

CHA00115

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Stafford
Picked up 3-3-1999
By Auditor

DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



200 SOUTH STREET

CHARDON, OHIO 44024

(440) 286-2131

1.520 ACRE PARCEL

DEED OF RECORD: VOLUME 609, PAGE 264

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 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. SAID POINT ALSO BEING THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.

THENCE S04 29'58"W ALONG A WESTERLY LINE OF SAID GEAUGA COUNTIES LAND AND PASSING THROUGH A 5/8" IRON PIN SET AT 31.22 FEET A TOTAL DISTANCE OF 275.16 FEET TO A 5/8" IRON PIN SET ON A NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO J.J. GRUENER AS RECORDED IN VOL. 927, PG. 707 (PARCEL NO. 1) OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N85 14'17"W ALONG SAID GRUENER'S NORTHERLY LINE A DISTANCE OF 287.10 FEET TO A 0.6' x 0.3' SQUARE STONE MONUMENT FOUND. SAID POINT BEING A SOUTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO J.J. GRUENER AS RECORDED IN VOL. 927, PG. 707 & 708 (PARCEL NO. 2) OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N04 29'58"E ALONG AN EASTERLY LINE OF SAID GRUENER'S LAND AND PASSING THROUGH A 5/8" IRON PIN SET AT 154.99 FEET A TOTAL DISTANCE OF 186.21 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID WOODIN ROAD.

THENCE N77 31'28"E ALONG SAID CENTERLINE A DISTANCE OF 300.17 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY AND CONTAINING 1.520 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (DELMAR B. KOSIE, REGISTERED SURVEYOR NO. 5276). FEBRUARY, 1999. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.

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

R.S. 3/3/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER