

PLAT OF SURVEY PREPARED FOR: EDWIN T. HOFSTETTER

DEED OF RECORD: A. HOFSTETTER VOLUME 435, PAGE 152

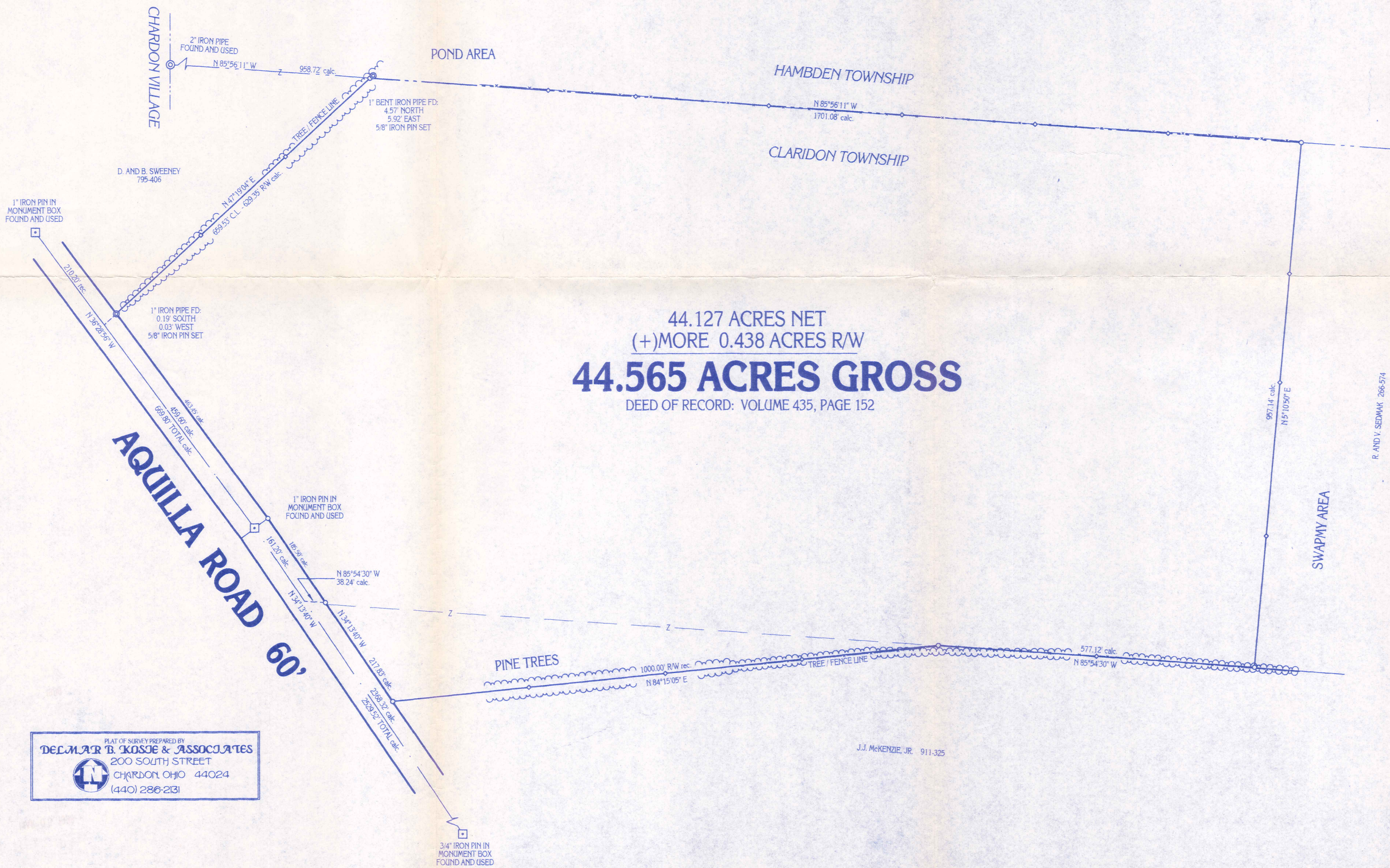
TOWNSHIP/CITY/VILLAGE:	MONTH:	PAGE:
CLARIDON TOWNSHIP	FEBRUARY	ONE
	YEAR:	OF
	1998	ONE
SURVEY FOR: EDWIN T. HOFSTETTER		



GRAPHIC SCALE: 1" = 100'

- DENOTES 5/8" IRON PIN WITH CAP SET
- DENOTES BARBED WIRE FOUND
- ◊ DENOTES FENCE POST SET ON PROPERTY LINE

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



44.127 ACRES NET
 (+) MORE 0.438 ACRES R/W
44.565 ACRES GROSS
 DEED OF RECORD: VOLUME 435, PAGE 152

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 R.S. 3/1/98
 OFFICE OF THE
 GEauga 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.

