

# PLAT OF SURVEY

Situated in the Township of Bainbridge, County Of Geauga and the State of Ohio, and known as being part of Lot No. 11, Tract No. 3 within said Township and intending to survey land conveyed to Michael E. and Michelle M. Koniar by deed recorded in Volume 1085, Page 267 and to Tony W. and Theresa M. Tebel by deed recorded in Volume 748, Page 419 of the Geauga County Deed Records.

I certify to Michael E. and Michelle M. Koniar and Tony W. and Theresa M. Tebel that I have prepared this Plat and that it is based on a survey made by me in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code governing land surveys in the State of Ohio.

The bearings shown on this Plat are oriented to an assumed meridian and intended to indicate angular relationships only.

CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY EXCAVATION.

Distances are expressed in U.S. Survey Feet and decimal parts thereof.

The above certification is intended only to those parties named herein, and is valid only when accompanied by an ORIGINAL SIGNATURE below.

The undersigned has not been provided a title examination and this survey is based ONLY on the documents shown on this plat and NO liability is assumed for the existence of any other documents that may affect the surveyed premises that would be revealed by a Title Examination.

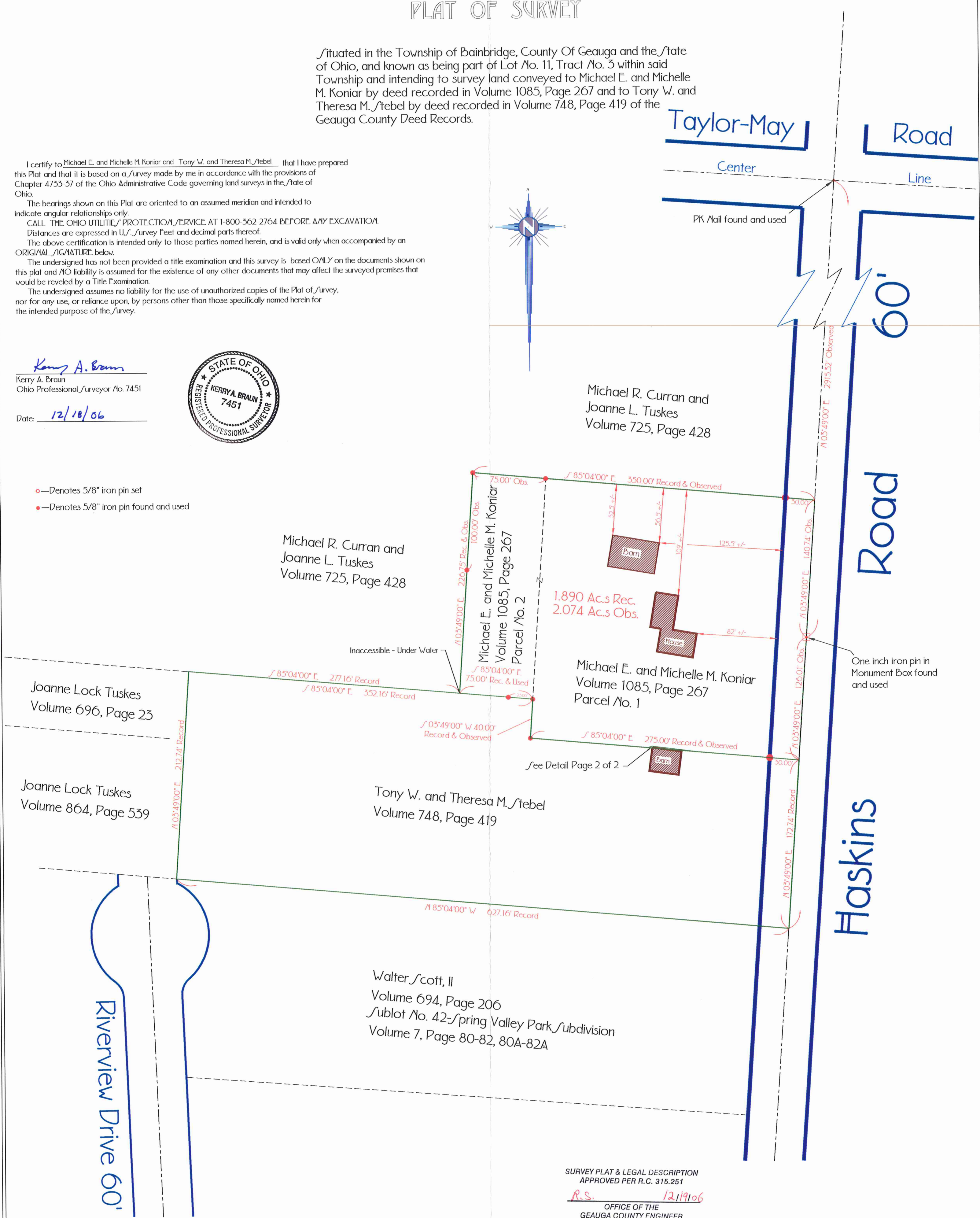
The undersigned assumes no liability for the use of unauthorized copies of the Plat of Survey, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of the survey.

