

CHE00123

CHE00123

DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



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

Ramsey
 Picked up 02-02-2001
 11-389205

3.333 ACRE PARCEL

DEED OF RECORD: P.R. AND T. RANNEY & M.H. YOUNG VOLUME 1047, PAGE 1013

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 24, IN TRACT NO. 1, WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF CAVES ROAD (60 FEET WIDE) AT A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO E.F. SOS, JR. AS RECORDED IN VOL. 687, PG. 601 OF GEAUGA COUNTY RECORDS AND DEEDS.

THENCE S87°41'35"E ALONG A NORTHERLY LINE OF SAID SOS' LAND AND PASSING THROUGH A 1 1/4" IRON PIPE FOUND AT 31.13 FEET A TOTAL DISTANCE OF 219.58 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 SOS' LAND.

THENCE S01°21'45"W ALONG AN EASTERLY LINE OF SAID SOS' LAND A DISTANCE OF 330.00 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET ON A NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO L.G. KOSAR AS RECORDED IN VOL. 1124, PG. 710 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT BEING A SOUTHEASTERLY CORNER OF SAID SOS' LAND.

THENCE S87°41'35"E ALONG THE NORTHERLY OF SAID KOSAR'S LAND AND ALSO ALONG A NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO E.H. AND M.A. GOETTER AS RECORDED IN VOL. 1217, PG. 0078 OF GEAUGA COUNTY RECORDS AND DEEDS AND PASSING THROUGH A 1 1/2" IRON PIPE FOUND AT 162.98 FEET A TOTAL DISTANCE OF 370.58 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 AND THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.

THENCE N01°21'45"E ALONG THE WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 585.30 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET ON A SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO D.H. AND C.S. McCLUNG AS RECORDED IN VOL. 1096, PG. 356 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

CHIE 00123

DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



200 SOUTH STREET

CHARDON, OHIO 44024

(440) 286-2131

3.333 ACRE PARCEL

(CONTINUED)

THENCE S78°38'27"E ALONG SAID McCLUNG'S SOUTHERLY LINE A DISTANCE OF 261.11 FEET TO A 5/8" IRON PIN FOUND ON A WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO G. SIMS AS RECORDED IN VOL. 910, PG. 1008 OF GEauga COUNTY RECORDS AND DEEDS.

THENCE S01°21'45"W ALONG SAID SIMS' WESTERLY LINE AND ALSO ALONG THE WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO W.A. HANCOCK AS RECORDED IN VOL. 965, PG. 1140 OF GEauga COUNTY RECORDS AND DEEDS AND PASSING THROUGH A 5/8" IRON PIN FOUND AT 271.95 FEET A TOTAL DISTANCE OF 543.91 FEET TO A 5/8" IRON PIN IN CONCRETE FOUND ON A NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO W.W. AND D.B. RAEH HANFORD AS RECORDED IN VOL. 866, PG. 0001 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT BEING A SOUTHWESTERLY CORNER OF SAID HANCOCK'S LAND. SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N87°46'01"W ALONG SAID W.W. AND D.B. RAEH HANFORD'S NORTHERLY LINE AND ALSO ALONG A NORTHERLY LINE OF THE AFORESAID E.H. AND M.A. GOETTER PARCEL AND PASSING THROUGH A 1 1/2" IRON PIPE FOUND AT 194.61 FEET A TOTAL DISTANCE OF 237.48 FEET TO A 2" IRON PIPE FOUND AT AN ANGLE POINT THEREIN.

THENCE N87°41'35"W CONTINUING ALONG SAID E.H. AND M.A. GOETTER'S NORTHERLY LINE A DISTANCE OF 19.70 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY AND CONTAINING 3.333 ACRE OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (DELMAR B. KOSIE, REGISTERED SURVEYOR NUMBER 5276). January, 2000. 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.

02/27/2000

OFFICE OF THE
GEauga COUNTY ENGINEER

CHE 00123

11-278400

DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



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

6.666 ACRE PARCEL

DEED OF RECORD: P.R. AND T. RANNEY & M.H. YOUNG VOLUME 1047, PAGE 1013

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 23 AND 24, IN TRACT NO. 1, WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF CAVES ROAD (60 FEET WIDE) AT A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO E.F. SOS, JR. AS RECORDED IN VOL. 687, PG. 601 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.

THENCE S87°41'35"E ALONG A NORTHERLY LINE OF SAID SOS' LAND AND PASSING THROUGH A 1 1/4" IRON PIPE FOUND AT 31.13 FEET A TOTAL DISTANCE OF 219.58 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 SOS' LAND.

THENCE S01°21'45"W ALONG AN EASTERLY LINE OF SAID SOS' LAND A DISTANCE OF 330.00 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET ON A NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO L.G. KOSAR AS RECORDED IN VOL. 1124, PG. 710 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT BEING A SOUTHEASTERLY CORNER OF SAID SOS' LAND. SAID POINT ALSO BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S87°41'35"E ALONG THE NORTHERLY OF SAID KOSAR'S LAND AND ALSO ALONG A NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO E.H. AND M.A. GOETTER AS RECORDED IN VOL. 1217, PG. 0078 OF GEAUGA COUNTY RECORDS AND DEEDS AND PASSING THROUGH A 1 1/2" IRON PIPE FOUND AT 162.98 FEET A TOTAL DISTANCE OF 370.58 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 N01°21'45"E ALONG THE EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 585.30 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET ON A SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO D.H. AND C.S. McCLUNG AS RECORDED IN VOL. 1096, PG. 356 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N78°38'27"W ALONG SAID McCLUNG'S SOUTHERLY LINE AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET AT 509.15 FEET A TOTAL DISTANCE OF 539.15 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID CAVES ROAD.

THENCE S11°14'59"W ALONG SAID CENTERLINE A DISTANCE OF 344.29 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY AND CONTAINING 6.666 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (DELMAR B. KOSIE, REGISTERED SURVEYOR NUMBER 5276). January, 2000. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

E4 B

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

R.S. 02/02/2000

OFFICE OF THE
GEAUGA COUNTY ENGINEER