

PLAT OF RE-SURVEY (UPDATE) PREPARED FOR: PPN 15-005750 - DOUGLAS G. AND TERRI LEA BESS

DEED OF RECORD: VOLUME 609, PAGE 1067
9289 BASCOM ROAD

SITUATED IN THE TOWNSHIP OF HAMB DEN, COUNTY OF GE AUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 5, IN BOND TRACT, WITHIN SAID TOWNSHIP.

TOWNSHIP/CITY/VILLAGE: HAMBDEN TOWNSHIP, GE AUGA COUNTY, OHIO
 ORIGINAL LOT NO. 5, IN BOND TRACT
 SURVEY FOR: PPN 15-005750 - DOUGLAS G. AND TERRI LEA BESS, 9289 BASCOM ROAD

HAM00236 HAM 00236 (13-094)
 MONTH: 30TH OCTOBER
 YEAR: 2013
 PAGE: ONE OF ONE

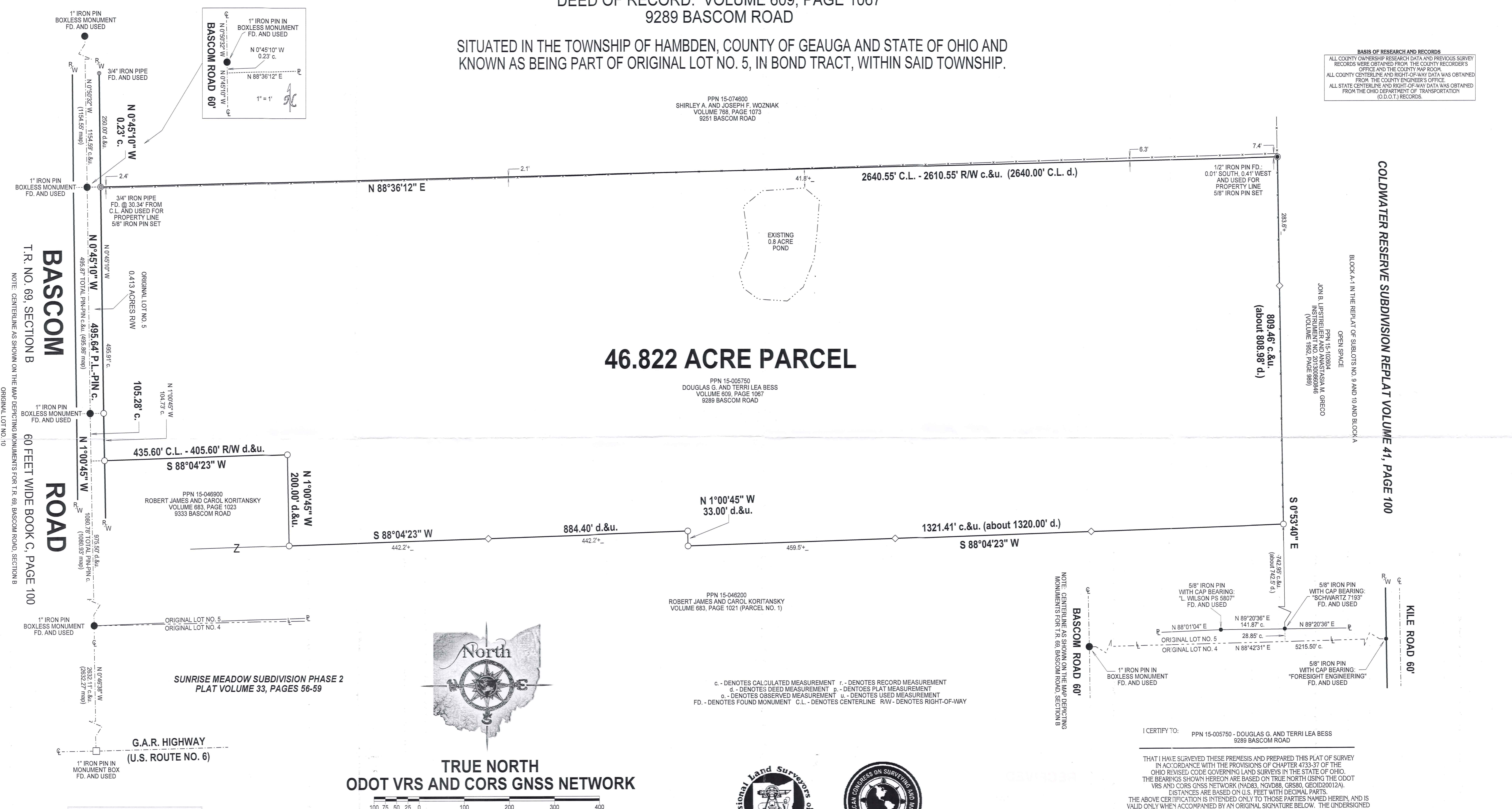
BASIS OF RESEARCH AND RECORDS
 ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM.
 ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE COUNTY ENGINEER'S OFFICE.
 ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA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

