

BOUNDARY RE-SURVEY, LOT SPLIT, CONSOLIDATION AND SITE PLAN PREPARED FOR: DIANE F. FARINACCI -&- RUTH ELIZABETH VUTETAKIS

TOWNSHIP/CITY/VILLAGE: CITY OF CHARDON PART OF LOT NO. 124	MONTH: <u>25TH</u> <u>SEPTEMBER</u> YEAR: <u>2012</u>	PAGE: <u>1</u> OF <u>3</u>
SURVEY FOR: DIANE F. FARINACCI -&- RUTH ELIZABETH VUTETAKIS		

DEEDS OF RECORD:
PP# 10-150550 DIANE F. FARINACCI DOCUMENT NO. 201000811713 VOLUME 1883, PAGE 2356 106 MOFFET AVENUE - CHARDON, OHIO 44024
PP# 10-019300 RUTH ELIZABETH VUTETAKIS DOCUMENT NO. 201200847039 VOLUME 1932, PAGE 998 201 SOUTH STREET - CHARDON, OHIO 44024

PAGE INDEX

PAGE NO. 1: TITLE PAGE (CONTENT, VICINITY, ACCEPTANCES).
PAGE NO. 2: BOUNDARY RE-SURVEY, LOT SPLIT AND CONSOLIDATION DETAIL.
PAGE NO. 3: SITE LOCATION DETAIL AND ZONING INFORMATION.

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEauga AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 124 WITHIN SAID
CITY AND SUB-LOT NO. 1 IN MOFFET'S ALLOTMENT AS RECORDED ON OCTOBER 31ST,
1914 IN PLAT VOLUME 1, PAGES 38 AND 39 OF GEauga COUNTY RECORDS AND DEEDS.

OWNER'S ACCEPTANCE

WE, DIANE F. FARINACCI AND RUTH ELIZABETH VUTETAKIS,
THE UNDERSIGNED OWNERS OF THE LANDS SHOWN HEREON, DO HEREBY ACCEPT
THIS LOT SPLIT AND CONSOLIDATION PLAT AND MAP OF THE SAME.

SIGNED PRINTED _____ SIGNED PRINTED _____
DIANE F. FARINACCI RUTH ELIZABETH VUTETAKIS

NOTARY

BEFORE ME, A NOTARY PUBLIC IN THE COUNTY OF _____ GEauga _____ AND STATE OF OHIO,
PERSONALLY APPEARED THE ABOVE SIGNED WHO ACKNOWLEDGED THE SIGNING OF
THIS FOREGOING INSTRUMENT TO BE THEIR OWN PERSONAL ACT AND DEED. IN
WITNESS WHERE OF, I HAVE SET MY HAND AND OFFICIAL SEAL AT _____
_____, THIS _____ DAY OF _____, _____.

NOTARY PUBLIC: SIGNED _____
PRINTED _____

MUNICIPAL APPROVALS

THIS LOT SPLIT AND CONSOLIDATION PLAT HAS BEEN APPROVED BY THE
PLANNING COMMISSION OF THE MUNICIPALITY OF CHARDON, OHIO, BY
ANNOUNCEMENT OF DECISION ADOPTED _____, 2012.

KENNETH R. MILLER, CHAIRMAN DATE

THIS PLAT IS APPROVED BY THE MUNICIPAL ENGINEER OF THE MUNICIPALITY OF
CHARDON THIS _____ DAY OF _____, 2012.

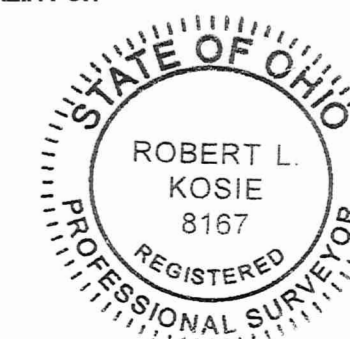
DOUGLAS COURTNEY, PE DATE
MUNICIPAL ENGINEER

