

TOWNSHIP/CITY/VILLAGE: CLARIDON TOWNSHIP LOT NO. 1, HOLMES TRACT	MONTH: 28th DECEMBER	PAGE: ONE OF ONE
YEAR: 2009		
SURVEY FOR: W.C. HOFSTETTER AND E. STAM, TRUSTEES		

PLAT OF SUBDIVISION AND RE-SURVEY PREPARED FOR: W.C. HOFSTETTER AND E. STAM, TRUSTEES

DEED OF RECORD: VOLUME 1779, PG. 1359 (PP# 13-007700)

STANDARD R-1 RESIDENTIAL ZONING (CURRENT ZONING RESOLUTION 1-2009)
 401.05 MINIMUM LOT AREA R-1 DISTRICT
 A. The minimum lot area shall be three (3) acres.
 401.06 MINIMUM LOT WIDTH
 A. The minimum lot width shall be two hundred fifty (250) feet, except for lots located on a permanent cul-de-sac road turnaround.
 401.07 REQUIRED YARDS R-1 DISTRICT
 A. The minimum required yards for all buildings, structures, and uses, shall be as follows:
 1. Front yard: 100 feet 2. Each side yard: 20 feet 3. Rear yard: 20 feet
 B. The minimum required side yard contiguous with the road right-of-way for all buildings, structures, and uses on corner lots shall be one hundred (100) feet.

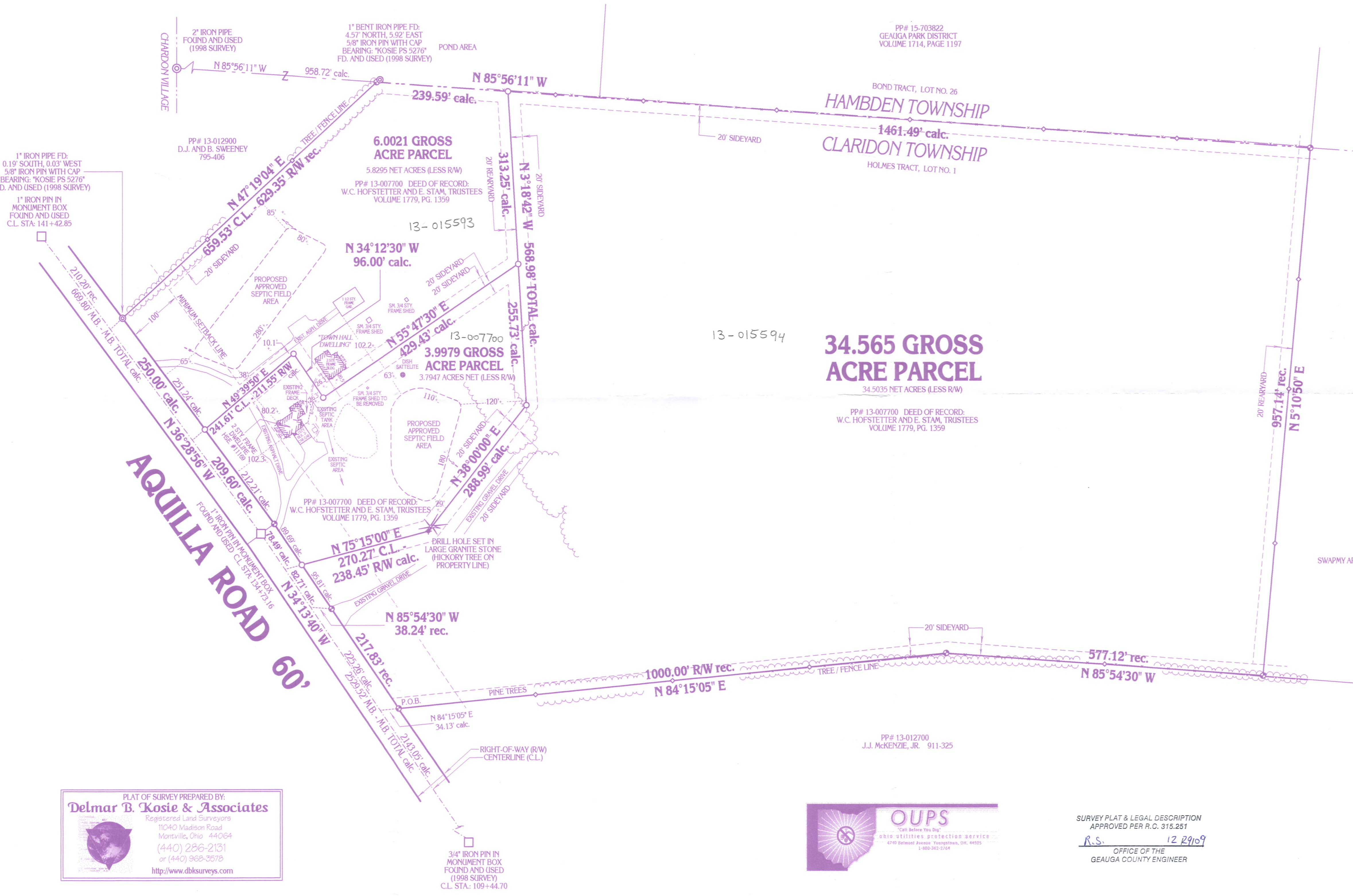
BASIS OF RESEARCH AND RECORDS
 ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDERS' OFFICE AND THE COUNTY MAP ROOM.
 ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE GEauga COUNTY ENGINEER'S OFFICE.
 ALL STATE CENTERLINE AND RIGHT-OF-WAY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

