

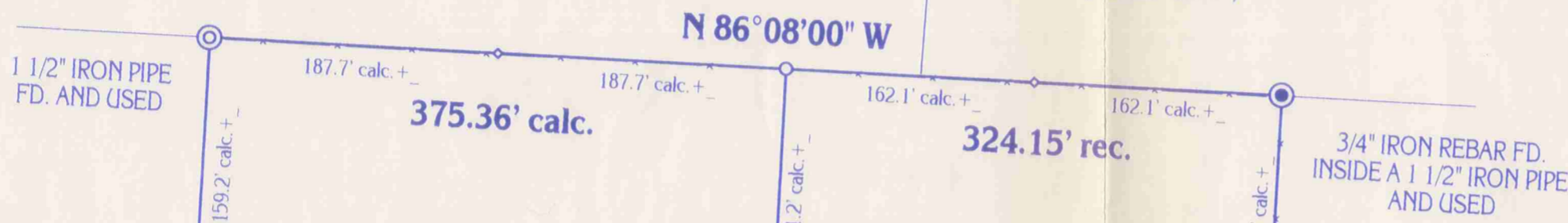
PLAT OF SURVEY PREPARED FOR:

BERNARD J. AND SARA L. HENDERSON & THOMAS M. THOMPSON

STATE OF OHIO
HIGHWAY DEPARTMENT
VOL. 272, PG. 418

E. GARBACK
VOL. 629, PG. 730

TOWNSHIP/CITY/VILLAGE: AUBURN TOWNSHIP	MONTH: SEPTEMBER	PAGE: ONE OF ONE
	YEAR: 2000	
SURVEY FOR: B.J. AND S.L. HENDERSON AND T.M. THOMPSON		



GRAPHIC SCALE: 1" = 100'

○ - DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET

— x — x — DENOTES BARBED WIRE FOUND

◇ - DENOTES FENCE POST SET ON PROPERTY LINE

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 5, SECTION NO. 3, IN TRACT NO. 2, WITHIN SAID TOWNSHIP.

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

R.S. 10/3/2000
OFFICE OF THE GEAUGA COUNTY ENGINEER

BASIS OF RESEARCH AND RECORDS

ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM. ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE GEAUGA COUNTY ENGINEER'S OFFICE. ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DISTANCES ARE IN U.S. FEET WITH DECIMAL PARTS. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.

I HEREBY CERTIFY THAT I HAVE SURVEYED THESE PREMISES AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISED CODE.



Delmar B. Kosie

DELMAR B. KOSIE
REGISTERED PROFESSIONAL SURVEYOR
REGISTRATION NO. 5276



PLAT OF SURVEY PREPARED BY
DELMAR B. KOSIE & ASSOCIATES
REGISTERED LAND SURVEYORS
202 SOUTH STREET
CHARLTON, OHIO 44024
(440) 286-2131

15.4211 GROSS ACRE PARCEL

DEED OF RECORD: EXCEL MORTGAGE CORPORATION
VOL. 1307, PG. 50

13.3348 GROSS ACRE PARCEL

DEED OF RECORD: B.J. AND S.L. HENDERSON
VOL. 731, PG. 1341

H.P. PIERCE
VOL. 613, PG. 254

1789.24' C.L. - 1759.24' R/W calc.

1791.15' C.L. - 1761.15' R/W rec.

1792.80' C.L. - 1762.80' R/W (1762.97' 1" IRON PIPE FD.) rec.

N 3°53'35" E

N 3°54'03" E

N 3°54'03" E

N 85°50'30" W

N 85°50'30" W

WASHINGTON STREET 60'

5/8" IRON PIN SET INSIDE A 2" IRON PIPE FD. AND USED

6" CONCRETE R/W MARKER WITH BRASS CAP FD. AND USED

RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

1" IRON PIPE FD. 0.16' SOUTH, 0.01' WEST AND USED FOR LINE 5/8" IRON PIN SET

MESSENGER ROAD

1" IRON PIN IN MONUMENT BOX FD. AND USED

DBK PLAT NUMBER

539 2000

M. AND R.M. ALEMAGNO
VOL. 838, PG. 1186

AUB00118

Henderson
picked up 10-3-2000
01-046900

DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



200 SOUTH STREET
CHARDON, OHIO 44024
(440) 286-2131

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

R.S. 10/3/2000

OFFICE OF THE
GEAUGA COUNTY ENGINEER

13.3348 GROSS ACRE PARCEL

DEED OF RECORD: B.J. AND S.L. HENDERSON
VOLUME 731, PAGE 1341

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 5, SECTION NO. 3, IN TRACT NO. 2 WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX FOUND AT THE INTERSECTION OF MESSENGER ROAD AND WASHINGTON STREET (60 FEET WIDE).