SURVEYOR'S CERTIFICATION

I CERTIFY TO: _____ DIANE F. FARINACCI -&- RUTH ELIZABETH VUTETAKIS

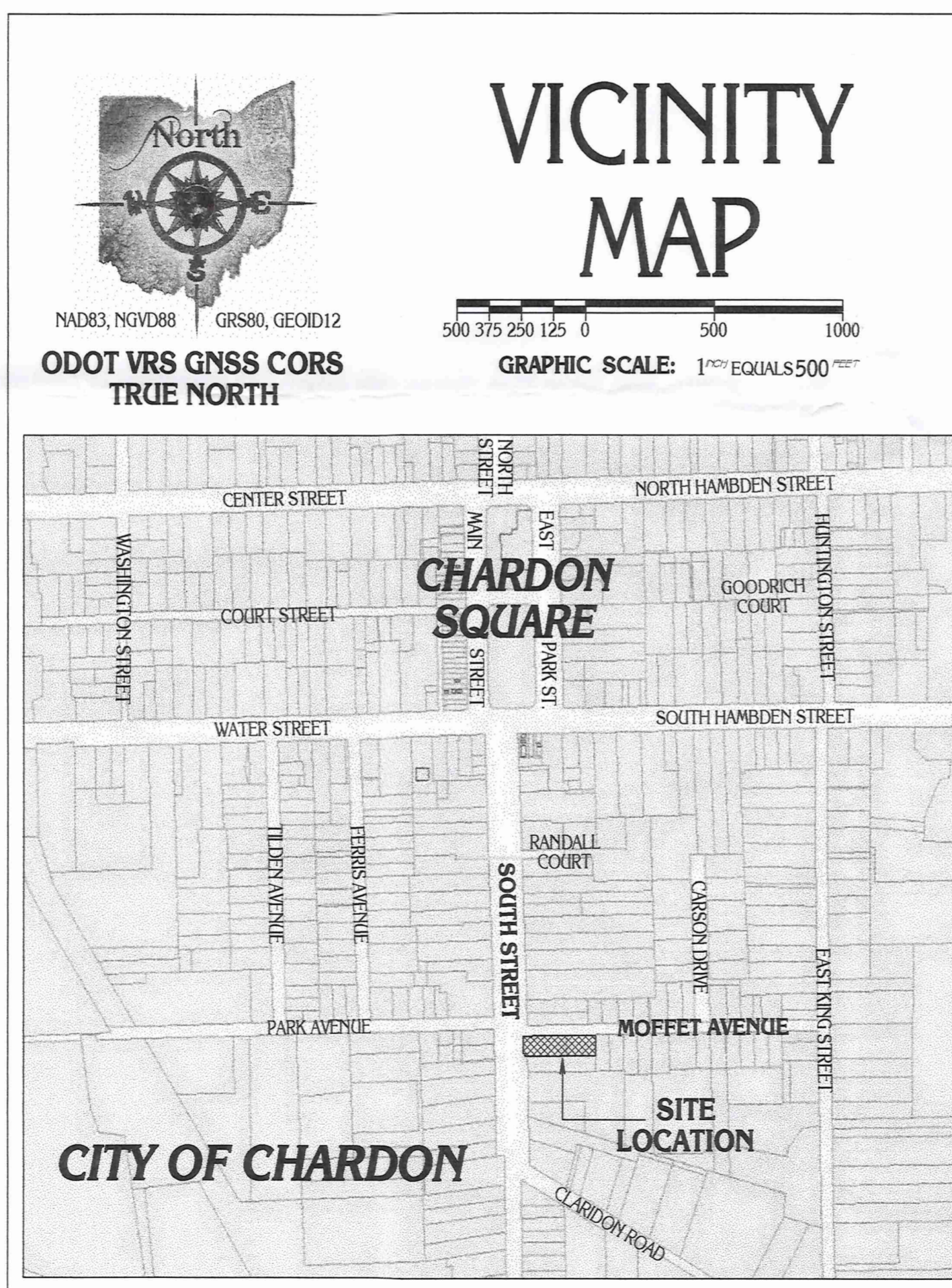
THAT I HAVE SURVEYED THESE PREMESIS AND PREPARED THIS PLAT OF SURVEY
IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE
OHIO REVISED CODE GOVERNING LAND SURVEYS IN THE STATE OF OHIO.
THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND INDICATE
ANGULAR RELATIONSHIPS ONLY. DISTANCES ARE BASED ON U.S. FEET WITH DECIMAL PARTS.
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 OF SURVEY. NO LIABILITY IS ASSUMED FOR THE
EXISTENCE OF ANY OTHER DOCUMENTS THAT MAY AFFECT THE SURVEYED PREMESIS THAT
WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGN ASSUMES NO LIABILITY FOR
THE USE OF UNAUTHORIZED COPIES OF THIS PLAT OF SURVEY, NOR FOR ANY USE, OR
RELIANCE UPON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED HEREIN FOR
THE INTENDED PURPOSE OF THIS SURVEY.

