

TOWNSHIP/CITY/VILLAGE:	MONTH:	PAGE:
CHARDON TOWNSHIP	OCTOBER	ONE
	YEAR:	OF:
	1999	ONE
SURVEY FOR: JOE STAFFORD		

# PLAT AND SUBDIVISION SURVEY PREPARED FOR: JOSEPH H. AND KAREN E. STAFFORD

DEED OF RECORD: VOLUME 609, PAGE 264 AND VOLUME 927, PAGE 707 & 708 (PARCEL NO. 1 & 2)

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

## WOODIN ROAD 60'

1" IRON PIN IN  
MONUMENT BOX  
FD. AND USED

63.07' calc.

1634.84' TOTAL rec. & used  
300.17' calc.  
300.17' calc.

N 77°31'28" E  
341.50' calc.

301.87' calc.

### 1.5204 ACRE PARCEL

DEED OF RECORD:  
VOLUME 609, PAGE 264  
(NEW SURVEY VOLUME 1221, PAGE 65)

\*NOTE:  
THIS STABLE MUST BE MAINTAINED AS  
AGRICULTURAL USE ONLY. ANY DEVIATION  
MAY RESULT IN FINES, PENALTIES, AND OR  
FORCED DEMOLITION.

287.10' TOTAL rec.  
196.40' calc.

296.40' TOTAL calc.

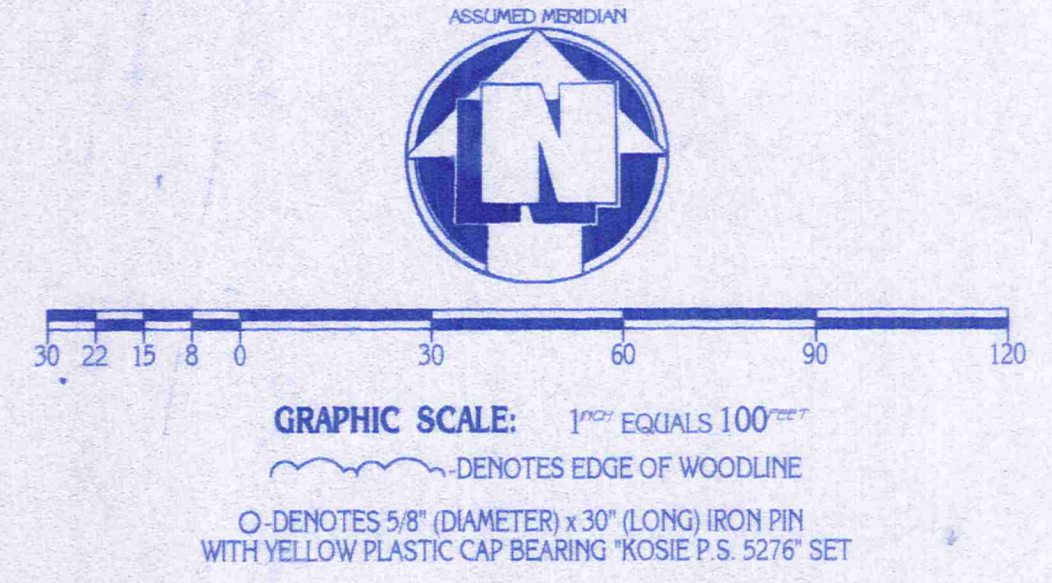
DEED OF RECORD:  
J.J. GRUENER  
VOLUME 927, PAGE 707  
PARCEL NO. 1  
(CURRENTLY IN FORCLOSURE)  
0.6230 ACRES

325.00' TOTAL calc.

N 4°29'58" E  
275.16' C.L. - 243.79' RW calc.

N 85°14'17" W  
9.30' calc.

N 4°29'58" E  
69.25' calc.



GEAUGA COUNTY  
VOL. 159, PG. 37

1" IRON PIN IN  
MONUMENT BOX  
FD. AND USED

930.10' calc.

DEED OF RECORD:  
J.J. GRUENER  
VOLUME 927, PAGE 707 & 708  
PARCEL NO. 2  
(CURRENTLY IN FORCLOSURE)

N 57°55'34" W

336.21' C.L. - 293.45' RW calc.

0.6' x 0.3' SQUARE  
STONE MONUMENT  
FD. AND USED

### 1.4796 TOTAL GROSS ACRE PARCEL

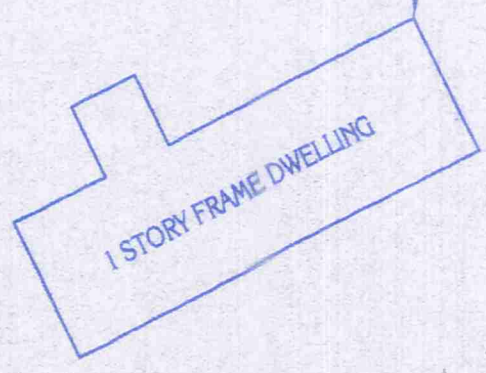
N 85°14'17" W

225.00' calc.

