

CHE00082

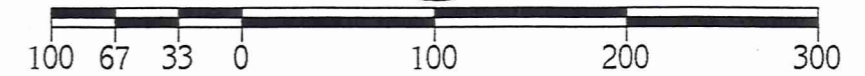
CHE00082

# CONSOLIDATION AND PLAT OF SURVEY PREPARED FOR: FOR R.A. AND B.P. LEVINE

DEEDS OF RECORD: R.A. AND B.P. LEVINE  
VOLUME 1227, PAGE 796 AND VOLUME 1431, PAGE 801

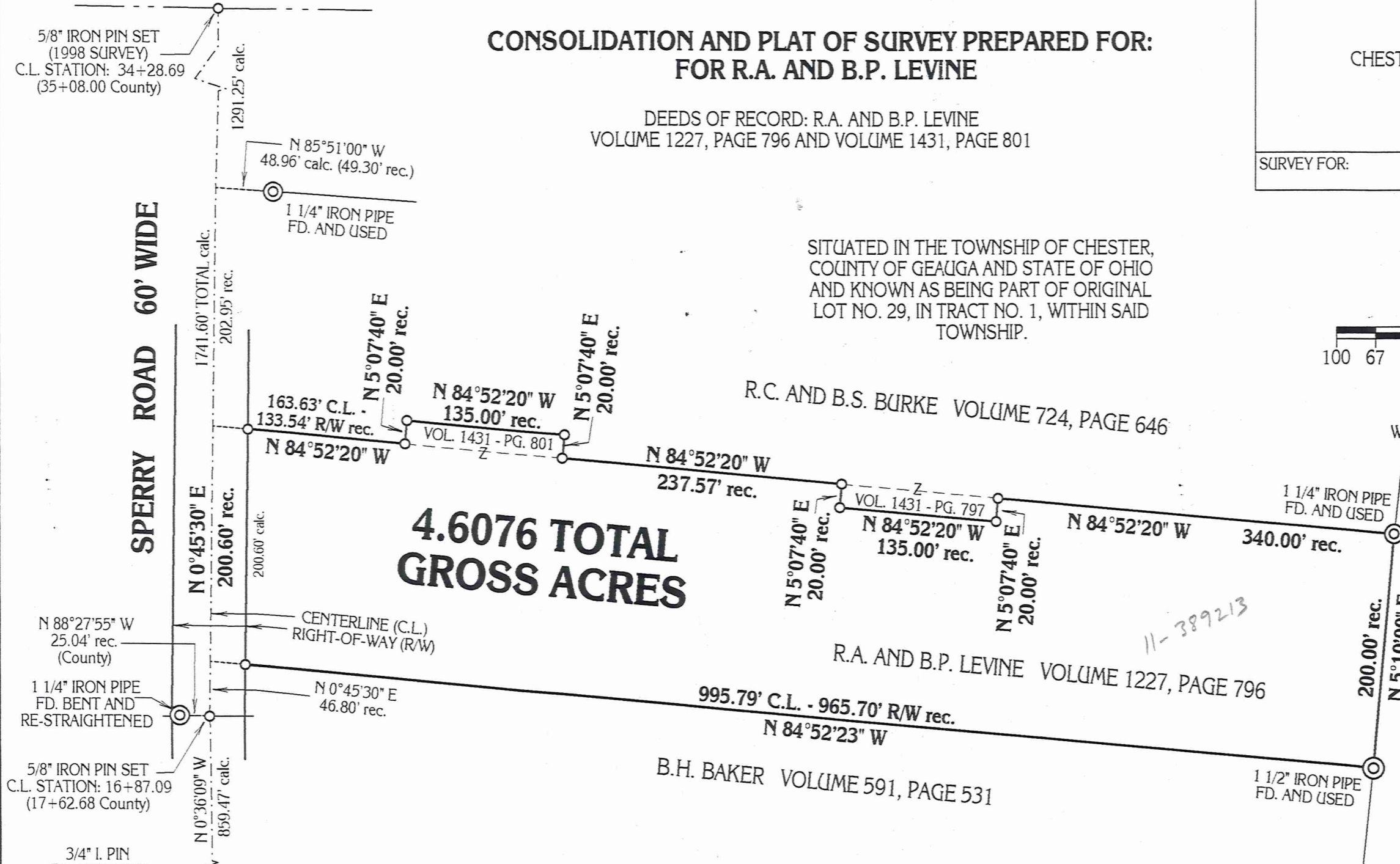
SITUATED IN THE TOWNSHIP OF CHESTER,  
COUNTY OF GEauga AND STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL  
LOT NO. 29, IN TRACT NO. 1, WITHIN SAID  
TOWNSHIP.

TOWNSHIP/CITY/VILLAGE:  CHESTER TOWNSHIP	MONTH:  DECEMBER	PAGE:  ONE
	YEAR:  2001	OF  ONE
SURVEY FOR:  RICHARD A. AND BRENDA P. LEVINE		



GRAPHIC SCALE: 1" = 100'

○ DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN  
WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET



**BASIS OF RESEARCH AND RECORDS**

ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM. ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE GAUGA COUNTY ENGINEER'S OFFICE. ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.

