

0.347 ACRE PARCEL

(Continued)

Thence North 88°17'21" East, along the southerly line of said Deak's land, and also along the southerly line of PPN 10-045850 as conveyed to Benjamin J. Schuler and Kimberly A. Schuler and recorded in INST 200500728202, Volume 1777, Page 1 of GCRD, 76.56 feet to a 5/8" iron pin set on the westerly line of PPN 10-059700 as conveyed to Mary C. Craig and recorded in INST 201700919694, Volume 2030, Page 724 of GCRD. Said point being a southeasterly corner of said Schuler's land. Said point also being the northeasterly corner of the parcel herein described and witnessed by a 1 1/4" iron pipe found 0.58 feet south and 0.01 feet east (South 01°20'53" East, 0.58 feet) therefrom.

Thence South 01°20'53" East, along said westerly line of Craig's land and passing through said 1 1/4" iron pipe found at 0.58 feet, a total distance of 198.00 feet to a 5/8" iron pin set on the northerly R/W of the aforesaid Water Street. Said point being the southwesterly corner of said Craig's land. Said point also being the southeasterly corner of the parcel herein described.

Thence South 88°17'21" West, along said R/W, a frontage distance of 76.10 feet to **The Principal Place of Beginning of this Survey** and containing 0.347 acres of land as surveyed in August of 2017 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid2012B). Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

The intent of this survey is to more accurately describe PPN 10-127170 as conveyed to Lorraine Onisi and recorded in INST 201600908078, Volume 2014, Page 555 of GCRD. Also known as being 306 Water Street.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

All drill holes noted as being 1/2" (min.) diameter x 3/4" (min.) deep drilled holes (circular borings).



Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167

Dated: 8.28.17

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Thub *08 28 17*
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.