

# COMBINATION AND PLAT OF SURVEY PREPARED FOR: JOSEPH J.S. MILLER AND THE SAW MILL LANE SCHOOL BOARD

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

TOWNSHIP/CITY/VILLAGE: <b>BURTON TOWNSHIP</b>	MONTH: <b>FEBRUARY</b>	PAGE: <b>ONE</b>
	YEAR: <b>2001</b>	<b>OF ONE</b>
SURVEY FOR: <b>SCHOOL SURVEY PHASE-1</b>		

J.C.D. AND S.J. BYLER VOLUME 459, PAGE 241 ✓

**N 89°53'30" W**

**878.24' C.L. - 845.59' R/W rec.**

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

OLD SURVEY PARCEL NO. 10

R.S. 02/06/2001

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

## 11.6767 TOTAL GROSS ACRE PARCEL

DEED OF RECORD:

E.W. AND K. BYLER VOLUME 1104, PAGE 1175

### 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.

OLD SURVEY PARCEL NO. 9

**N 89°47'30" W**

**878.25' C.L. - 845.42' R/W TOTAL rec.**

548.25' C.L. - 515.42' R/W rec.

OLD SURVEY PARCEL NO. 8

J.J.S. AND S. MILLER  
VOLUME 1199, PAGE 818 ✓

OLD SURVEY PARCEL NO. 7

D.R. AND S. MILLER  
VOLUME 1026, PAGE 1100 ✓

OLD SURVEY PARCEL NO. 6

J.J., JR. AND S.J. MILLER  
VOLUME 1240, PAGE 1096

SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 100 WITHIN SAID TOWNSHIP.

**TAVERNY ROAD (S.R. 168)**

**N 23°07'30" W**

561.89' calc.

575.10' calc.

67.95' rec.  
54.61' rec.

**N 23°45'00" W**

**SAW MILL LANE SCHOOL BOARD**  
**N 23°07'30" W**  
**631.12' TOTAL rec.**

OLD SURVEY PARCEL NO. 5  
VOLUME 1278, PAGE 502 ✓

ASSUMED MERIDIAN



GRAPHIC SCALE: 1" EQUALS 100'

○ - DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET IN 1995 SURVEY (DBK PLAT NO. 425-95)

—x—x— DENOTES BARBED WIRE FOUND

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

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



**DELMAR B. KOSIE & ASSOCIATES**

REGISTERED LAND SURVEYORS



200 SOUTH STREET

CHARDON, OHIO 44024

(440) 286-2131

<http://www.alltel.net/~dbkadsl/home.htm>**11.6767 GROSS ACRE PARCEL**

DEED OF RECORD: E.W. AND K. BYLER

VOLUME 1104, PAGE 1175

SITUATED IN THE TOWNSHIPS OF BURTON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 100 WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF TAVERN ROAD (S.R. 168) AT ITS INTERSECTION WITH THE NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO J.J.S. AND S. MILLER AS RECORDED IN VOL. 1199, PG. 818 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N23°45'00"W ALONG SAID CENTERLINE A DISTANCE OF 54.61 FEET TO AN ANGLE POINT THEREIN.

THENCE N23°07'30"W CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 575.10 FEET TO A POINT. SAID POINT BEING A SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO J.C.D. AND S.J. BYLER AS RECORDED IN VOL. 459, PG. 241 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S89°53'30"E ALONG A SOUTHERLY LINE OF SAID BYLER'S LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET (1995 SURVEY) AT 32.65 FEET A TOTAL DISTANCE OF 878.24 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET (1995 SURVEY). SAID POINT BEING A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO THE SAW MILL LANE SCHOOL BOARD AS RECORDED IN VOL. 1278, PG. 502 OF GEauga COUNTY RECORDS AND DEEDS.

THENCE S23°07'30"E ALONG A WESTERLY LINE OF THE SAID SAW MILL LANE SCHOOL BOARD PARCEL A DISTANCE OF 631.12 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET (1995 SURVEY). SAID POINT BEING A SOUTHWESTERLY CORNER OF THE SAID SAW MILL LANE SCHOOL BOARD PARCEL. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO D.R. AND S. MILLER AS RECORDED IN VOL. 1026, PG. 1100 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N89°47'30"W ALONG THE NORTHERLY LINE OF SAID MILLER'S LAND AND ALSO ALONG THE NORTHERLY LINE OF THE AFORESAID J.J.S. AND S. MILLER PARCEL AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET (1995 SURVEY) AT 330.00 FEET AND ALSO PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET (1995 SURVEY) AT 845.42 FEET A TOTAL DISTANCE OF 878.25 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 11.6767 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (DELMAR B. KOSIE, REGISTERED SURVEYOR NUMBER 5276). February, 2001. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

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

R.S.

02/06/2001

OFFICE OF THE  
GEauga COUNTY ENGINEER