ORIGINAL LOT NO. 31

DEED OF RECORD:  
J.J. GRUENER  
VOLUME 927, PAGE 707  
PARCEL NO. 1  
(CURRENTLY IN FORCLOSURE)

161' +



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 10/16/99  
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.

*Delmar B. Kosie*

DELMAR B. KOSIE  
REGISTERED PROFESSIONAL SURVEYOR  
REGISTRATION NO. 5276



SITUATED IN THE TOWNSHIP OF CHARDON,  
COUNTY OF GEAUGA AND STATE OF OHIO,  
AND KNOWN AS BEING PART OF ORIGINAL  
LOTS NO. 29, 30, 31 AND 32 IN TRACT NO. 2, WITHIN  
SAID TOWNSHIP.

## PLAT NO. 512 99

REVISED: FEB. 24, 1999  
LAST REVISION: OCTOBER 1, 1999

CHA0011A  
CHA00114

Stafford  
picked up 10-14-1999

06-120574

# DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



200 SOUTH STREET

CHARDON, OHIO 44024

(440) 286-2131

## 1.4796 ACRE PARCEL

DEED OF RECORD: VOLUME 927, PAGE 707 & 708 (PARCEL NO. 1 & 2)

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOTS NO. 29, 30, 31, AND 32, IN TRACT NO. 2, WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX FOUND AT AN ANGLE POINT ON THE CENTERLINE OF WOODIN ROAD (60 FEET WIDE).

THENCE S77°31'28"W ALONG SAID CENTERLINE A DISTANCE OF 63.07 FEET TO A POINT. SAID POINT BEING A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO GEAUGA COUNTY AS RECORDED IN VOL. 159, PG. 37 OF GEAUGA COUNTY RECORDS AND DEEDS.

THENCE S04°29'58"W ALONG A WESTERLY LINE OF SAID GEAUGA COUNTIES LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET AT 31.37 FEET A TOTAL DISTANCE OF 275.16 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET. SAID POINT BEING A SOUTHWESTERLY CORNER OF SAID GEAUGA COUNTIES LAND. SAID POINT ALSO BEING THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.

THENCE S85°14'17"E ALONG A SOUTHERLY LINE OF SAID GEAUGA COUNTIES LAND A DISTANCE OF 9.30 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET. SAID POINT BEING A NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S04°29'58"W A DISTANCE OF 69.25 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET. SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

CHA00114

# DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



200 SOUTH STREET

CHARDON, OHIO 44024

(440) 286-2131

## 1.4796 ACRE PARCEL (cont.)

THENCE N85°14'17"W ALONG THE SOUTHERLY LINE OF THE PARCEL HEREIN DESCRIBED AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET AT 100.00 FEET A TOTAL DISTANCE OF 325.00 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET AT AN ANGLE POINT THEREIN.

THENCE N57°55'34"W ALONG THE SOUTHWESTERLY LINE OF THE PARCEL HEREIN DESCRIBED AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET AT 293.45 FEET A TOTAL DISTANCE OF 336.21' TO A POINT ON THE CENTERLINE OF THE AFORESAID WOODIN ROAD. SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED

THENCE N77°31'28"E ALONG SAID CENTERLINE A DISTANCE OF 341.50 FEET TO A POINT. SAID POINT BEING THE NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO J.H. AND K.E. STAFFORD AS RECORDED IN VOL. 609, PG. 264 (NEW SURVEY VOL. 1221, PG. 65) OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING A NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S04°29'58"W ALONG THE WESTERLY LINE OF SAID STAFFORD'S LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET AT 31.37 FEET A TOTAL DISTANCE OF 186.21 FEET TO A 0.6' x 0.3' SQUARE STONE MONUMENT FOUND. SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID STAFFORD'S LAND.

THENCE S85°14'17"E ALONG THE SOUTHERLY LINE OF SAID STAFFORD'S LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET AT 196.40 FEET A TOTAL DISTANCE OF 287.10 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY AND CONTAINING 1.4796 ACRES OF LAND, OF WHICH 0.6230 ACRES OF LAND ARE FROM SAID DEED OF RECORD PARCEL NO. 1 AND 0.8566 ACRES OF LAND ARE FROM SAID DEED OF RECORD PARCEL NO. 2, AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (DELMAR B. KOSIE, REGISTERED SURVEYOR NO. 5276). OCTOBER, 1999. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.

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

Page Number: 2

R.S. 10 16 99

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GEAUGA COUNTY ENGINEER