ROBERT L. KOSIE, P.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 8167



ZONING INFORMATION:

(SEE PAGE 3 OF 3 FOR DETAIL)



This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying
11040 Madison Road
Montville, Ohio 44064
440.286.2131
Fax 440.968.3578
www.dbksurveys.com

DBK PLAT NO. 667 2012A

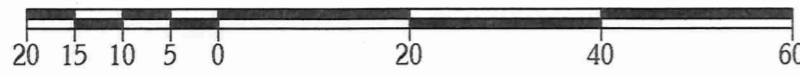


BOUNDARY RE-SURVEY, LOT SPLIT AND CONSOLIDATION DETAIL



NAD83, NGVD88 | GRS80, GEOID12

**ODOT VRS GNSS CORS
TRUE NORTH**



GRAPHIC SCALE: 1" = 20 FEET

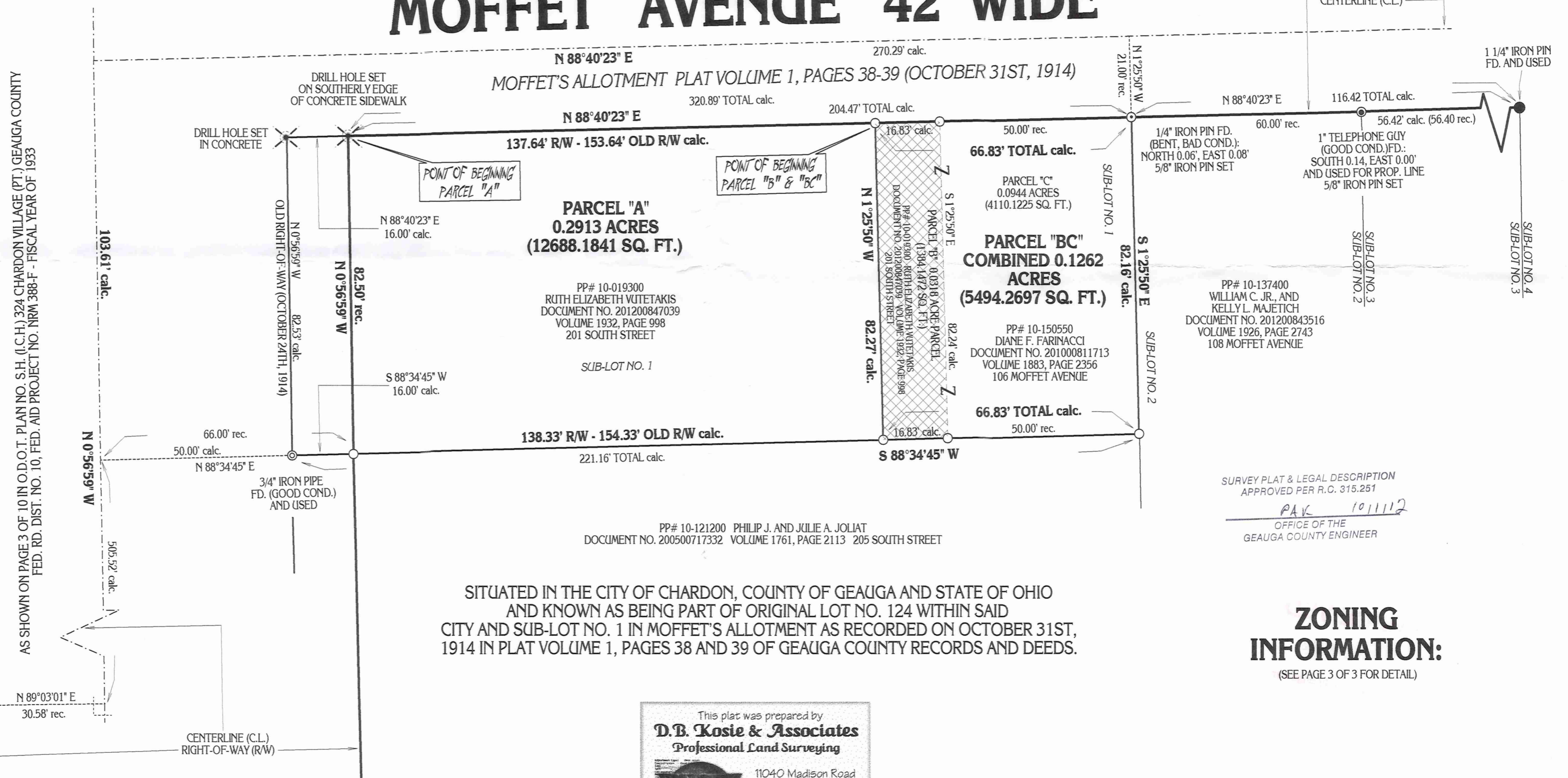
○ - DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN
WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET

