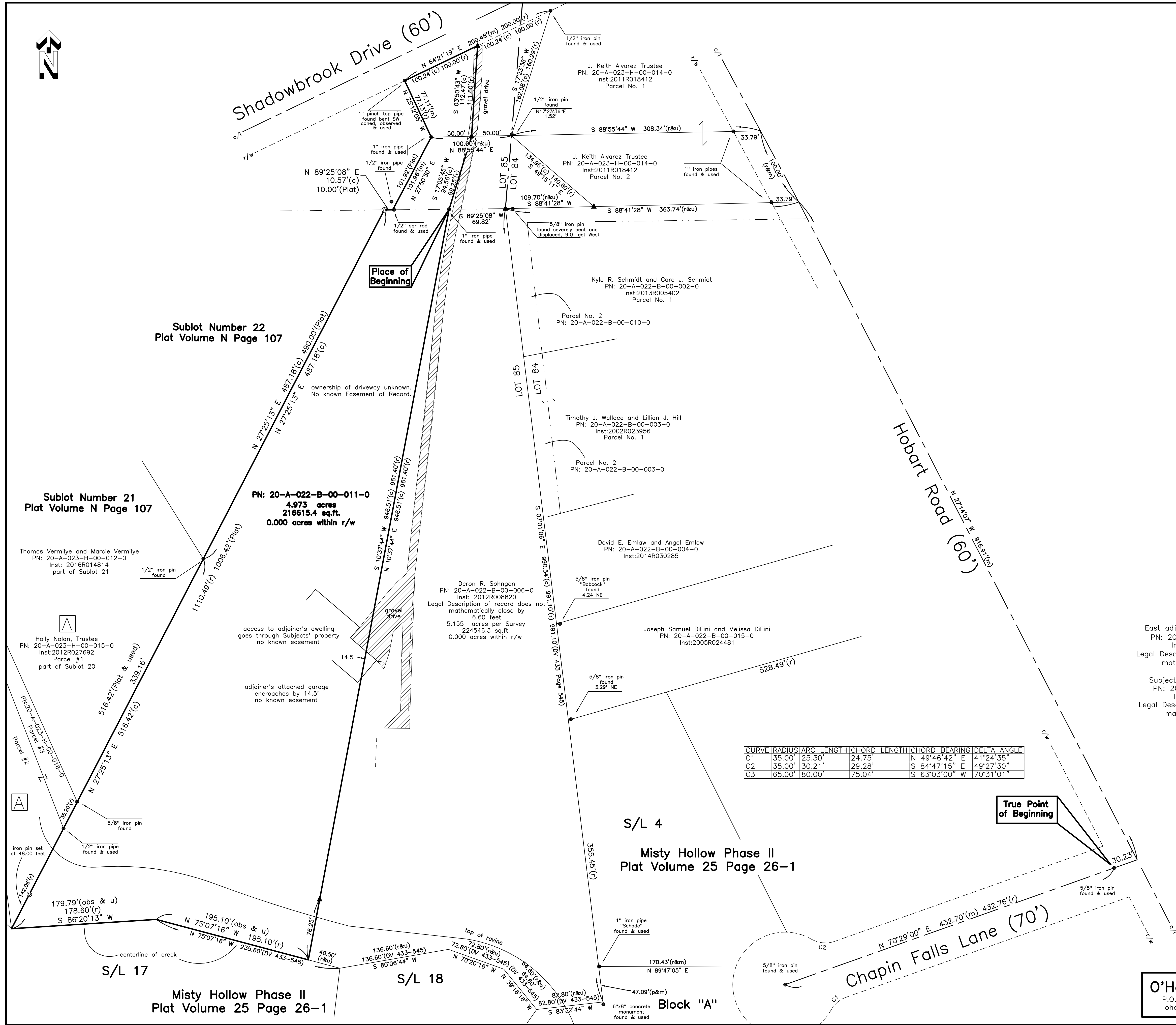
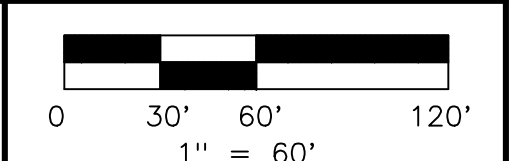
- ⊙ 5/8" dia. x 30" long steel rebar set capped
- ▲ 5/8" iron pin "O'Hara" found & used
- survey monument found no record distance
- (c) calculated distance
- (u) used distance
- (m) measured distance
- (r) record distance
- tree line
- r/w right of way
- c/l centerline
- own through
- D.R. official record
- P.L. Plat Record distance
- P.O.B. place of beginning
- All iron pipes found are measured (I.D.)
- LCE Geauga County Engineer

REFERENCES

Deeds of Record
Field observations made 8-2019
Lake County Plat Volume N, Pages 107, 107-1
Lake County Plat Volume 25, Pages 26, 26-1
O'Hara Land Surveying Prior Project No: 2376-3

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

Date of Survey
08/03/2020
Project No: 2649



Sublot Number 22
Plat Volume N Page 107

Sublot Number 21
Plat Volume N Page 107

PN: 20-A-022-B-00-011-0
4.973 acres
216615.4 sq.ft.
0.000 acres within r/w

S/L 4
Misty Hollow Phase II
Plat Volume 25 Page 26-1

S/L 17
Misty Hollow Phase II
Plat Volume 25 Page 26-1

S/L 18

Block "A"

True Point of Beginning

Place of Beginning

Thomas Vermilye and Marcie Vermilye
PN: 20-A-023-H-00-012-0
Inst: 2016R014814
part of Sublot 21

Holly Nolan, Trustee
PN: 20-A-023-H-00-015-0
Inst: 2012R027692
Parcel #1
part of Sublot 20

Deron R. Sohngen
PN: 20-A-022-B-00-006-0
Inst: 2012R008820
Legal Description of record does not mathematically close by 6.60 feet
5.155 acres per Survey
224546.3 sq.ft.
0.000 acres within r/w

David E. Emlow and Angel Emlow
PN: 20-A-022-B-00-004-0
Inst: 2014R030285

Joseph Samuel DiFini and Melissa DiFini
PN: 20-A-022-B-00-015-0
Inst: 2005R024481

Timothy J. Wallace and Lillian J. Hill
PN: 20-A-022-B-00-003-0
Inst: 2002R023595
Parcel No. 1

Parcel No. 2
PN: 20-A-022-B-00-003-0

Kyle R. Schmidt and Cora J. Schmidt
PN: 20-A-022-B-00-002-0
Inst: 2013R005402
Parcel No. 1

Parcel No. 2
PN: 20-A-022-B-00-010-0

J. Keith Alvarez Trustee
PN: 20-A-023-H-00-014-0
Inst: 2011R018412
Parcel No. 1

J. Keith Alvarez Trustee
PN: 20-A-023-H-00-014-0
Inst: 2011R018412
Parcel No. 2

ownership of driveway unknown.
No known Easement of Record.

access to adjoiner's dwelling
goes through Subjects' property
no known easement

adjoiner's attached garage
encroaches by 14.5'
no known easement

centerline of creek

top of ravine

1" iron pipe "Schade" found & used

6"x8" concrete monument found & used

47.09'(p&km)

170.43'(r&m)
N 89°47'05" E

5/8" iron pin found & used

355.45'(r)

528.49'(r)

5/8" iron pin found 3.29' NE

5/8" iron pin "Batscock" found 4.24' NE

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