PPN 15-074600
 SHIRLEY A. AND JOSEPH F. WOZNIAK
 VOLUME 768, PAGE 1073
 9251 BASCOM ROAD

PPN 15-005750
 DOUGLAS G. AND TERRI LEA BESS
 VOLUME 609, PAGE 1067
 9289 BASCOM ROAD

PPN 15-046200
 ROBERT JAMES AND CAROL KORITANSKY
 VOLUME 683, PAGE 1021 (PARCEL NO. 1)

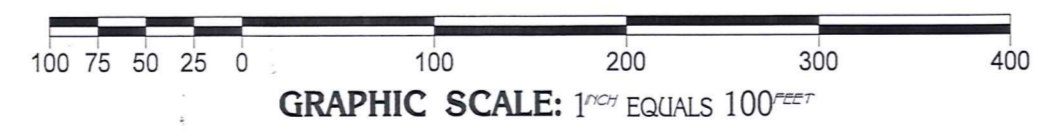
PPN 15-046900
 ROBERT JAMES AND CAROL KORITANSKY
 VOLUME 683, PAGE 1023
 9333 BASCOM ROAD



T.R. NO. 69, SECTION B
 60 FEET WIDE BOOK C, PAGE 100
 NOTE: CENTERLINE AS SHOWN ON THE MAP DEPICTING MONUMENTS FOR T.R. 69, BASCOM ROAD, SECTION B
 ORIGINAL LOT NO. 10



TRUE NORTH
ODOT VRS AND CORS GNSS NETWORK



- - DENOTES 5/8" x 30" IRON (STEEL) REBAR PIN (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- x—x— DENOTES BARBED WIRE FENCE FOUND
- ◇ - DENOTES FENCE POST SET ON PROPERTY LINE

c. - DENOTES CALCULATED MEASUREMENT r. - DENOTES RECORD MEASUREMENT
 d. - DENOTES DEED MEASUREMENT p. - DENOTES PLAT MEASUREMENT
 o. - DENOTES OBSERVED MEASUREMENT u. - DENOTES USED MEASUREMENT
 FD. - DENOTES FOUND MONUMENT C.L. - DENOTES CENTERLINE RW - DENOTES RIGHT-OF-WAY

NOTE: CENTERLINE AS SHOWN ON THE MAP DEPICTING MONUMENTS FOR T.R. 69, BASCOM ROAD, SECTION B

This plat was prepared by
D.B. Kosie & Associates
 Professional Land Surveying

11040 Madison Road
 Montville, Ohio 44064
 440.286.2131
 Fax: 440.968.3578
 www.dbksurveys.com



DBK PLAT NO. 708 2013

I CERTIFY TO: PPN 15-005750 - DOUGLAS G. AND TERRI LEA BESS, 9289 BASCOM ROAD

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 TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83, NGVD88, GRS80, GEOID20012A). 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.

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
 [Signature] 10.31.13
 OFFICE OF THE REG. GE AUGA COUNTY ENGINEER

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



HAM 00236

HAM00236

Bess (13-094)
Picked Up 11-1-13

15-005750
Vol. 1962, Pg. 14

D.B. Kosie & Associates



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or (440) 968-3578
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46.822 ACRE PARCEL

(0.413 ACRES R/W)

DEED OF RECORD: PPN 15-005750 DOUGLAS G. AND TERRI LEA BESS
VOLUME 609, PAGE 1067 9289 BASCOM ROAD

SITUATED IN THE TOWNSHIP OF HAMB DEN, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 5, IN BOND TRACT, WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX FOUND AT THE CENTERLINE INTERSECTION OF G.A.R. HIGHWAY (U.S. ROUTE NO. 6) AND BASCOM ROAD (T.R. NO. 69, SECTION B, 60 FEET WIDE).

THENCE N 0°46'38" W ALONG THE CENTERLINE OF SAID BASCOM, AS SHOWN ON THE MAP DEPICTING MONUMENTS FOR T.R. 69, SECTION B, A DISTANCE OF 2632.11 FEET TO A 1" IRON PIN BOXLESS MONUMENT FOUND AT AN ANGLE POINT THEREIN. SAID POINT BEING THE SOUTHWESTERLY CORNER OF ORIGINAL LOT NO. 5.

THENCE N 1°00'45" W CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 975.50 FEET TO A POINT. SAID POINT BEING THE NORTHWESTERLY CORNER OF PPN 15-046900 AS CONVEYED TO ROBERT JAMES AND CAROL KORITANSKY AND RECORDED IN VOLUME 683, PAGE 1023 OF GEAUGA COUNTY RECORDS AND DEEDS (GCRD). SAID POINT ALSO BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N 1°00'45" W CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 105.28 FEET TO A 1" IRON PIN BOXLESS MONUMENT FOUND AT AN ANGLE POINT THEREIN.