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

MOFFET AVENUE 42' WIDE

SOUTH STREET 132' WIDE

AS SHOWN ON PAGE 3 OF 10 IN O.D.T. PLAN NO. S.H. (I.C.H.) 324 CHARDON VILLAGE (PT.) GEauga COUNTY
FED. RD. DIST. NO. 10, FED. AID PROJECT NO. NRM 388-F - FISCAL YEAR OF 1933



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.O. 315.251
PAK 10/11/12
OFFICE OF THE
GEAUGA COUNTY ENGINEER

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEAGA AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 124 WITHIN SAID
CITY AND SUB-LOT NO. 1 IN MOFFET'S ALLOTMENT AS RECORDED ON OCTOBER 31ST,
1914 IN PLAT VOLUME 1, PAGES 38 AND 39 OF GEAGA COUNTY RECORDS AND DEEDS.

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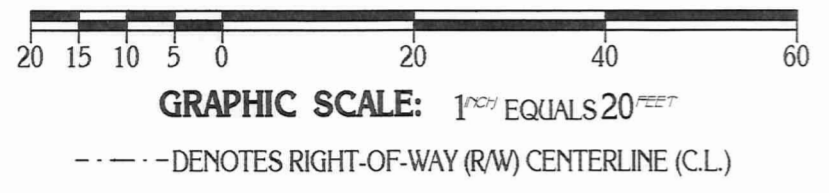
11040 Madison Road
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440.286.2131
Fax 440.968.3578
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DBK PLAT NO. 667 2012B

**ZONING
INFORMATION:**
(SEE PAGE 3 OF 3 FOR DETAIL)



NAD83, NGVD88 | GRS80, GEOID12
ODOT VRS GNSS CORS
TRUE NORTH



SITE LOCATION DETAIL AND ZONING INFORMATION.