*Kerry A. Braun*  
Kerry A. Braun  
Ohio Professional Surveyor No. 7451



Date: 12/18/06

- Denotes 5/8" iron pin set
- Denotes 5/8" iron pin found and used



Joanne Lock Tuskes  
Volume 696, Page 23

Joanne Lock Tuskes  
Volume 864, Page 539

Tony W. and Theresa M. Tebel  
Volume 748, Page 419

Walter Scott, II  
Volume 694, Page 206  
Sublot No. 42-Spring Valley Park Subdivision  
Volume 7, Page 80-82, 80A-82A

Michael R. Curran and  
Joanne L. Tuskes  
Volume 725, Page 428

Michael E. and Michelle M. Koniar  
Volume 1085, Page 267  
Parcel No. 2

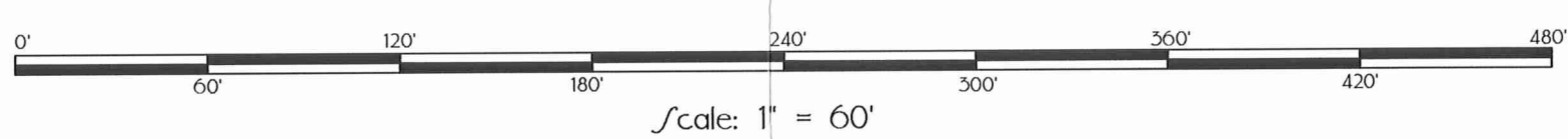
1.890 Ac.s Rec.  
2.074 Ac.s Obs.

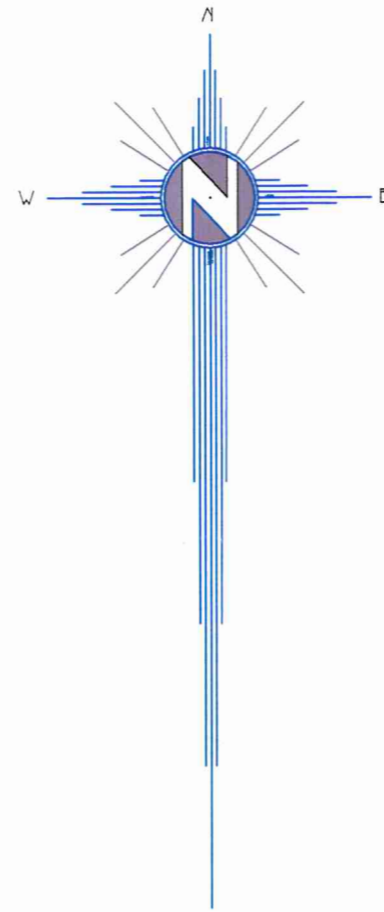
Michael E. and Michelle M. Koniar  
Volume 1085, Page 267  
Parcel No. 1

Michael R. Curran and  
Joanne L. Tuskes  
Volume 725, Page 428

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*R.S.* 12/19/06  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

Kerry A. Braun, Professional Surveyor  
19045 Munn Road  
Chagrin Falls, Ohio 44025 Phone: 330-562-5019