THENCE N85°50'30"W ALONG THE CENTERLINE OF SAID WASHINGTON STREET A DISTANCE OF 1025.34 FEET TO A POINT. SAID POINT BEING A SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO H. PIERCE AS RECORDED IN VOL. 613, PG. 254 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N03°54'03"E ALONG SAID PIERCE'S WESTERLY LINE AND PASSING THROUGH A 1" IRON PIPE AT 29.83 FEET AND ALSO PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET AT 30.00 FEET A TOTAL DISTANCE OF 1792.80 FEET TO A 3/4" IRON REBAR FOUND INSIDE A 1 1/2" IRON PIPE ON A SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO E. GARBACK AS RECORDED IN VOL. 629, PG. 730 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT BEING A NORTHWESTERLY CORNER OF SAID PIERCE'S LAND. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N86°08'00"W ALONG SAID GARBACK'S SOUTHERLY LINE AND ALSO ALONG A SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO THE STATE OF OHIO HIGHWAY DEPARTMENT AS RECORDED IN VOL. 272, PG. 418 OF GEAUGA COUNTY RECORDS AND DEEDS A DISTANCE OF 324.15 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET. SAID POINT BEING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO THE EXCEL MORTGAGE CORPORATION AS RECORDED IN VOL. 1307, PG. 50 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S03°54'03"W ALONG THE EASTERLY LINE OF THE SAID EXCEL MORTGAGE CORPORATION PARCEL AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET AT 1761.15 FEET A TOTAL DISTANCE OF 1791.15 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID WASHINGTON STREET. SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE SAID EXCEL MORTGAGE CORPORATION PARCEL. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S85°50'30"E ALONG SAID CENTERLINE A DISTANCE OF 324.15 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 13.3348 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (DELMAR B. KOSIE, REGISTERED SURVEYOR NUMBER 5276). 09/29/00. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



200 SOUTH STREET
 CHARDON, OHIO 44024
 (440) 286-2131

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

R.S. 10/3/2000
 OFFICE OF THE
 GEauga COUNTY ENGINEER

15.4211 GROSS ACRE PARCEL

DEED OF RECORD: EXCEL MORTGAGE CORPORATION
 VOLUME 1307, PAGE 50

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 5, SECTION NO. 3, IN TRACT NO. 2 WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX FOUND AT THE INTERSECTION OF MESSENGER ROAD AND WASHINGTON STREET (60 FEET WIDE).

THENCE N85°50'30"W ALONG THE CENTERLINE OF SAID WASHINGTON STREET A DISTANCE OF 1349.49 FEET TO A POINT. SAID POINT BEING THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO B.J. AND S.L. HENDERSON AS RECORDED IN VOL. 731, PG. 1341 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N03°54'03"E ALONG A WESTERLY LINE OF SAID HENDERSON'S LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET AT 30.00 FEET A TOTAL DISTANCE OF 1791.15 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET ON A SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO THE STATE OF OHIO HIGHWAY DEPARTMENT AS RECORDED IN VOL. 272, PG. 418 OF GEauga COUNTY RECORDS AND DEEDS. SAID POING BEING THE NORTHWESTERLY CORNER OF SAID HENDERSON'S LAND. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N86°08'00"W ALONG THE SAID STATE OF OHIO HIGHWAY DEPARTMENT'S SOUTHERLY LINE A DISTANCE OF 375.36 FEET TO A 1 1/2" IRON PIPE FOUND. SAID POINT BEING A NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO M. AND R.M. ALEMAGNO AS RECORDED IN VOL. 838, PG. 1186 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S03°53'35"W ALONG AN EASTERLY LINE OF SAID ALEMAGNO'S LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET INSIDE A 2" IRON PIPE FOUND AT 1759.24 FEET A TOTAL DISTANCE OF 1789.24 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID WASHINGTON STREET. SAID POING BEING A SOUTHEASTERLY CORNER OF SAID ALEMAGNO'S LAND. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S85°50'30"E ALONG SAID CENTERLINE A DISTANCE OF 375.12 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 15.4211 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (DELMAR B. KOSIE, REGISTERED SURVEYOR NUMBER 5276). 09/29/00. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.