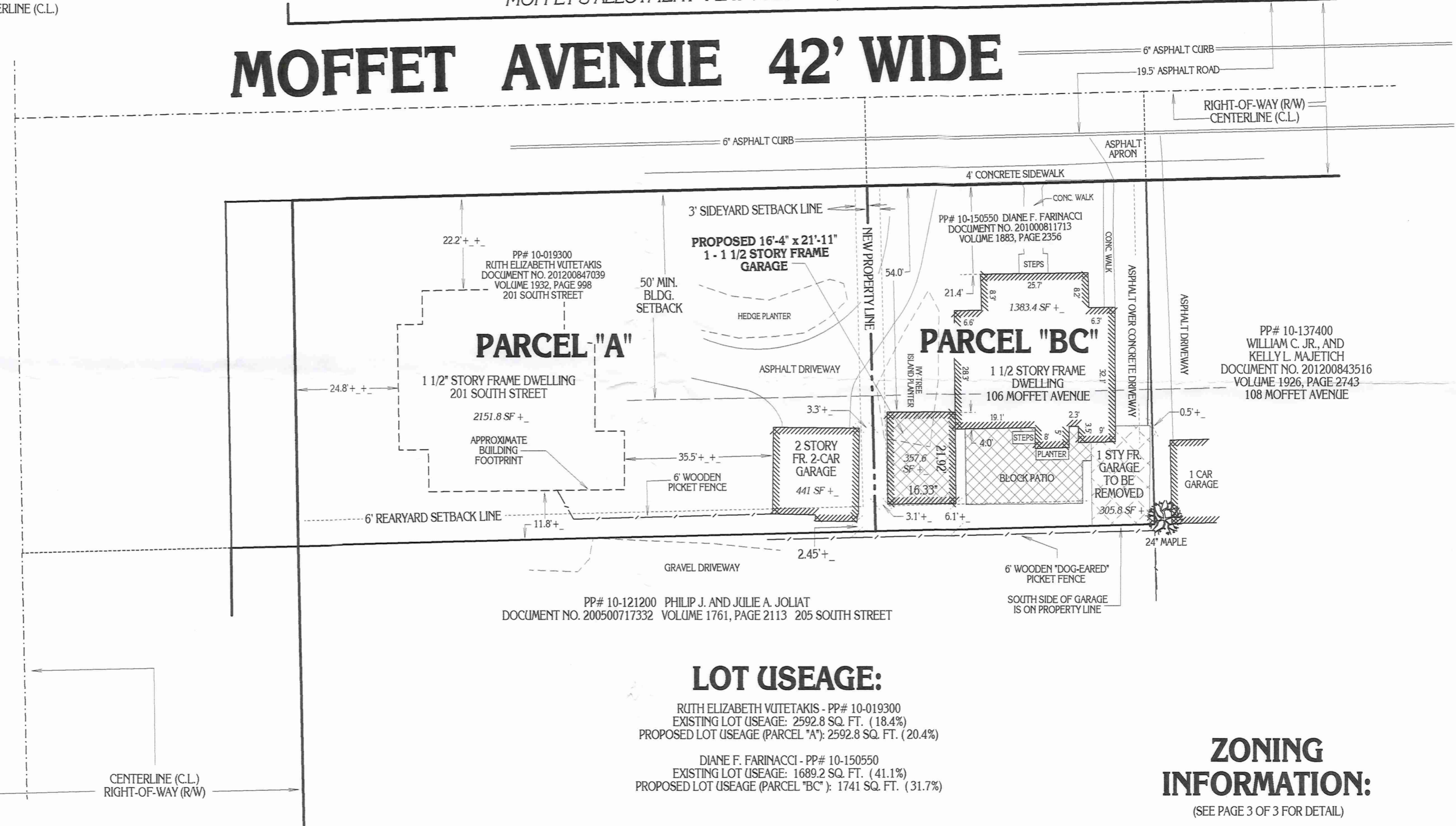
TOWNSHIP/CITY/VILLAGE: CITY OF CHARDON PART OF LOT NO. 124	MONTH: SEE PAGE 1 OF 3	PAGE: 3 OF 3
	YEAR: SEE PAGE 1 OF 3	
SURVEY FOR: DIANE F. FARINACCI -& RUTH ELIZABETH VUTETAKIS		

MOFFET'S ALLOTMENT PLAT VOLUME 1, PAGES 38-39 (OCTOBER 31ST, 1914)

MOFFET AVENUE 42' WIDE

SOUTH STREET 132' WIDE

AS SHOWN ON PAGE 3 OF 10 IN O.D.O.T. PLAN NO. S.H. (I.C.H.) 324 CHARDON VILLAGE (PT.) GEauga COUNTY
 FED. RD. DIST. NO. 10, FED. AID PROJECT NO. NRM 388-F - FISCAL YEAR OF 1933



PP# 10-121200 PHILIP J. AND JULIE A. JOLIAT
 DOCUMENT NO. 200500717332 VOLUME 1761, PAGE 2113 205 SOUTH STREET

LOT USAGE:

RUTH ELIZABETH VUTETAKIS - PP# 10-019300
 EXISTING LOT USAGE: 2592.8 SQ. FT. (18.4%)
 PROPOSED LOT USAGE (PARCEL "A"): 2592.8 SQ. FT. (20.4%)
 DIANE F. FARINACCI - PP# 10-150550
 EXISTING LOT USAGE: 1689.2 SQ. FT. (41.1%)
 PROPOSED LOT USAGE (PARCEL "BC"): 1741 SQ. FT. (31.7%)

ZONING INFORMATION:

(SEE PAGE 3 OF 3 FOR DETAIL)

R-2 RESIDENTIAL DISTRICT:

MAXIMUM LOT COVERAGE: 30% **SETBACK (R/W): 50.0 FEET**
SIDEYARD (MIN. ONE SIDE): 12.0 FEET **SIDEYARD (COMBINED): 25.0 FEET**
REARYARD: 40.0 FEET **MINIMUM BUILDING SEPARATION: 25.0 FEET**
MAXIMUM BUILDING HEIGHT (PRINCIPAL): 35.0' **MAXIMUM BUILDING HEIGHT (ACCESSORY): 20.0'**
ACCESSORY DETACHED BUILDING (SUCH AS GARAGES AND STORAGE SHEDS - REAR ONLY)
SIDEYARD: 3.0', REARYARD: 6.0'
DRIVEWAYS AND FENCES: SIDEYARD 0.0', REARYARD 0.0'
MAXIMUM FENCE HEIGHT: 6.0' (3.0' WHEN FRONTING A STREET)

