

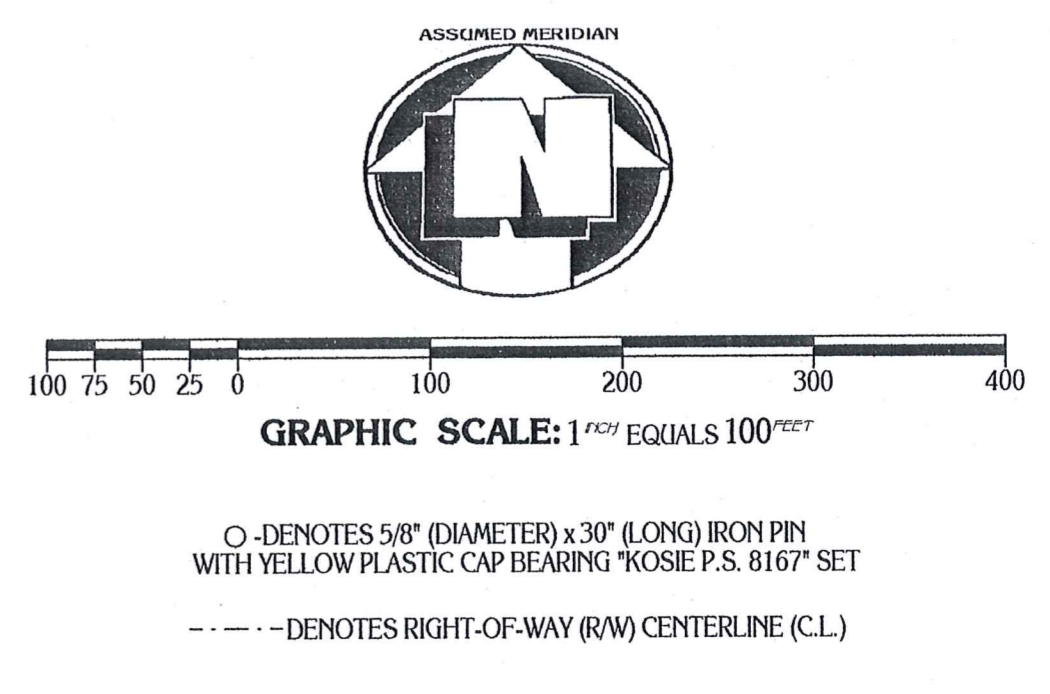
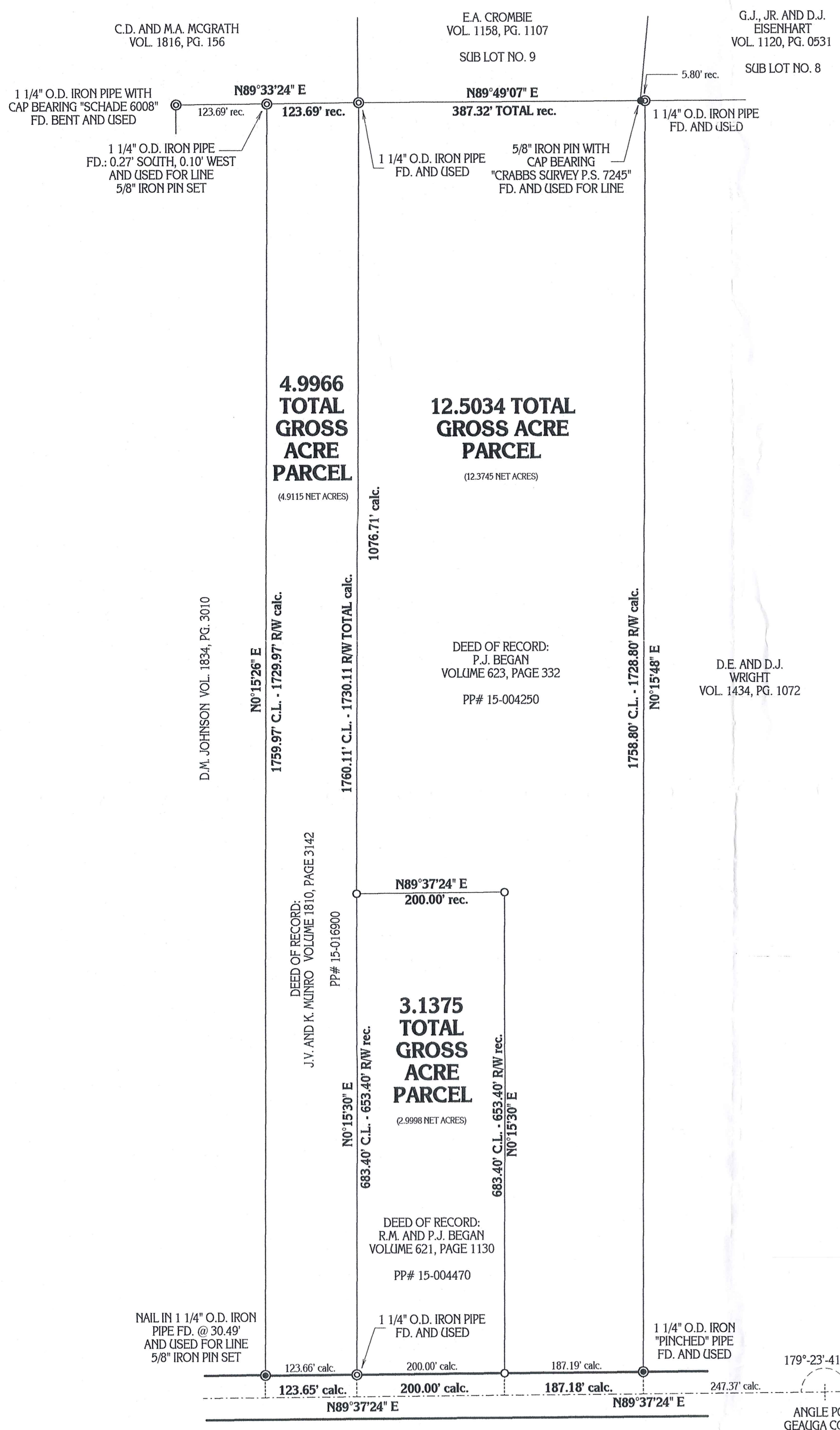
TOWNSHIP/CITY/VILLAGE: HAMBDEN TOWNSHIP	MONTH: 16 SEPTEMBER YEAR: 2008	PAGE: ONE OF ONE
SURVEY FOR: JACK V. AND KAREN MUNRO & RUDOLPH M. AND PHYLLIS J. BEGAN		

PLAT OF RE-SURVEY PREPARED FOR: JACK V. AND KAREN MUNRO & RUDOLPH M. AND PHYLLIS J. BEGAN

DEEDS OF RECORD:
J.V. AND K. MUNRO VOLUME 1810, PAGE 3142
P.J. BEGAN VOLUME 623, PAGE 332 AND
R.M. AND P.J. BEGAN VOLUME 621, PAGE 1130

MAPLEWOOD ESTATES SUBDIVISION PLAT VOLUME 24, PAGE 81

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 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.



SITUATED IN THE TOWNSHIP OF HAMBDEN, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 24, IN BOND TRACT, WITHIN SAID TOWNSHIP.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 9/17/08
OFFICE OF THE
GEauga COUNTY ENGINEER

I CERTIFY TO: JACK V. AND KAREN MUNRO & RUDOLPH M. AND PHYLLIS J. BEGAN

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 PURPOSES) 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

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



HAM00207

(HAM 00207)

15-004470
UOL 1849 P61564

Began-Munro (08-112)

Delmar B. Kosie & Associates

Pickup date

Registered Land Surveyors

9-19-08



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or (440) 968-3578

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3.1375 GROSS ACRE PARCEL

DEED OF RECORD: R.M. AND P.J. BEGAN VOLUME 621, PAGE 1130

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

BEGINNING AT POINT ON THE CENTERLINE OF WOODIN ROAD (60 FEET WIDE) AT ITS INTERSECTION WITH THE CENTERLINE OF JUNIPER DRIVE (60 FEET WIDE). SAID POINT BEING LOCATED S0°18'37"E A DISTANCE OF 30.00 FEET FROM A 1" IRON PIN IN A MONUMENT BOX FOUND.

THENCE S89°01'05"W ALONG THE CENTERLINE OF SAID WOODIN ROAD AND PASSING THROUGH A 1" IRON PIN IN A MONUMENT BOX FOUND AT 388.37 FEET, A TOTAL DISTANCE OF 733.02 FEET TO AN ANGLE POINT THEREIN. SAID ANGLE POINT KNOWN AS BEING GEAUGA COUNTY CENTERLINE STATION 133+98.1 AS RECORDED IN THE GEAUGA COUNTY ENGINEER'S RECORDS.

THENCE S89°37'24"W CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 434.55 FEET TO A POINT. SAID POINT BEING THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO P.J. BEGAN AS RECORDED IN VOL. 623, PG. 332 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N0°15'30"E ALONG THE WESTERLY LINE OF SAID BEGAN'S LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT 30.00 FEET A TOTAL DISTANCE OF 683.40 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 NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S89°37'24"W ALONG A SOUTHERLY LINE OF SAID BEGAN'S LAND 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 EASTERLY LINE OF A PARCEL OF LAND CONVEYED TO J.V. AND K. MUNRO AS RECORDED IN VOL. 1810, PG. 3142 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT BEING A SOUTHWESTERLY CORNER OF SAID BEGAN'S LAND. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

HAM00207

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3.1375 GROSS ACRE PARCEL

(CONTINUED)

THENCE S0°15'30"W ALONG SAID MUNRO'S EASTERLY LINE AND PASSING THROUGH A 1 1/4" O.D. IRON PIPE FOUND AT 653.40 FEET A TOTAL DISTANCE OF 683.40 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID WOODIN ROAD. SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID MUNRO'S LAND. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N89°37'24"E ALONG SAID CENTERLINE **A FRONTAGE DISTANCE OF 200.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 3.1375 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: September 16, 2008. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

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

PAK 9/17/08

OFFICE OF THE
GEAUGA COUNTY ENGINEER

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COUNTY ENGINEER

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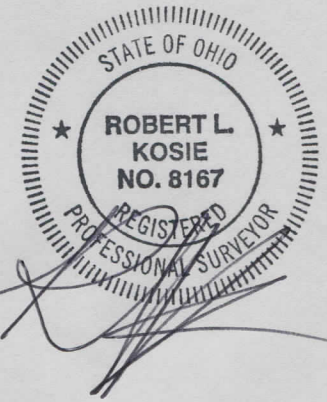
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Vol 1849 PG 156

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12.5034 GROSS ACRE PARCEL

DEED OF RECORD: P.J. BEGAN
VOLUME 623, PAGE 332

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

BEGINNING AT POINT ON THE CENTERLINE OF WOODIN ROAD (60 FEET WIDE) AT ITS INTERSECTION WITH THE CENTERLINE OF JUNIPER DRIVE (60 FEET WIDE). SAID POINT BEING LOCATED S0°18'37"E A DISTANCE OF 30.00 FEET FROM A 1" IRON PIN IN A MONUMENT BOX FOUND.

THENCE S89°01'05"W ALONG THE CENTERLINE OF SAID WOODIN ROAD AND PASSING THROUGH A 1" IRON PIN IN A MONUMENT BOX FOUND AT 388.37 FEET, A TOTAL DISTANCE OF 733.02 FEET TO AN ANGLE POINT THEREIN. SAID ANGLE POINT KNOWN AS BEING GEAUGA COUNTY CENTERLINE STATION 133+98.1 AS RECORDED IN THE GEAUGA COUNTY ENGINEER'S RECORDS.

THENCE S89°37'24"W CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 247.37 FEET TO A POINT. SAID POINT BEING A SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO D.E. AND D.J. WRIGHT AS RECORDED IN VOL. 1434, PG. 1072 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N0°15'48"E ALONG A WESTERLY LINE OF SAID WRIGHT'S LAND AND PASSING THROUGH A 1 1/4" O.D. IRON "PINCHED" PIPE FOUND AT 30.00 FEET A TOTAL DISTANCE OF 1758.80 FEET TO A 1 1/4" O.D. IRON PIPE FOUND ON A SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO G.J., JR. AND D.J. EISENHART AS RECORDED IN VOL. 1120, PG. 531, BEING A SOUTHERLY LINE OF SUB-LOT NO. 8 IN THE MAPLEWOOD ESTATES SUBDIVISION AS RECORDED IN PLAT VOL. 24, PG. 81 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT BEING A NORTHWESTERLY CORNER OF SAID WRIGHT'S LAND. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

HAM00207.

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12.5034 GROSS ACRE PARCEL

(CONTINUED)

THENCE S89°49'07"W ALONG THE SOUTHERLY LINE OF SAID EISENHART'S LAND, BEING THE SOUTHERLY LINE OF SAID SUB-LOT NO. 8, AND ALSO ALONG A SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO E.A. CROMBIE AS RECORDED IN VOL. 1158, PG. 1107, BEING A SOUTHERLY LINE OF SUB-LOT NO. 9 IN THE SAID MAPLEWOOD ESTATES SUBDIVISION AND PASSING THROUGH A 5/8" IRON PIN WITH CAP BEARING "CRABBS SURVEY P.S. 7245" FOUND AT 5.80 FEET A TOTAL DISTANCE OF 387.32 FEET TO A 1 1/4" O.D. IRON PIPE FOUND. SAID POINT BEING A SOUTHWESTERLY CORNER OF SAID CROMBIE'S LAND. SAID POINT ALSO BEING A SOUTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO C.D. AND M.A. MCGRATH AS RECORDED IN VOL. 1816, PG. 156 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO J.V. AND K. MUNRO AS RECORDED IN VOL. 1810, PG. 3142 OF GEAUGA COUNTY RECORDS AND DEEDS AND THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S0°15'30"W ALONG THE EASTERLY LINE OF SAID MUNRO'S LAND A DISTANCE OF 1076.71 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 NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO R.M. AND P.J. BEGAN AS RECORDED IN VOL. 621, PG. 1130 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N89°37'24"E ALONG THE NORTHERLY LINE OF SAID BEGAN'S LAND 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. SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID BEGAN'S LAND.

THENCE S0°15'30"W ALONG THE EASTERLY LINE OF SAID BEGAN'S LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT 653.40 FEET A TOTAL DISTANCE OF 683.40 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID WOODIN ROAD. SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID BEGAN'S LAND. SAID POINT ALSO BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N89°37'24"E ALONG SAID CENTERLINE **A FRONTAGE DISTANCE OF 187.18 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 12.5034 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: September 16, 2008. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

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