PP# 15-070800 D.J. AND B. SWEENEY VOLUME 795, PG. 406

PP# 15-703822
 GEauga PARK DISTRICT
 VOLUME 1714, PAGE 1197

PP# 15-703826
 GEauga PARK DISTRICT
 VOLUME 1801, PAGE 2331

PP# 13-705039
 GEauga PARK DISTRICT
 VOLUME 1801, PAGE 2331



ASSUMED MERIDIAN

GRAPHIC SCALE: 1" = 100'

● DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" FOUND AND USED (1998 SURVEY).
 ○ DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
 ◇ DENOTES FENCE POST SET ON PROPERTY LINE (1998 SURVEY)

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.

THE LOCATION OF ANY PROPOSED SEPTIC SYSTEM INFORMATION SHOWN ON THIS PLAT OF SURVEY WAS PROVIDED BY: FINCHAM SOIL INVESTIGATIONS
 AND NO LIABILITY IS ASSUMED BY DELMAR B. KOSIE & ASSOCIATES (R.L. KOSIE, PS 8167) FOR THE LOCATION, FUTURE PLACEMENT, CONDITION, TYPE OR SIZE, NOR FOR ANY USE, OR RELIANCE UPON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED ON THE CERTIFICATION AND IS FOR THE INTENDED PURPOSE OF THIS SURVEY. ALWAYS CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 PRIOR TO ANY EXCAVATION.

THE LOCATION OF ANY EXISTING SEPTIC SYSTEM INFORMATION SHOWN ON THIS PLAT OF SURVEY WAS PROVIDED BY: WILLIAM C. HOFSTETTER, TRUSTEE (OWNER)
 AND NO LIABILITY IS ASSUMED BY DELMAR B. KOSIE & ASSOCIATES (R.L. KOSIE, PS 8167) FOR THE EXISTENCE, LOCATION, CONDITION, TYPE OR SIZE OF ANY UNDERGROUND STRUCTURE THAT IS NOT VISIBLE ABOVE GROUND OR THAT WHICH IS NOT SHOWN ON THIS PLAT OF SURVEY. ALWAYS CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 PRIOR TO ANY EXCAVATION.

NO LIABILITY IS ASSUMED BY DELMAR B. KOSIE & ASSOCIATES (R.L. KOSIE, PS 8167) FOR THE USE OR RELIANCE UPON ANY UTILITY OR LOCATION, SHOWN OR NOT SHOWN HEREON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED ON THE CERTIFICATION, OR FOR ANY USE OTHER THAN THAT WHICH IS THE INTENDED PURPOSE OF THIS SURVEY.

W.C. HOFSTETTER AND E. STAM, TRUSTEES
 (PP# 13-007700 DEED OF RECORD: VOLUME 1779, PG. 1359)

I CERTIFY TO:
 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 GOVERNING LAND SURVEYS IN THE STATE OF OHIO. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND INDICATE ANGULAR RELATIONSHIPS ONLY. DISTANCES ARE BASED ON U.S. FEET WITH DECIMAL PARTS. THE ABOVE CERTIFICATION IS INTENDED ONLY TO THOSE PARTIES NAMED HEREIN, AND IS VALID ONLY WHEN ACCOMPANIED BY AN ORIGINAL SIGNATURE BELOW. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. NO LIABILITY IS ASSUMED FOR THE EXISTENCE OF ANY OTHER DOCUMENTS THAT MAY AFFECT THE SURVEYED PREMISES THAT WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGNED ASSUMES NO LIABILITY FOR THE USE OF UNAUTHORIZED COPIES OF THIS PLAT OF SURVEY, NOR FOR ANY USE, OR RELIANCE UPON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED HEREIN FOR THE INTENDED PURPOSE OF THIS SURVEY.

PLAT OF SURVEY PREPARED BY:
Delmar B. Kosie & Associates
 Registered Land Surveyors
 11040 Madison Road
 Montville, Ohio 44064
 (440) 286-2131
 or (440) 968-3578
 http://www.dbksurveys.com

OUPS
 OHIO UTILITIES PROTECTION SERVICE
 6740 Belmont Avenue, Xenia, OH, 45385
 1-800-362-2764

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
R.S. 12 29 09
 OFFICE OF THE
 GEauga COUNTY ENGINEER



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



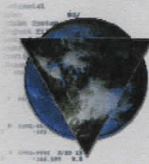
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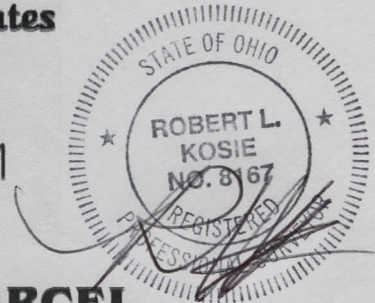
(CLA 00204)

Hofstetter - Stam (09-111)
Picked up 12-29-09
13-007700
Vol. 1873 - Pg. 3464

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3.9979 GROSS ACRE PARCEL

DEED OF RECORD: W.C. HOFSTETTER AND E. STAM, TRUSTEES
VOLUME 1779, PAGE 1359

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 AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIN IN A MONUMENT BOX FOUND (1998 SURVEY) AT AN ANGLE POINT ON THE CENTERLINE OF AQUILLA ROAD (60 FEET WIDE). SAID POINT KNOWN AS BEING CENTERLINE STATION 109+44.70 OF THE GEauga COUNTY ENGINEER'S RECORDS OF ROADS.

THENCE N34°13'40"W ALONG SAID CENTERLINE A DISTANCE OF 2143.05 FEET TO A POINT. SAID POINT BEING A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO J.J. MCKENZIE, JR. AS RECORDED IN VOL. 911, PG. 325 OF GEauga COUNTY RECORDS AND DEEDS.

THENCE N34°13'40"W CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 307.97 FEET TO A POINT. SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N75°15'00"E ALONG A SOUTHERLY 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. 8167" SET AT 31.82 FEET A TOTAL DISTANCE OF 270.27 FEET TO A DRILL HOLE SET ON THE EDGE OF A LARGE GRANITE STONE AT AN ANGLE POINT THEREIN.

3.9979 GROSS ACRE PARCEL

(CONTINUED)

THENCE N38°00'00"E ALONG THE SOUTHEASTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 288.99 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 N03°18'42"W ALONG AN EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 255.73 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET. SAID POINT BEING A NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S55°47'30"W ALONG A NORTHERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 429.43 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET.