Delmar B. Kosie
 DELMAR B. KOSIE
 REGISTERED PROFESSIONAL SURVEYOR
 REGISTRATION NO. 5276



DBK PLAT NO.
503 - 98

PLAT OF SURVEY PREPARED BY
DELMAR B. KOSIE & ASSOCIATES
 200 SOUTH STREET
 CHARDON, OHIO 44024
 (440) 286-2131

J.J. MCKENZIE, JR. 911-325

Delmar B. Kosie & Associates

200 South Street
Chardon, Ohio
44024

44.565 ACRE PARCEL

DEED OF RECORD: VOLUME 435, PAGE 152

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

BEGINNING A 1" IRON PIN IN A MONUMENT BOX FOUND AT AN ANGLE POINT ON THE CENTERLINE OF AQUILLA ROAD (60 FEET WIDE).

THENCE S36 28'56"E ALONG SAID CENTERLINE A DISTANCE OF 210.20 FEET TO A POINT. SAID POINT BEING A SOUTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO D. AND B. SWEENEY AS RECORDED IN VOL. 795, PG. 406 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE PRINCIPLE PLACE OF BEGINNING OF THIS SURVEY.

THENCE N47 19'04"E ALONG A SOUTHERLY LINE OF SAID SWEENEY'S LAND AND PASSING THROUGH A 5/8" IRON PIN SET AT 30.18 FEET A TOTAL DISTANCE OF 659.53 FEET TO A 5/8" IRON PIN SET ON THE NORTHERLY LINE OF CLARIDON TOWNSHIP.

THENCE S85 56'11"E ALONG SAID TOWNSHIP LINE A DISTANCE OF 1701.08 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO R. AND V. SEDMAK AS RECORDED IN VOL. 266, PG. 574 OF GEAUGA COUNTY RECORDS AND DEEDS.

THENCE S05 10'50"W ALONG A WESTERLY LINE OF SAID SEDMAK'S LAND A DISTANCE OF 957.14 FEET TO A 5/8" IRON PIN SET ON A NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO J.J. MCKENZIE, JR. AS RECORDED IN VOL. 911, PG. 325 OF GEAUGA COUNTY RECORDS AND DEEDS.

C-A-000916

Delmar B. Kosie & Associates

200 South Street

Chardon, Ohio

44024

44.565 ACRE PARCEL

(CONTINUED)

THENCE N85 54'30"W ALONG A NORTHERLY LINE OF SAID McKENZIE'S LAND A DISTANCE OF 577.12 FEET TO A 5/8" IRON PIN SET AT AN ANGLE POINT THEREIN.

THENCE S84 15'05"W ALONG A NORTHERLY LINE OF SAID McKENZIE'S LAND A DISTANCE OF 1000.00 FEET TO A 5/8" IRON PIN SET ON THE EASTERLY MARGIN OF THE AFORESAID AQUILLA ROAD.

THENCE N34 13'40"W ALONG SAID EASTERLY MARGIN A DISTANCE OF 217.83 FEET TO A 5/8" IRON PIN SET.

THENCE N85 54'30"W A DISTANCE OF 38.24 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID AQUILLA ROAD.

THENCE N34 13'40"W ALONG SAID CENTERLINE A DISTANCE OF 161.20 FEET TO A 1" IRON PIN IN A MONUMENT BOX FOUND AT AN ANGLE POINT THEREIN.

THENCE N36 28'56"W CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 459.60 FEET TO THE PRINCIPLE PLACE OF BEGINNING OF THIS SURVEY AND CONTAINING 44.565 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (DELMAR B. KOSIE, REGISTERED SURVEYOR NO. 5276). FEBRUARY, 1998. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.

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

R.S. 3/9/98

OFFICE OF THE
GEAUGA COUNTY ENGINEER