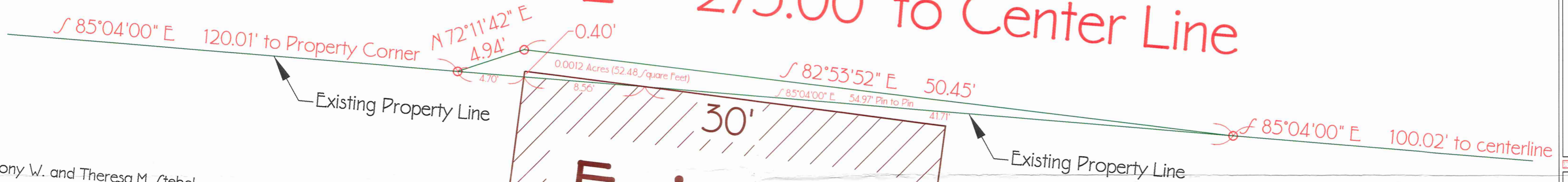




Michael E. and Michelle M. Koniar  
Volume 1085, Page 267  
Parcel No. 1

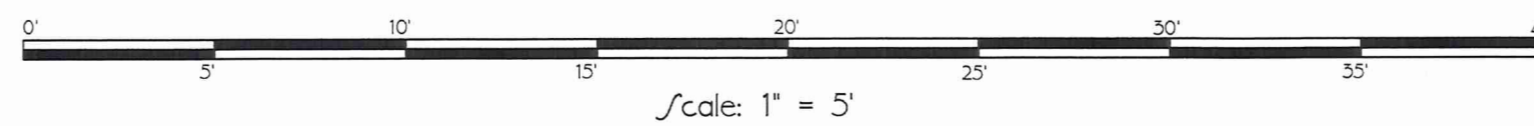
Michael E. and Michelle M. Koniar  
Volume 1085, Page 267  
Parcel No. 1

$\sphericalangle$  85°04'00" E 275.00' to Center Line



Tony W. and Theresa M. Stebel  
Volume 748, Page 419

Tony W. and Theresa M. Stebel  
Volume 748, Page 419



Situated in the Township of Bainbridge, County of Geauga and the State of Ohio, and known as part of Lot No. 11 in Tract No. 3 within said Township and further described as follows:

Beginning at a PK nail found and used at the intersection of the center lines of Taylor-May Road (60 feet wide) and Haskins Roads (60 feet wide);

Thence S. 03° 49' 00" W. along the center line of said Haskins Road (60 feet wide) 2915.32 feet to a one inch iron pin found and used in a Monument Box;

Thence S. 03° 49' 00" W. continuing along the said center line of Haskins Road 126.01 feet to the Southeasterly corner of land conveyed to Michael E. and Michelle M. Koniar as Parcel No. 1 by deed recorded in Volume 1085, Page 267 of the Geauga County Deed Records, said corner also being the Northeasterly corner of land conveyed to Tony W. and Theresa M. Stebel by deed recorded in Volume 748, Page 419 of the aforesaid deed records;

Thence N. 85° 04' 00" W., along the Southerly line of said Koniar, which is also the Northerly line of said Stebel, through a 5/8" iron pin found and used at 30.00 feet, a total distance of 100.02 feet to a 5/8" iron pin set at the Principal Place of Beginning of the land herein intended to be described;

**Course No. 1:** Thence N. 85° 04' 00" W. continuing along said common line of Koniar and Stebel 54.97 feet to a 5/8" iron pin set;

**Course No. 2:** Thence N. 72° 11' 42" E. 4.94 feet to a 5/8" iron pin set;

**Course No. 3:** Thence S. 82° 53' 52" E. 50.45 feet to the Principal Place of Beginning, containing 0.0012 acres (52.48 Square Feet) as surveyed in November, 2006 by Kerry A. Braun, Ohio Professional Surveyor No. 7451.

The bearings in this description are oriented to an assumed meridian and are intended to indicate angular relationships only.

This description is a part of lands conveyed as Parcel No. 1 to Michael E. and Michelle M. Koniar by deed recorded in Volume 1085, Page 267 of the Geauga County Deed Records;

Kerry A. Braun  
Kerry A. Braun  
Ohio Professional Surveyor No. 7451

12/12/06  
Date



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

R.S. 12/19/06  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER