

CHA 00126
CHA00126

Wantz
Picked up 6-1-2000
06-120521

DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



200 SOUTH STREET
CHARDON, OHIO 44024
(440) 286-2131

0.0592 ACRE PARCEL

(2580.0003 SQUARE FEET)

DEED OF RECORD:

ROBERT R. WANTZ VOL. 1289, PG. 975
LAST REVISION: MAY 25, 2000

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 33, IN TRACT NO. 2, WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN FOUND AT AN ANGLE POINT ON THE CENTERLINE OF WOODIN ROAD (60 FEET WIDE).

THENCE S89°44'40"W ALONG SAID CENTERLINE A DISTANCE OF 370.00 FEET TO A POINT. SAID POINT BEING A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO D.M. AND M. WANTZ AS RECORDED IN VOL. 868, PG. 1156 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE S00°07'47"E ALONG A WESTERLY LINE OF SAID WANTZ' LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET AT 30.00 FEET A TOTAL DISTANCE OF 150.00 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.

THENCE S89°44'40"W ALONG THE SOUTHERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 21.50 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 SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N00°07'47"W ALONG THE SOUTHWESTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 90.00 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 N19°34'13"E ALONG THE NORTHWESTERLY 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 31.89 FEET A TOTAL DISTANCE OF 63.78 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY AND CONTAINING 0.0592 ACRES OF LAND (2580.0003 SQUARE FEET) AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (DELMAR B. KOSIE, REGISTERED SURVEYOR NUMBER 5276). DECEMBER, 1999. 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. 6/1/2000

OFFICE OF THE
GEAUGA COUNTY ENGINEER

DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



200 SOUTH STREET

CHARDON, OHIO 44024

(440) 286-2131

5.0002 ACRE PARCEL

DEED OF RECORD: ROBERT R. WANTZ VOL. 1289, PG. 975

LAST REVISION: MAY 25, 2000

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 33 AND 34, IN TRACT NO. 2, WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN FOUND AT AN ANGLE POINT ON THE CENTERLINE OF WOODIN ROAD (60 FEET WIDE).

THENCE S89°44'40"W ALONG SAID CENTERLINE A DISTANCE OF 370.00 FEET TO A POINT. SAID POINT BEING A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO D.M. AND M. WANTZ AS RECORDED IN VOL. 868, PG. 1156 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING A NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE S19°34'13"W ALONG AN EASTERLY 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 31.89 FEET A TOTAL DISTANCE OF 63.78 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 S00°07'47"E ALONG AN EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 90.00 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET.

THENCE N89°44'40"E ALONG A NORTHERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 21.50 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET ON A WESTERLY LINE OF THE AFORESAID WANTZ PARCEL.

THENCE S00°07'47"E ALONG THE WESTERLY LINE OF SAID WANTZ' LAND AND ALSO ALONG THE WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO D.M. AND M. WANTZ AS RECORDED IN VOL. 868, PG. 1084 OF GEAUGA COUNTY RECORDS AND DEEDS A DISTANCE OF 200.00 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 WANTZ' LAND.

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200 SOUTH STREET

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5.0002 ACRE PARCEL

(CONTINUED)

THENCE N89°44'40"E ALONG A SOUTHERLY LINE OF SAID WANTZ' LAND AND ALSO ALONG A SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO T.G. AND M.B. WILLIAMS AS RECORDED IN VOL. 762, PG. 1186 (PARCEL NO. 1) OF GEauga COUNTY RECORDS AND DEEDS A DISTANCE OF 370.00 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET ON A WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO M. AND C. MOORE AS RECORDED IN VOL. 960, PG. 0013 (PARCEL NO. 1) OF GEauga COUNTY RECORDS AND DEEDS.

THENCE S00°07'47"E ALONG THE WESTERLY LINE OF SAID MOORE'S LAND A DISTANCE OF 470.32 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.

THENCE S89°44'40"W ALONG THE MOST SOUTHERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 420.00 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 THE PARCEL HEREIN DESCRIBED.

THENCE N00°07'47"W ALONG A WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 650.32 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET.

THENCE S89°44'40"W ALONG A SOUTHERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 31.50 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 THE PARCEL HEREIN DESCRIBED.

THENCE N00°07'47"W ALONG THE MOST WESTERLY 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 140.00 FEET A TOTAL DISTANCE OF 170.00 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID WOODIN ROAD.

THENCE N89°44'40"E ALONG SAID CENTERLINE A DISTANCE OF 81.50 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY AND CONTAINING 5.0002 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (DELMAR B. KOSIE, REGISTERED SURVEYOR NUMBER 5276). DECEMBER, 1999. 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. _____ *6/1/2000*

OFFICE OF THE
GEAUGA COUNTY ENGINEER

CHA 00126

DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



200 SOUTH STREET

CHARDON, OHIO 44024

(440) 286-2131

31.2184 ACRE PARCEL

DEED OF RECORD: ROBERT R. WANTZ VOL. 1289, PG. 975

LAST REVISION: MAY 25, 2000

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 33 AND 34, 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 N89°40'32"E ALONG SAID CENTERLINE A DISTANCE OF 758.55 FEET TO A POINT. SAID POINT BEING A NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO S. AND V.J. BOLES AS RECORDED IN VOL. 460, PAGE 676 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE S00°07'41"W ALONG AN EASTERLY LINE OF SAID BOLES LAND AND PASSING THROUGH A 3/4" IRON PIPE FOUND AT 30.00 FEET A TOTAL DISTANCE OF 1711.49 FEET TO A 5/8" IRON PIN WITH CAP BEARING "NOVAK 7507" FOUND ON A NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO W.C. AND D.L. HOFSTETTER AS RECORDED IN VOL. 1007, PG. 41-43 (PARCEL NO. 1 & 2) OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT BEING A SOUTHEASTERLY CORNER OF SAID BOLES LAND. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S89°19'20"E ALONG SAID HOFSTETTER'S NORTHERLY LINE AND PASSING THROUGH A 1 1/4" IRON PIPE FOUND AT 982.34 FEET A TOTAL DISTANCE OF 998.03 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET ON A WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO M. AND C. MOORE AS RECORDED IN VOL. 960, PG. 0013 (PARCEL NO. 3) OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT BEING A NORTHEASTERLY CORNER OF SAID HOFSTETTER'S LAND. SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N00°07'47"W ALONG SAID MOORE'S WESTERLY LINE AND ALSO ALONG A WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO M. AND C. MOORE AS RECORDED IN VOL. 960, PG. 0013 (PARCEL NO. 1) OF GEAUGA COUNTY RECORDS AND DEEDS A DISTANCE OF 907.77 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.

07/14/00/26

DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



200 SOUTH STREET

CHARDON, OHIO 44024

(440) 286-2131

31.2184 ACRE PARCEL

(CONTINUED)

THENCE S89°44'40"W ALONG A NORTHERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 420.00 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET.

THENCE N00°07'47"W ALONG AN EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 650.32 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 S89°44'40"W ALONG A NORTHERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 31.50 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET.

THENCE N00°07'47"W ALONG AN EASTERLY 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 140.00 FEET A TOTAL DISTANCE OF 170.00 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID WOODIN ROAD.

THENCE S89°44'40"W ALONG SAID CENTERLINE A DISTANCE OF 220.75 FEET TO A 1" IRON PIN IN A MONUMENT BOX FOUND AT AN ANGLE POINT THEREIN.

THENCE S89°40'32"W CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 317.99 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY AND CONTAINING 31.2184 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (DELMAR B. KOSIE, REGISTERED SURVEYOR NUMBER 5276). DECEMBER, 1999. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

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