46.822 ACRE PARCEL

(CONTINUED)

THENCE N 0°45'10" W CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 495.64 FEET TO A POINT. SAID POINT BEING LOCATED S 0°45'10" E, A DISTANCE OF 0.23 FEET FROM A 1" IRON PIN BOXLESS MONUMENT FOUND AT AN ANGLE POINT THEREIN. SAID POINT BEING THE SOUTHWESTERLY CORNER OF PPN 15-074600 AS CONVEYED TO SHIRLEY A. AND JOSEPH F. WOZNIAK AND RECORDED IN VOLUME 768, PAGE 1073 OF GCRD. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 88°36'12" E ALONG THE SOUTHERLY LINE OF SAID WOZNIAK'S LAND AND PASSING THROUGH A 5/8" IRON PIN SET AT 30.00 FEET, A 3/4" IRON PIPE FOUND AT 30.34 FEET, AND A 1/2" IRON PIN FOUND AT 2640.14 FEET, A TOTAL DISTANCE OF 2640.55 FEET TO A 5/8" IRON PIN SET ON THE WESTERLY LINE OF PPN 15-102604 AS CONVEYED TO JON B. LIPSTREUER AND ANASTASIA M. GRECO AND RECORDED IN INSTRUMENT NO. 201300860846 (VOLUME 1952, PAGE 989) OF GCRD, ALSO KNOWN AS BLOCK A-1 IN THE REPLAT OF SUBLOTS NO. 9 AND 10 AND BLOCK A IN THE COLDWATER RESERVE SUBDIVISION AS RECORDED IN PLAT VOLUME 41, PAGE 100 OF GCRD. SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID WOZNIAK'S LAND. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 0°53'40" E ALONG THE WESTERLY LINE OF THE SAID JON B. LIPSTREUER AND ANASTASIA M. GRECO PARCEL, BEING THE WESTERLY LINE OF SAID BLOCK A-1, A DISTANCE OF 809.46 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING A NORTHEASTERLY CORNER OF PPN 15-046200 AS CONVEYED TO ROBERT JAMES AND CAROL KORITANSKY AND RECORDED IN VOLUME 683, PAGE 1021 (PARCEL NO. 1) OF GCRD. SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 88°04'23" W ALONG A NORTHERLY LINE OF SAID KORITANSKY'S LAND A DISTANCE OF 1321.41 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 1°00'45" W ALONG AN EASTERLY LINE OF SAID KORITANSKY'S LAND A DISTANCE OF 33.00 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING A NORTHEASTERLY CORNER OF SAID KORITANSKY'S LAND.

THENCE S 88°04'23" W ALONG A NORTHERLY LINE OF SAID KORITANSKY'S LAND A DISTANCE OF 884.40 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE

46.822 ACRE PARCEL

(CONTINUED)

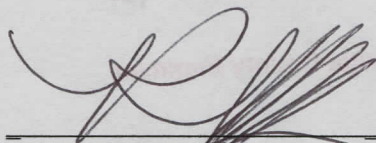
SOUTHEASTERLY CORNER OF THE AFORESAID PPN 15-046900 AS CONVEYED TO ROBERT JAMES AND CAROL KORITANSKY AND RECORDED IN VOLUME 683, PAGE 1023 OF GCRD. SAID POINT ALSO BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 1°00'45" W ALONG THE EASTERLY LINE OF SAID KORITANSKY'S LAND A DISTANCE OF 200.00 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID KORITANSKY'S LAND.

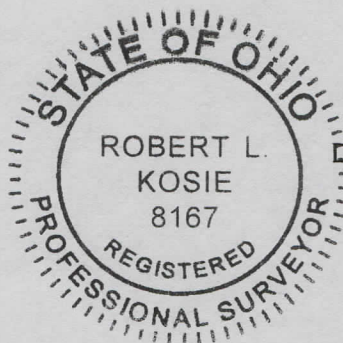
THENCE S 88°04'23" W ALONG THE NORTHERLY LINE OF SAID KORITANSKY'S LAND AND PASSING THROUGH A 5/8" IRON PIN SET AT 405.60 FEET A TOTAL DISTANCE OF 435.60 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 46.822 ACRES OF LAND (0.413 ACRES RIGHT-OF-WAY) AS SURVEYED BY D.B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83, NGVD88, GRS80, AND GEOID2012A). DATE: October 30, 2013. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THE INTENT OF THIS SURVEY IS TO MORE ACCURATELY DESCRIBE PPN 15-005750 AS CONVEYED TO DOUGLAS G. AND TERRI LEA BESS AND RECORDED IN VOLUME 609, PAGE 1067 OF GCRD. ALSO KNOWN AS 9289 BASCOM ROAD.

ALL 5/8" IRON PINS SET SHOWN HEREIN NOTED AS BEING 5/8" x 30" IRON (STEEL) REBAR PINS (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167".




ROBERT L. KOSIE
OHIO PROFESSIONAL
SURVEYOR NO. 8167



DATED: 30TH
October 2013

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

 10/31/13
OFFICE OF THE *Rev*
GEAUGA COUNTY ENGINEER