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEAGA
 AND STATE OF OHIO AND KNOWN AS BEING PART OF
 ORIGINAL LOT NO. 124 WITHIN SAID CITY AND SUB-LOT NO. 1
 IN MOFFET'S ALLOTMENT AS RECORDED ON
 OCTOBER 31ST, 1914 IN PLAT VOLUME 1, PAGES 38 AND 39 OF
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DBK PLAT NO. 667 2012C

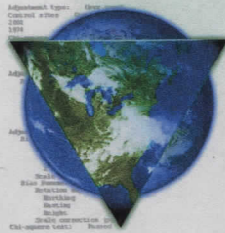
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PARCEL "A" 0.2913 ACRE PARCEL **(12688.1841 SQ. FT.)**

DEED OF RECORD: PP# 10-019300 RUTH ELIZABETH VUTETAKIS
DOCUMENT NO. 201200847039 VOLUME 1932, PAGE 998 (201 SOUTH STREET)

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 124 WITHIN SAID CITY AND SUB-LOT NO. 1 IN MOFFET'S ALLOTMENT (MA) AS RECORDED ON OCTOBER 31ST, 1914 IN PLAT VOLUME 1, PAGES 38 AND 39 OF GEauga COUNTY RECORDS AND DEEDS (GCRD) AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A DRILL HOLE SET IN CONCRETE ON THE SOUTHERLY EDGE OF THE SOUTHERLY SIDEWALK OF MOFFET AVENUE WHERE THE EASTERLY MARGIN OF SOUTH STREET (132 FEET WIDE) INTERSECTS THE SOUTHERLY MARGIN OF MOFFET AVENUE (42 FEET WIDE). SAID POINT BEING LOCATED S 88°40'23" W, A DISTANCE OF 320.89 FEET FROM A 1 1/4" IRON PIN FOUND AT THE NORTHEASTERLY CORNER OF SUB-LOT NO. 3 IN MA. SAID POINT BEING **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N 88°40'23" E ALONG THE SOUTHERLY MARGIN OF SAID MOFFET AVENUE A DISTANCE OF 137.64 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 1°25'50" E ALONG THE EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 82.27 FEET TO A 5/8" IRON PIN SET ON THE NORTHERLY LINE OF PP# 10-121200 AS CONVEYED TO PHILIP J. AND JULIE A. JOLIAT AND RECORDED IN DOCUMENT NO. 200500717332 (VOLUME 1761, PAGE 2113) OF GCRD. SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

PARCEL "A" 0.2913 ACRE PARCEL
(CONTINUED)

THENCE S 88°34'45" W ALONG THE NORTHERLY LINE OF SAID JOLIAT'S LAND AND PASSING THROUGH A 5/8" IRON PIN SET ON THE EASTERLY MARGIN OF THE AFORESAID SOUTH STREET AT 138.33 FEET A TOTAL DISTANCE OF 154.33 TO A 3/4" IRON PIPE FOUND. SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID JOLIAT'S LAND. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 0°56'59" W ALONG THE WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED, PARALLEL WITH THE EASTERLY MARGIN OF SAID SOUTH STREET AND 16.00 FEET THEREFROM, A DISTANCE OF 82.53 FEET TO A DRILL HOLE SET IN CONCRETE. SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 88°40'23" E ALONG THE NORTHERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 16.00 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 0.2913 ACRES OF LAND (12688.1841 SQ. FT.) AS SURVEYED BY D.B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO TRUE NORTH USING THE OHIO DEPARTMENT OF TRANSPORTATION VRS AND CORS NETWORK (NAD83, NGVD88, GRS80, GEOID12). DATE: September 26, 2012. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THE INTENT OF THIS LEGAL DESCRIPTION IS TO DESCRIBE THE RESIDUAL OF PP# 10-019300 AS CONVEYED TO RUTH ELIZABETH VUTETAKIS AND RECORDED IN DOCUMENT NO. 201200847039 (VOLUME 1932, PAGE 998) OF GCRD. ALSO KNOWN AS BEING 201 SOUTH STREET.

ALL 5/8" IRON PINS SET SHOWN HEREIN NOTED AS BEING 5/8" x 30" LONG STEEL REBAR PINS WITH A YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167".


ROBERT L. KOSIE
OHIO PROFESSIONAL
SURVEYOR NO. 8167



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

PAK 10/1/12
OFFICE OF THE
GEAUGA COUNTY ENGINEER

DATED: SEP. 26, 2012

Picked up 10/1/2012

10-165737

Vol. 1941Pg. 1148



D.B. Kosie & Associates

Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064
(440) 286-2131

or (440) 968-3578

www.dbksurveys.com

PARCEL "B" 0.0318 ACRE PARCEL **(1384.1472 SQ. FT.)**

DEED OF RECORD: PP# 10-019300 RUTH ELIZABETH VUTETAKIS
DOCUMENT NO. 201200847039 VOLUME 1932, PAGE 998 (201 SOUTH STREET)

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 124 WITHIN SAID CITY AND SUB-LOT NO. 1 IN MOFFET'S ALLOTMENT (MA) AS RECORDED ON OCTOBER 31ST, 1914 IN PLAT VOLUME 1, PAGES 38 AND 39 OF GEauga COUNTY RECORDS AND DEEDS (GCRD) AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A DRILL HOLE SET IN CONCRETE ON THE SOUTHERLY EDGE OF THE SOUTHERLY SIDEWALK OF MOFFET AVENUE WHERE THE EASTERLY MARGIN OF SOUTH STREET (132 FEET WIDE) INTERSECTS THE SOUTHERLY MARGIN OF MOFFET AVENUE (42 FEET WIDE). SAID POINT BEING LOCATED S 88°40'23" W, A DISTANCE OF 320.89 FEET FROM A 1 1/4" IRON PIN FOUND AT THE NORTHEASTERLY CORNER OF SUB-LOT NO. 3 IN MA.

THENCE N 88°40'23" E ALONG THE SOUTHERLY MARGIN OF SAID MOFFET AVENUE A DISTANCE OF 137.64 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N 88°40'23" E CONTINUING ALONG THE SOUTHERLY MARGIN OF SAID MOFFET AVENUE A DISTANCE OF 16.83 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE NORTHWESTERLY CORNER OF PP# 10-150550 AS CONVEYED TO DIANE F. FARINACCI AND RECORDED IN DOCUMENT NO. 201000811713 (VOLUME 1883, PAGE 2356) OF GCRD. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

PARCEL "B" 0.0318 ACRE PARCEL
(CONTINUED)

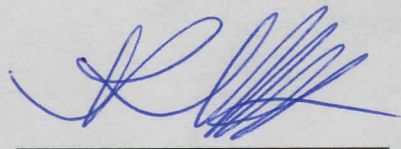
THENCE S 1°25'50" E ALONG THE WESTERLY LINE OF SAID FARINACCI'S LAND A DISTANCE OF 82.24 FEET TO A 5/8" IRON PIN SET ON THE NORTHERLY LINE OF PP# 10-121200 AS CONVEYED TO PHILIP J. AND JULIE A. JOLIAT AND RECORDED IN DOCUMENT NO. 200500717332 (VOLUME 1761, PAGE 2113) OF GCRD. SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID FARINACCI'S LAND. SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

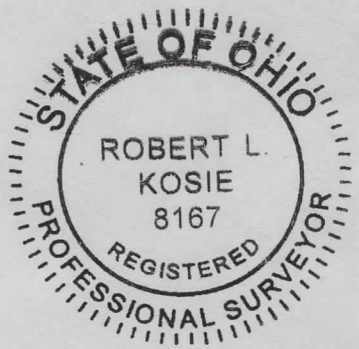
THENCE S 88°34'45" W ALONG THE NORTHERLY LINE OF SAID JOLIAT'S LAND A DISTANCE OF 16.83 TO A 5/8" IRON PIN SET. SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 1°25'50" W ALONG THE WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 82.27 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 0.0318 ACRES OF LAND (1384.1472 SQ. FT.) AS SURVEYED BY D.B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO TRUE NORTH USING THE OHIO DEPARTMENT OF TRANSPORTATION VRS AND CORS NETWORK (NAD83, NGVD88, GRS80, GEOID12). DATE: September 26, 2012. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THE INTENT OF THIS LEGAL DESCRIPTION IS TO DESCRIBE THE SUBDIVIDED PORTION OF PP# 10-019300 AS CONVEYED TO RUTH ELIZABETH VUTETAKIS AND RECORDED IN DOCUMENT NO. 201200847039 (VOLUME 1932, PAGE 998) OF GCRD. ALSO KNOWN AS BEING 201 SOUTH STREET.