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.

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

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

*CRB* *12/28/01*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER



*Delmar B. Kosie*

DELMAR B. KOSIE  
REGISTERED PROFESSIONAL SURVEYOR  
REGISTRATION NO. 5276



RECEIVED

ENGINEER  
JEWETT DONALD

CHE 00082  
CHE 00082

# DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



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

<http://www.alltel.net/~dbkads/home.htm>

LEVINE  
Pickup  
12-28-01  
11-389213

## **4.6076 ACRE PARCEL**

DEEDS OF RECORD: R.A. AND B.P. LEVINE  
VOLUME 1227, PAGE 796 AND VOLUME 1431, PG. 801

—Date: December 27, 2001—

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 29, IN TRACT NO. 1, WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET AT AN ANGLE POINT ON THE CENTERLINE OF SPERRY ROAD (60 FEET WIDE). SAID POINT BEING S88°27'55"E A DISTANCE OF 25.04 FEET FROM A 1 1/4" IRON PIPE FOUND BENT AND RE-STRAIGHTENED.

THENCE N00°45'30"E ALONG SAID CENTERLINE A DISTANCE OF 46.80 FEET TO A POINT. SAID POINT BEING A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO B.H. BAKER AS RECORDED IN VOL. 591, PG. 531 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N00°45'30"E CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 200.60 FEET TO A POINT. SAID POINT BEING A SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO R.C. AND B.S. BURKE AS RECORDED IN VOL. 724, PG. 646 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING A NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S84°52'20"E ALONG A SOUTHERLY LINE OF SAID BURKE'S LAND AND PASSING THROUGH A 30" x 5/8" DIAMETER IRON PIN BEARING "KOSIE P.S. 5276" SET AT 30.09 FEET A TOTAL DISTANCE OF 163.63 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 SOUTHEASTERLY CORNER OF SAID BURKE'S LAND. SAID POINT ALSO BEING A SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO R.A. AND B.P. LEVINE AS RECORDED IN VOL. 1431, PG. 801 OF GEAUGA COUNTY RECORDS AND DEEDS.

THENCE N05°07'40"E ALONG AN EASTERLY LINE OF SAID BURKE'S LAND A DISTANCE OF 20.00 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 NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S84°52'20"E ALONG A SOUTHERLY LINE OF SAID BURKE'S LAND A DISTANCE OF 135.00 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 NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

CHE 00082

# DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



200 SOUTH STREET  
CHARDON, OHIO 44024  
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## 4.6076 ACRE PARCEL

(CONTINUED)

THENCE S05°07'40"W ALONG A WESTERLY LINE OF SAID BURKE'S LAND A DISTANCE OF 20.00 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 BURKE'S LAND.

THENCE S84°52'20"E ALONG A SOUTHERLY LINE OF SAID BURKES LAND A DISTANCE OF 237.57 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 NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO R.C. AND B.S. BURKE AS RECORDED IN VOL. 1431, PG. 797 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING A NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S05°07'40"W ALONG A WESTERLY LINE OF SAID BURKE'S LAND A DISTANCE OF 20.00 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 BURKE'S LAND.

THENCE S84°52'20"E ALONG A SOUTHERLY LINE OF SAID BURKE'S LAND A DISTANCE OF 135.00 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 SOUTHEASTERLY CORNER OF SAID BURKE'S LAND.

THENCE N05°07'40"E ALONG AN EASTERLY LINE OF SAID BURKE'S LAND A DISTANCE OF 20.00 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 NORTHEASTERLY CORNER OF SAID BURKE'S LAND. SAID POINT ALSO BEING A NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S84°52'20"E ALONG A SOUTHERLY LINE OF SAID BURKE'S LAND A DISTANCE OF 340.00 FEET TO A 1 1/4" IRON PIPE FOUND ON A WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO C. AND T. BATTLES AS RECORDED IN VOL. 733, PG. 292 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT BEING A SOUTHEASTERLY CORNER OF SAID BURKE'S LAND. SAID POINT ALSO BEING A NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S05°10'00"W ALONG SAID WESTERLY LINE OF BATTLE'S LAND A DISTANCE OF 200.00 FEET TO A 1 1/2" IRON PIPE FOUND. SAID POINT BEING A NORTHEASTERLY CORNER OF THE AFORESAID BAKER PARCEL. SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N84°52'23"W ALONG SAID BAKER'S NORTHERLY LINE AND PASSING THROUGH A 30" x 5/8" DIAMETER IRON PIN BEARING "KOSIE P.S. 5276" SET AT 965.70 FEET A TOTAL DISTANCE OF 995.79 FEET TO **THE PRINCIPLE PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING **4.6076 ACRES** OF LAND AS SURVEYED BY DELMAR B. KOSIE & ASSOCIATES (DELMAR B. KOSIE, REGISTERED SURVEYOR NO. 5276). BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.

LRB 12/28/01  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER