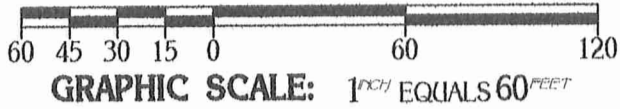


# PLAT OF SURVEY PREPARED FOR: JOHN AND DOROTHY SZOKA

DEEDS OF RECORD: J. AND D. SZOKA VOL. 1669, PG. 661,  
J.D. SZOKA VOL. 1407, PG. 1200 AND V.B. SZOKA VOL. 1320, PG. 558

TOWNSHIP/CITY/VILLAGE:  AUBURN TOWNSHIP	MONTH: 15 FEB YEAR: 2006	PAGE: ONE OF ONE
SURVEY FOR: JOHN AND DOROTHY SZOKA		



○ - DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET

### BASIS OF RESEARCH AND RECORDS

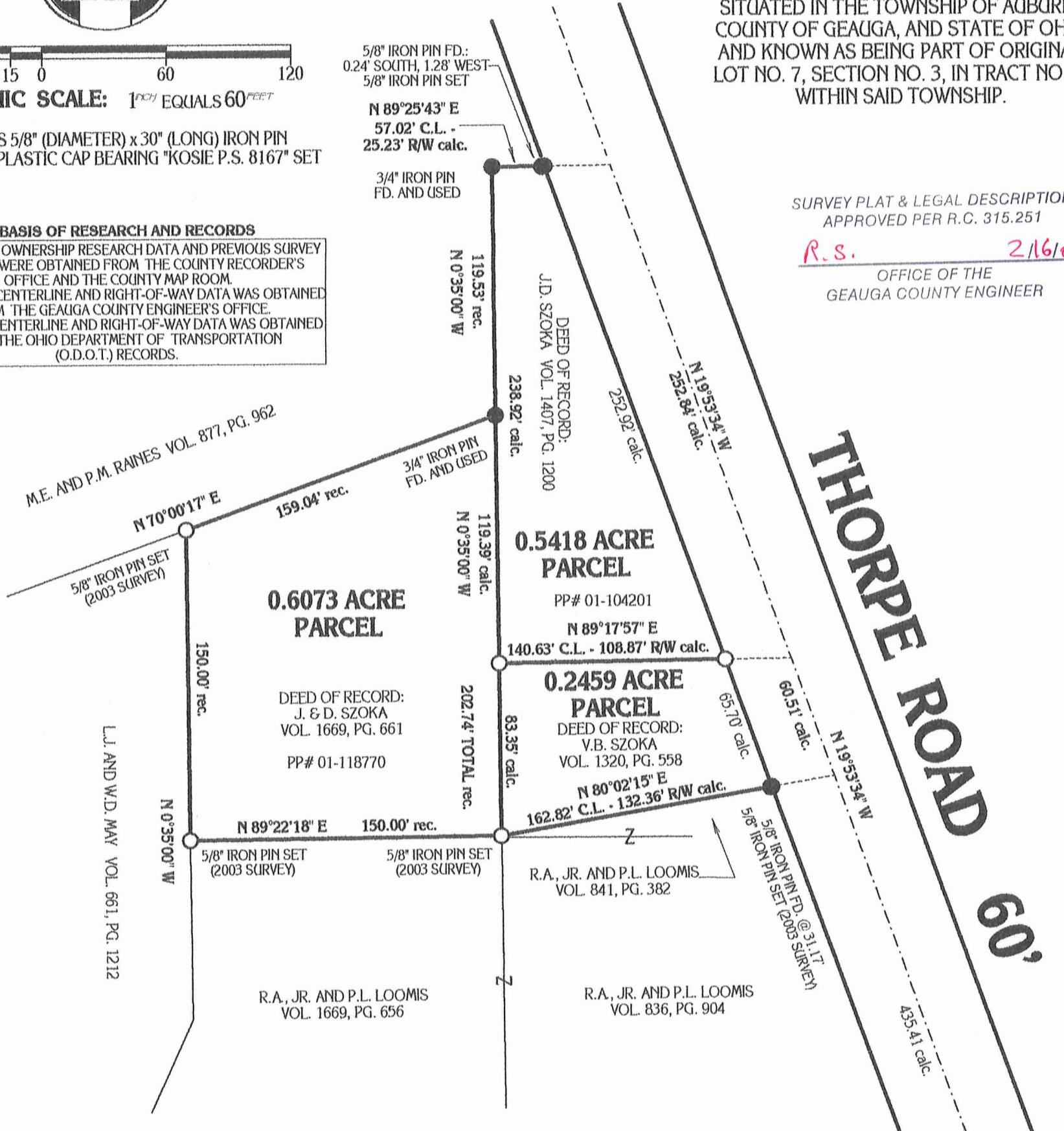
ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM.  
ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE GEauga COUNTY ENGINEER'S OFFICE.  
ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE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

