

TOWNSHIP/CITY/VILLAGE	THOMPSON TOWNSHIP	PARCELS	1 OF ONE
YEAR	2008	OF	ONE
SURVEY FOR: JOHN HEMLY AND GEAGA HOLDINGS, LLC			

SUBDIVISION SURVEY PREPARED FOR: JOHN HEMLY AND GEAGA HOLDINGS, LLC

DEED OF RECORD: GEAGA HOLDINGS, LLC. VOLUME 1801, PG. 394

SITUATED IN THE TOWNSHIP OF THOMPSON,
COUNTY OF GEAGA AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL LOT
NO. 1, LOT NO. 2, AND LOT NO. 12 WITHIN
SAID TOWNSHIP.

50.9876 TOTAL GROSS ACRE PARCEL

(50.4117 NET ACRE PARCEL)

3.2159 GROSS ACRE PARCEL

(3.0003 NET ACRES)

DEED OF RECORD:
GEAGA HOLDINGS, LLC.
VOLUME 1801, PAGE 394

PP NO. 30-043200

DEED OF RECORD:
GEAGA HOLDINGS, LLC.
VOLUME 1801, PAGE 394

PP NO. 30-043200

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 GEAGA 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.



GRAPHIC SCALE: 1" = 50' EQUALS 50 FEET

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

ZONING INFORMATION

R-3 RESIDENTIAL
AS OF JANUARY 16TH, 2008

402.4 Minimum Lot Area
The minimum lot area shall be three (3) acres.

402.5 Minimum Lot Frontage
The minimum lot frontage shall be two hundred (200) feet.

402.6 Minimum Lot Width
The minimum lot width shall be two hundred (200) feet.

402.7 Minimum Yards

- A. The minimum yards for all buildings, structures, and uses except accessory buildings, structures, and uses shall be as follows:
1. Front yard: 100 feet from the road right-of-way.
 2. Each side yard: 25 feet
 3. Rear yard: 25 feet
- B. The minimum yards for all accessory buildings, structures, and uses shall be as follows:
1. Front yard: 100 feet from the road right-of-way.
 2. Each side yard: 15 feet
 3. Rear yard: 10 feet

ALL ZONING INFORMATION SHOWN HEREON IS BASED ON THE AFORESAID LOCAL TOWNSHIP ZONING RESOLUTION AS PER THE DATE OF THIS SURVEY. NO LIABILITY IS ASSUMED FOR ANY ERRORS, OR THE EXISTENCE OF ANY OTHER DOCUMENTS NOT SHOWN IN SAID RESOLUTION.

THE LOCATION OF ANY EXISTING SEPTIC SYSTEM INFORMATION SHOWN ON THIS PLAT OF SURVEY WAS PROVIDED BY: GEAGA HOLDINGS, LLC.

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.

THE LOCATION OF ANY PROPOSED SEPTIC SYSTEM INFORMATION SHOWN ON THIS PLAT OF SURVEY WAS PROVIDED BY: EARTH EXCAVATING AND NORRIS WILLIAMS

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.

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

PAK 11/19/08

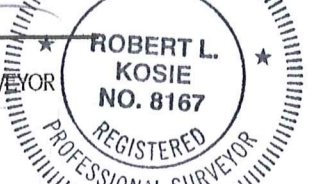
OFFICE OF THE
GEAGA COUNTY ENGINEER

Updated detail of
Survey approved
11-14-06

I CERTIFY TO: GEAGA HOLDINGS, LLC.

THAT I HAVE SURVEYED THESE PREMISES AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISIONS 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.

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



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

DBK PLAT NO. 600 08B

**PLANK ROAD
S.R. 86**
**ROAD
60'**

**ROCK-CREEK
ROAD S.R. 166**

LAKE COUNTY
GEAGA COUNTY

1" IRON PIN IN
MONUMENT BOX
FD. AND USED

1 1/2" IRON
"PINCHED" PIPE
FD. AND USED

5/8" IRON PIN IN
MONUMENT BOX
FD. AND USED

ORIGINAL LOT NO. 1
ORIGINAL LOT NO. 12

R. WALCUTT VOL. 839, PG. 385

PROPOSED 600'
REDUCED FOOTAGE
ET LEACH FIELD

EXISTING 100 GAL
SEPTIC TANK
PROPOSED 2000 GAL
SEPTIC TANK

EXISTING 100 GAL
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SUBDIVISION SURVEY PREPARED FOR: JOHN HEMLY AND GEAGA HOLDINGS, LLC

DEED OF RECORD: GEAGA HOLDINGS, LLC. VOLUME 1801, PG. 394

TOWNSHIP/CITY/VILLAGE: THOMPSON TOWNSHIP	MONTH: 9 DECEMBER YEAR: 2006	PAGE: ONE OF ONE
SURVEY FOR: JOHN HEMLY AND GEAGA HOLDINGS, LLC		

C. COOK
VOL. 1766, PG. 895

5/8" IRON PIN
WITH CAP BEARING:
"TEMPLE 4761"
FD. AND USED

R.L. MIHITSCH
VOL. 1083, PG. 318

R.L. MIHITSCH
VOL. 1083, PG. 318

F.J. AND L.W. JUDY
VOL. 955, PG. 1085

ORIGINAL LOT
NO. 2

ORIGINAL LOT
NO. 11

ORIGINAL LOT NO. 2
ORIGINAL LOT NO. 1

ORIGINAL LOT
NO. 1

ORIGINAL LOT
NO. 12

50.9876 TOTAL GROSS ACRE PARCEL

(50.4117 NET ACRE PARCEL)

DEED OF RECORD:
GEAGA HOLDINGS, LLC.
VOLUME 1801, PAGE 394
PP NO. 30-043200

SITUATED IN THE TOWNSHIP OF THOMPSON, COUNTY OF GEAGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 1, LOT NO. 2, AND LOT NO. 12 WITHIN SAID TOWNSHIP.

3.2159 GROSS ACRE PARCEL

(3.0003 NET ACRES)

DEED OF RECORD:
GEAGA HOLDINGS, LLC.
VOLUME 1801, PAGE 394

PP NO. 30-043200

EXISTING DWELLING
ON NEW PARCEL

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON.
DISTANCES ARE IN U.S. FEET WITH DECIMAL PARTS.
BEARINGS ARE TO TRUE NORTH USING NAD 83 - DECEMBER 2003.

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

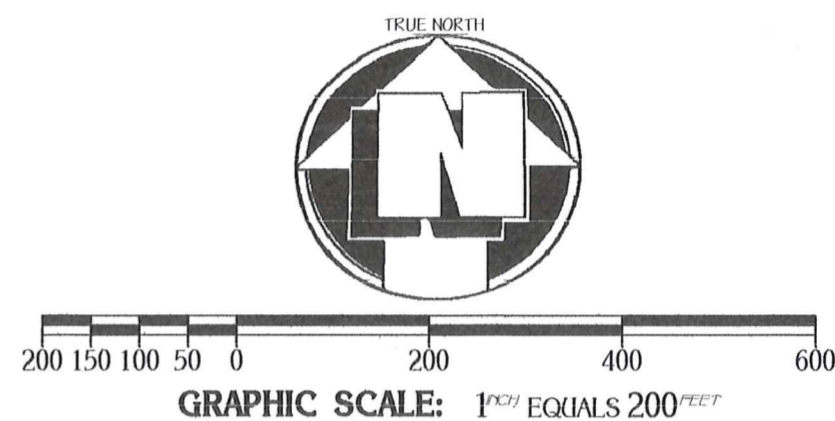


SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

PAK 11/19/06
OFFICE OF THE
GEAGA COUNTY ENGINEER

DBK PLAT NO. 600 06

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 GEAGA 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.



PLAT OF SURVEY PREPARED BY:
Delmar B. Kosie & Associates
Registered Land Surveyors
202 South Street
Chardon, Ohio 44024-1321
(440)
FAX: (440) 285-4579
http://www.dbksurveys.com

LAKE COUNTY

GEAGA COUNTY

1" IRON PIN IN MONUMENT BOX FD. AND USED

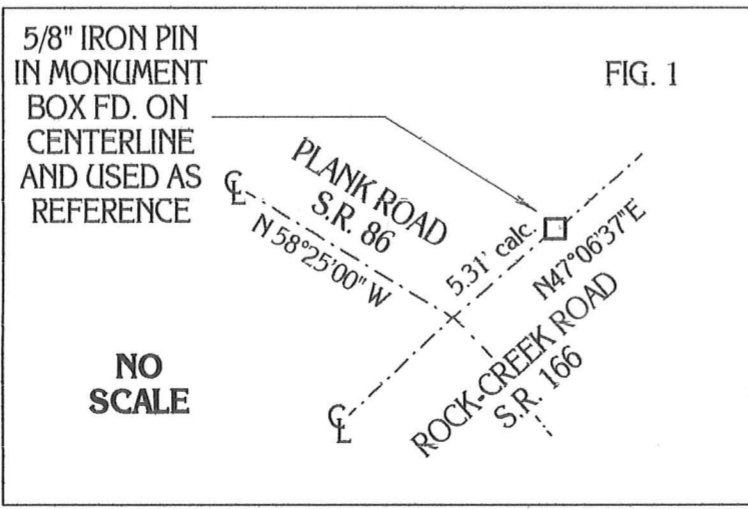
5/8" IRON PIN WITH CAP BEARING: "TEMPLE 4761" FD. AND USED FOR LINE
1 1/4" IRON PIPE FD. AND USED FOR LINE
EXISTING DWELLING AREA