THENCE N34°12'30"W ALONG AN EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 96.00 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET. SAID POINT BEING A NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S49°39'50"W ALONG A NORTHERLY 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. 8167" SET AT 211.55 FEET A TOTAL DISTANCE OF 241.61 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID AQUILLA ROAD. SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S36°28'56"E ALONG SAID CENTERLINE **A FRONTAGE DISTANCE OF 209.60 FEET** TO A 1" IRON PIN IN A MONUMENT BOX FOUND AT AN ANGLE POINT THEREIN. SAID POINT KNOWN AS BEING CENTERLINE STATION 134+73.16 OF THE GEAUGA COUNTY ENGINEER'S RECORDS OF ROADS.

THENCE S34°13'40"E CONTINUING ALONG SAID CENTERLINE **A FRONTAGE DISTANCE OF 78.49 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 3.9979 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. DATE: December 28, 2009. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

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

R.S.

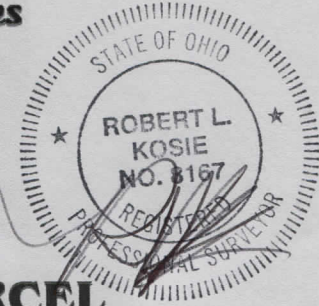
12/29/09

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6.0021 GROSS ACRE PARCEL

DEED OF RECORD: W.C. HOFSTETTER AND E. STAM, TRUSTEES
VOLUME 1779, PAGE 1359

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 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 AQUILLA ROAD (60 FEET WIDE). SAID POINT KNOWN AS BEING CENTERLINE STATION 134+73.16 OF THE GEauga COUNTY ENGINEER'S RECORDS OF ROADS.

THENCE N36°28'56"W ALONG SAID CENTERLINE A DISTANCE OF 209.60 FEET TO A POINT. SAID POINT BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N49°39'50"E ALONG A SOUTHEASTERLY 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. 8167" SET AT 30.06 FEET A TOTAL DISTANCE OF 241.61 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET.

THENCE S34°12'30"E ALONG A WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 96.00 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET. SAID POINT BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

6.0021 GROSS ACRE PARCEL

(CONTINUED)

THENCE N55°47'30"E ALONG A SOUTHEASTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 429.43 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 N03°18'42"W ALONG THE EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 313.25 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET ON A SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO D.J. AND B. SWEENEY AS RECORDED IN VOL. 795, PG. 406 OF GEauga COUNTY RECORDS AND DEEDS, BEING THE NORTHERLY LINE OF SAID CLARIDON TOWNSHIP. SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N85°56'11"W ALONG THE SOUTHERLY LINE OF SAID SWEENEY'S LAND, BEING THE NORTHERLY LINE OF SAID CLARIDON TOWNSHIP, A DISTANCE OF 239.59 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" FOUND (1998 SURVEY) AT AN ANGLE POINT THEREIN. SAID POINT BEING A NORTHEASTERLY CORNER OF ANOTHER PARCEL OF LAND CONVEYED TO D.J. AND B. SWEENEY AS RECORDED IN VOL. 795, PG. 406 OF GEauga COUNTY RECORDS AND DEEDS.

THENCE S47°19'04"W ALONG A SOUTHEASTERLY LINE OF SAID SWEENEY'S LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" FOUND (1998 SURVEY) AT 629.35 FEET A TOTAL DISTANCE OF 659.53 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID AQUILLA ROAD.

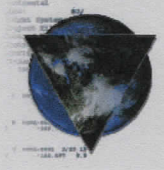
THENCE S36°28'56"E ALONG SAID CENTERLINE **A FRONTAGE DISTANCE OF 250.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 6.0021 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. DATE: December 28, 2009. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

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

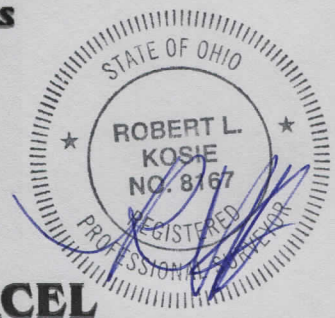
R.S. 12/29/09

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34.565 GROSS ACRE PARCEL

DEED OF RECORD: W.C. HOFSTETTER AND E. STAM, TRUSTEES
VOLUME 1779, PAGE 1359

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 AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIN IN A MONUMENT BOX FOUND (1998 SURVEY) AT AN ANGLE POINT ON THE CENTERLINE OF AQUILLA ROAD (60 FEET WIDE). SAID POINT KNOWN AS BEING CENTERLINE STATION 109+44.70 OF THE GEauga COUNTY ENGINEER'S RECORDS OF ROADS.