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 7, SECTION NO. 3, IN TRACT NO. 2, WITHIN SAID TOWNSHIP.

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

R.S. 2/16/06

OFFICE OF THE  
GEauga COUNTY ENGINEER



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.

*[Signature]*  
ROBERT L. KOSIE, P.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 8167



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

TRACT NO. 2 SECTION NO. 3  
ORIGINAL LOT NO. 7  
ORIGINAL LOT NO. 21  
TRACT NO. 3

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

# Delmar B. Kosie & Associates

Registered Land Surveyors



202 South Street  
Chardon, Ohio 44024  
(440) 286-2131  
Fax: (440) 285-4579  
<http://www.dbsurveys.com>



01-119066  
Vol. 1794-Pg. 815

## 0.2459 GROSS ACRE PARCEL

DEED OF RECORD: V.B. SZOKA VOLUME 1320, PAGE 558

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 7, IN SECTION NO. 3, IN TRACT NO. 2, WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET ON THE CENTERLINE OF THORPE ROAD (60 FEET WIDE) AT ITS INTERSECTION WITH THE SOUTHERLY LINE OF SAID LOT NO. 7.

THENCE N19°53'34"W ALONG SAID CENTERLINE A DISTANCE OF 435.41 FEET TO A POINT. SAID POINT BEING A NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO R.A., JR. AND P.L. LOOMIS AS RECORDED IN VOL. 841, PG. 382 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.

THENCE S80°02'15"W ALONG A NORTHERLY LINE OF SAID LOOMIS' LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET (2003 SURVEY) AT 30.46 FEET AND ALSO PASSING THROUGH A 5/8" IRON PIN FOUND AT 31.17 FEET A TOTAL DISTANCE OF 162.82 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET (2003 SURVEY). SAID POINT BEING A WESTERLY CORNER OF SAID LOOMIS' LAND. SAID POINT ALSO BEING A SOUTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO J. AND D. SZOKA AS RECORDED IN VOL. 1669, PG. 661 OF GEauga COUNTY RECORDS AND DEEDS, AND THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N00°35'00"W ALONG AN EASTERLY LINE OF SAID SZOKA'S LAND A DISTANCE OF 83.35 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET. SAID POINT BEING A SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO J.D. SZOKA AS RECORDED IN VOL. 1407, PG. 1200 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N89°17'57"E ALONG A SOUTHERLY LINE OF SAID SZOKA'S LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT 108.87 FEET A TOTAL DISTANCE OF 140.63 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID THORPE ROAD. SAID POINT BEING A SOUTHEASTERLY CORNER OF SAID SZOKA'S LAND. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S19°53'34"E ALONG SAID CENTERLINE A **FRONTAGE DISTANCE OF 60.51 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 0.2459 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. DATE: 2/15/06 BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

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

R.S. 2/16/06

OFFICE OF THE  
GEauga COUNTY ENGINEER