

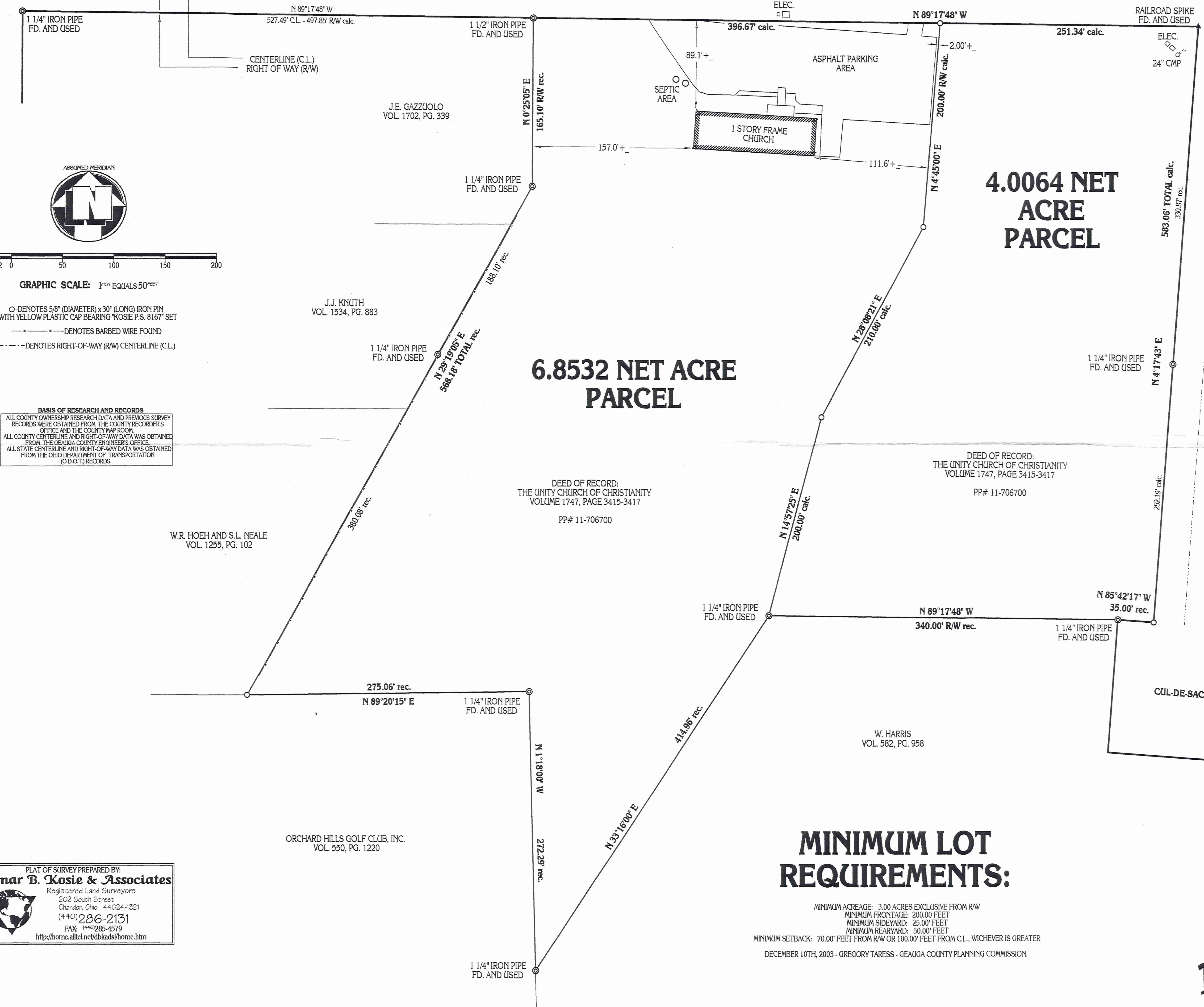
CAVES ROAD

CHALET DRIVE 60'

PLAT VOLUME 12, PAGE 47

**SUBDIVISION AND PLAT OF SURVEY
 PREPARED FOR:
 THE UNITY CHURCH OF CHRISTIANITY**
 DEED OF RECORD: THE UNITY CHURCH OF CHRISTIANITY
 VOLUME 1747, PAGE 3415-3417

LAKE FOREST DRIVE 60'
 PLAT VOLUME 12, PAGE 47



SITUATED IN THE TOWNSHIP OF CHESTER,
 COUNTY OF GEauga AND STATE OF OHIO AND
 KNOWN AS BEING PART OF ORIGINAL LOT NO. 4,
 IN TRACT NO. 1, WITHIN SAID TOWNSHIP.



GRAPHIC SCALE: 1" = 50'

- O - DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- DENOTES BARBED WIRE FOUND
- - - DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

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

MINIMUM LOT REQUIREMENTS:

- MINIMUM ACREAGE: 3.00 ACRES EXCLUSIVE FROM R/W
- MINIMUM FRONTAGE: 200.00 FEET
- MINIMUM SIDEYARD: 25.00 FEET
- MINIMUM REARYARD: 50.00 FEET
- MINIMUM SETBACK: 70.00 FEET FROM R/W OR 100.00 FEET FROM C.L., WHICHEVER IS GREATER

DECEMBER 10TH, 2003 - GREGORY TARESS - GEAGA COUNTY PLANNING COMMISSION.

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.O. 315.251
 PAK 2/12/05
 OFFICE OF THE
 GEAGA 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.



ROBERT L. KOSIE, P.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 8167



PLAT OF SURVEY PREPARED BY:
Delmar B. Kosie & Associates
 Registered Land Surveyors
 202 South Street
 Chardon, Ohio 44024-1321
 (440) 286-2131
 FAX: (440) 285-4579
 http://home.alltel.net/dbkads/home.htm

DBK PLAT NO. 586B - 2004

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

PAK 2/3/05

OFFICE OF THE
GEAUGA COUNTY ENGINEER

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(CHE)
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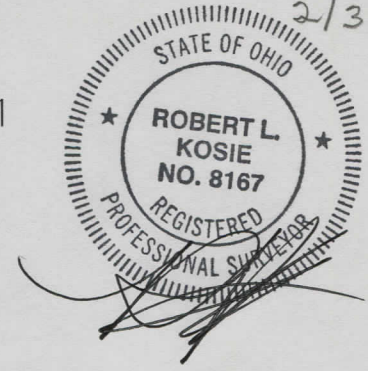
Delmar B. Kosie & Associates



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Unity Church
Pick up date
2/3/05



4.0064 ACRE PARCEL

DEED OF RECORD: THE UNITY CHURCH OF CHRISTIANITY VOLUME 1747, PAGE 3415-3417

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 4, IN TRACT NO. 1, WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/4" IRON PIPE FOUND AT A NORTHWESTERLY CUL-DE-SAC CORNER OF LAKE FOREST DRIVE (60 FEET WIDE) AS SHOWN ON PLAT VOL. 12, PG. 47 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT BEING A NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO W. HARRIS AS RECORDED IN VOL. 582, PG. 958 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N89°17'48"W ALONG A NORTHERLY LINE OF SAID HARRIS' LAND A DISTANCE OF 340.00 FEET TO A 1 1/4" IRON PIPE FOUND. SAID POINT BEING A NORTHWESTERLY CORNER OF SAID HARRIS' LAND. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N14°57'25"E ALONG A WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 200.00 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT AN ANGLE POINT THEREIN.

THENCE N28°08'21"E ALONG A WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 210.00 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT AN ANGLE POINT THEREIN.

THENCE N04°45'00"E ALONG A WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 200.00 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET ON THE SOUTHERLY MARGIN OF CHALET DRIVE (60 FEET WIDE).

THENCE S89°17'48"E ALONG SAID SOUTHERLY MARGIN A **FRONTAGE DISTANCE** OF 251.34 FEET TO A RAILROAD SPIKE FOUND ON THE RIGHT-OF-WAY INTERSECTION OF SAID CHALET DRIVE AND THE AFORESAID LAKE FOREST DRIVE. SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

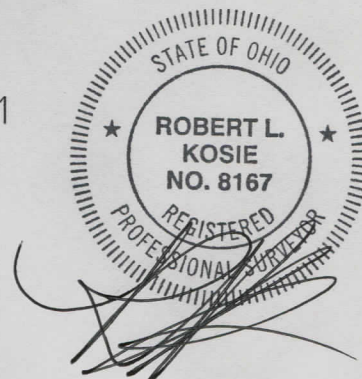
THENCE S04°17'43"W ALONG THE WESTERLY MARGIN OF SAID LAKE FOREST DRIVE AND PASSING THROUGH A 1 1/4" IRON PIPE FOUND AT 330.87 FEET A TOTAL **FRONTAGE DISTANCE** OF 583.06 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET. SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N85°42'17"W ALONG A NORTHERLY CUL-DE-SAC LINE ON THE MARGIN OF LAKE FOREST DRIVE A DISTANCE OF 35.00 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 4.0064 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). TOGETHER WITH AN UNDIVIDED INTEREST IN LAKE FOREST DRIVE AND CHALET DRIVE (60 FEET WIDE) AS SHOW IN DEEDS VOLUME 670, PAGE 151 AND VOLUME 906, PAGE 1191 AND ALSO RECORDED ON SAID PLAT VOL. 12, PG. 47 OF GEAUGA COUNTY RECORDS AND DEEDS. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS. DATE: 2/1/2005