THENCE N34°13'40"W ALONG SAID CENTERLINE A DISTANCE OF 2143.05 FEET TO A POINT. SAID POINT BEING A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO J.J. MCKENZIE, JR. AS RECORDED IN VOL. 911, PG. 325 OF GEauga COUNTY RECORDS AND DEEDS.

THENCE N84°15'05"E ALONG A NORTHERLY LINE OF SAID MCKENZIE'S LAND A DISTANCE OF 34.13 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" FOUND (1998 SURVEY) ON THE MOST EASTERLY RIGHT-OF-WAY OF SAID AQUILLA ROAD. SAID POINT BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

34.565 GROSS ACRE PARCEL

(CONTINUED)

THENCE N34°13'40"W ALONG THE EASTERLY RIGHT-OF-WAY OF SAID AQUILLA ROAD A DISTANCE OF 217.83 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" FOUND (1998 SURVEY).

THENCE N85°54'30"W ALONG A SOUTHERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 38.24 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID AQUILLA ROAD. SAID POINT BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N34°13'40"W ALONG SAID CENTERLINE A DISTANCE OF 82.71 TO A POINT. SAID POINT BEING A NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N75°15'00"E ALONG A NORTHERLY 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. 8167" SET AT 31.82 FEET A TOTAL DISTANCE OF 270.27 FEET TO A DRILL HOLE SET ON THE EDGE OF A LARGE GRANITE STONE AT AN ANGLE POINT THEREIN.

THENCE N38°00'00"E ALONG A NORTHWESTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 288.99 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 N03°18'42"W ALONG A 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. 8167" SET AT 255.73 FEET A TOTAL DISTANCE OF 568.98 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET ON A SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO D.J. AND B. SWEENEY AS RECORDED IN VOL. 795, PG. 406 OF GAUGA COUNTY RECORDS AND DEEDS, BEING THE NORTHERLY LINE OF SAID CLARIDON TOWNSHIP. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

34.565 GROSS ACRE PARCEL

(CONTINUED)

THENCE S85°56'11"E ALONG THE SOUTHERLY LINE OF SAID SWEENEY'S LAND, BEING THE NORTHERLY LINE OF SAID CLARIDON TOWNSHIP, AND ALSO ALONG A SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO GEAUGA PARK DISTRICT AS RECORDED IN VOL. 1714, PG. 1197 OF GEAUGA COUNTY RECORDS AND DEEDS A DISTANCE OF 1461.49 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" FOUND (1998 SURVEY). SAID POINT BEING A SOUTHEASTERLY CORNER OF THE SAID GEAUGA PARK DISTRICT PARCEL. SAID POINT ALSO BEING A NORTHWESTERLY CORNER OF ANOTHER PARCEL OF LAND CONVEYED TO GEAUGA PARK DISTRICT AS RECORDED IN VOL. 1801, PG. 2331 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S05°10'50"W ALONG A WESTERLY LINE OF THE SAID GEAUGA PARK DISTRICT PARCEL A DISTANCE OF 957.14 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" FOUND (1998 SURVEY) ON A NORTHERLY LINE OF THE AFORESAID J.J. MCKENZIE, JR. PARCEL. SAID POINT BEING A SOUTHWESTERLY CORNER OF THE SAID GEAUGA PARK DISTRICT PARCEL. SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N85°54'30"W ALONG THE NORTHERLY LINE OF SAID MCKENZIE'S LAND A DISTANCE OF 577.12 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" FOUND (1998 SURVEY) AT AN ANGLE POINT THEREIN.

THENCE S84°15'05"W ALONG THE AFORESAID NORTHERLY LINE OF MCKENZIE'S LAND A DISTANCE OF 1000.00 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 34.565 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. DATE: December 28, 2009. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

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

R.S. 12/29/09
OFFICE OF THE
GEAUGA COUNTY ENGINEER