ALL 5/8" IRON PINS SET SHOWN HEREIN NOTED AS BEING 5/8" x 30" LONG STEEL REBAR PINS WITH A YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167".


ROBERT L. KOSIE
OHIO PROFESSIONAL
SURVEYOR NO. 8167



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 10/1/12
OFFICE OF THE
GEAUGA COUNTY ENGINEER

DATED: SEPT. 26, 2012

D.B. Kosie & Associates

Professional Land Surveying

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www.dbksurveys.com



PARCEL "BC" 0.1262 ACRE PARCEL **(5494.2697 SQ. FT.)**

DEEDS OF RECORD: PP# 10-019300 RUTH ELIZABETH VUTETAKIS
DOCUMENT NO. 201200847039 VOLUME 1932, PAGE 998 (201 SOUTH STREET)
AND PP# 10-150550 DIANE F. FARINACCI DOCUMENT NO. 201000811713
VOLUME 1883, PAGE 2356 (106 MOFFET AVENUE)

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEauga AND STATE OF OHIO
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FROM A 1 1/4" IRON PIN FOUND AT THE NORTHEASTERLY CORNER OF SUB-LOT NO. 3 IN
MA.

THENCE N 88°40'23" E ALONG THE SOUTHERLY MARGIN OF SAID MOFFET AVENUE A
DISTANCE OF 137.64 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE
NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL
PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N 88°40'23" E CONTINUING ALONG THE SOUTHERLY MARGIN OF SAID MOFFET
AVENUE AND PASSING THROUGH A 5/8" IRON PIN SET AT 16.83 FEET A TOTAL DISTANCE
OF 66.83 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE NORTHWESTERLY CORNER
OF PP# 10-137400 AS CONVEYED TO WILLIAM C. JR., AND KELLY L. MAJETICH AND

PARCEL "BC" 0.1262 ACRE PARCEL
(CONTINUED)

RECORDED IN DOCUMENT NO. 201200843516 (VOLUME 1926, PAGE 2743) OF GCRD, BEING THE NORTHWESTERLY CORNER OF SUB-LOT NO. 2 IN MA. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

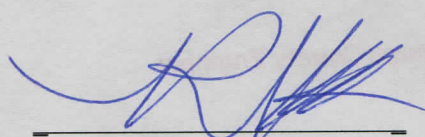
THENCE S 1°25'50" E ALONG THE WESTERLY LINE OF SAID MAJETICH'S LAND, BEING THE WESTERLY LINE OF SUB-LOT NO. 2, A DISTANCE OF 82.16 FEET TO A 5/8" IRON PIN SET AT THE NORTHEASTERLY CORNER OF PP# 10-121200 AS CONVEYED TO PHILIP J. AND JULIE A. JOLIAT AND RECORDED IN DOCUMENT NO. 200500717332 (VOLUME 1761, PAGE 2113) OF GCRD. SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 88°34'45" W ALONG THE NORTHERLY LINE OF SAID JOLIAT'S LAND AND PASSING THROUGH A 5/8" IRON PIN SET AT 50.00 FEET, A TOTAL DISTANCE OF 66.83 TO A 5/8" IRON PIN SET. SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 1°25'50" W ALONG THE WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 82.27 TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 0.1262 ACRES OF LAND (5494.2697 SQ. FT.) AS SURVEYED BY D.B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO TRUE NORTH USING THE OHIO DEPARTMENT OF TRANSPORTATION VRS AND CORS NETWORK (NAD83, NGVD88, GRS80, GEOID12). DATE: September 26, 2012. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

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ALL 5/8" IRON PINS SET SHOWN HEREIN NOTED AS BEING 5/8" x 30" LONG STEEL REBAR PINS WITH A YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167".


ROBERT L. KOSIE
OHIO PROFESSIONAL
SURVEYOR NO. 8167



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

PAK 10/1/12
OFFICE OF THE
GEAUGA COUNTY ENGINEER

DATED: SEPT. 26, 2012