Delmar B. Kosie & Associates

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 202 South Street
 Chardon, Ohio 44024-1321
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 Fax: (440) 285-4579

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**6.8532 NET ACRE PARCEL**

DEED OF RECORD: THE UNITY CHURCH OF CHRISTIANITY VOLUME 1747, PAGE 3415-3417

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 4, IN TRACT NO. 1, WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2" IRON PIPE FOUND ON THE SOUTHERLY MARGIN OF CHALET DRIVE (60 FEET WIDE) AS SHOWN ON PLAT VOL. 12, PG. 47 OF GEauga COUNTY RECORDS AND DEEDS AT A NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO J.E. GAZZUOLO AS RECORDED IN VOL. 1702, PG. 339 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE S00°25'05"W ALONG AN EASTERLY LINE OF SAID GAZZUOLO'S LAND A DISTANCE OF 165.10 FEET TO A 1 1/4" IRON PIPE FOUND AT AN ANGLE POINT THEREIN.

THENCE S29°19'05"W ALONG AN EASTERLY LINE OF SAID GAZZUOLO'S LAND AND ALSO ALONG AN EASTERLY LINE OF THE FOLLOWING PARCELS OF LAND: J.J. KNUTH (VOL. 1534, PG. 883) AND W.R. HOEH AND S.L. NEALE (VOL. 1255, PG. 102) OF GEauga COUNTY RECORDS AND DEEDS AND PASSING THROUGH A 1 1/4" IRON PIPE FOUND AT 188.10 FEET A TOTAL DISTANCE OF 568.18 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET ON A NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO ORCHARD HILLS GOLF CLUB, INC. AS RECORDED IN VOL. 550, PG. 1220 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT BEING A SOUTHEASTERLY CORNER OF THE SAID W.R. HOEH AND S.L. NEALE PARCEL. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N89°20'15"E ALONG THE NORTHERLY LINE OF THE SAID ORCHARD HILLS GOLF CLUB, INC. PARCEL A DISTANCE OF 275.06 FEET TO A 1 1/4" IRON PIPE FOUND. SAID POINT BEING A NORTHEASTERLY CORNER OF THE SAID ORCHARD HILLS GOLF CLUB, INC. PARCEL.

THENCE S01°18'00"E ALONG AN EASTERLY LINE OF THE SAID ORCHARD HILLS GOLF CLUB, INC. PARCEL A DISTANCE OF 272.29 FEET TO A 1 1/4" IRON PIPE FOUND. SAID POINT BEING A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO W. HARRIS AS RECORDED IN VOL. 582, PG. 958 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N33°16'00"E ALONG A NORTHWESTERLY LINE OF SAID HARRIS' LAND A DISTANCE OF 414.96 FEET TO A 1 1/4" IRON PIPE FOUND AT AN ANGLE POINT THEREIN. SAID POINT BEING A NORTHWESTERLY CORNER OF SAID HARRIS' LAND.

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6.8532 NET ACRE PARCEL

(CONTINUED)

THENCE N14°57'25"E ALONG AN EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 200.00 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT AN ANGLE POINT THEREIN.

THENCE N28°08'21"E ALONG AN EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 210.00 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT AN ANGLE POINT THEREIN.

THENCE N04°45'00"E ALONG AN EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 200.00 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET ON THE SOUTHERLY MARGIN OF THE AFORESAID CHALET DRIVE.

THENCE N89°17'48"W ALONG SAID SOUTHERLY MARGIN A **FRONTAGE DISTANCE** OF 396.67 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 6.8532 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). TOGETHER WITH AN UNDIVIDED INTEREST IN CHALET DRIVE AS SHOW IN VOLUME 670, PAGE 151 OF GEAUGA COUNTY RECORDS AND DEEDS AND ALSO RECORDED ON SAID PLAT VOL. 12, PG. 47 OF GEAUGA COUNTY RECORDS AND DEEDS. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS. DATE: 2/1/2005

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

PAK *2/3/05*

OFFICE OF THE
GEAUGA COUNTY ENGINEER

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