PLANK ROAD S.R. 86

60'

Minimum Lot Requirements (R-1 Residential) AS OF 6/22/06

- 402.4 Minimum Lot Area shall be three (3) acres.
- 402.5 Minimum Lot Width A shall be two hundred forty (240) feet, except for lots located on a permanent cul-de-sac road turnaround.
- 402.6 A. The Minimum Setback for all buildings, structures and uses, except accessory buildings, structures and uses shall be as follows:
 1. Front yard: 100 feet
 2. Each side yard: 25 feet
 3. Rear yard: 25 feet
- B. The minimum yards setback for all accessory buildings, structures and uses shall be as follows:
 1. Front yard: 100 feet
 2. Each side yard: 25 feet
 3. Rear yard: 25 feet



THO-00057
THO 00057

30-095869 Geauga Holdings
Vol 1838-2326 Pick up date
11/17/06

Delmar B. Kosie & Associates

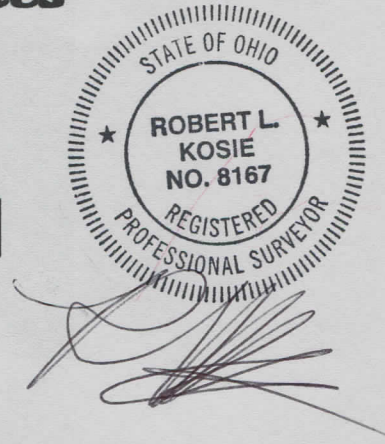
Registered Land Surveyors



202 South Street
Chardon, Ohio 44024

(440) 286-2131

Fax: (440) 285-4579
<http://www.dbksurveys.com>



3.2159 GROSS ACRE PARCEL

DEED OF RECORD: GEAUGA HOLDINGS, LLC. VOLUME 1801, PAGE 394

SITUATED IN THE TOWNSHIP OF THOMPSON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 1 AND LOT NO. 12 WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF PLANK ROAD (60 FEET WIDE, S.R. 86) AND ROCK-CREEK ROAD (S.R. 166). SAID POINT BEING LOCATED S47°06'37"W A DISTANCE OF 5.31 FEET FROM A 5/8" IRON PIN IN A MONUMENT BOX FOUND ON THE CENTERLINE OF SAID ROCK-CREEK ROAD.

THENCE N58°25'00"W ALONG THE CENTERLINE OF SAID PLANK ROAD A DISTANCE OF 58.17 FEET TO A POINT. SAID POINT BEING A SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO R. WALCUTT AS RECORDED IN VOL. 839, PG. 385 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 N58°25'00"W CONTINUING ALONG THE CENTERLINE OF SAID PLANK ROAD A **FRONTAGE DISTANCE OF 310.74** FEET TO A POINT. SAID POINT BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N38°42'48"E 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 30.23 FEET A TOTAL DISTANCE OF 300.00 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 N58°25'00"W ALONG A SOUTHERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 100.30 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. SAID POINT BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

Delmar B. Kosie & Associates

Registered Land Surveyors



202 South Street
Chardon, Ohio 44024

(440) 286-2131
Fax: (440) 285-4579
<http://www.dbksurveys.com>

3.2159 GROSS ACRE PARCEL

(CONTINUED)

THENCE N38°42'48"E ALONG A WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 481.53' FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET ON A WESTERLY LINE OF THE AFORESAID WALCUTT'S LAND. SAID POINT BEING THE MOST NORTHERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S06°26'42"W ALONG THE WESTERLY LINE OF SAID WALCUTT'S LAND A DISTANCE OF 408.44 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 S39°28'51"W ALONG A WESTERLY LINE OF SAID WALCUTT'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 79.90 FEET A TOTAL DISTANCE OF 129.90 FEET TO AN ANGLE POINT THEREIN. SAID POINT BEING A WESTERLY CORNER OF SAID WALCUTT'S LAND.

THENCE S18°53'00"E ALONG A SOUTHWESTERLY LINE OF SAID WALCUTT'S LAND A DISTANCE OF 248.14 FEET TO A POINT. SAID POINT BEING A NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S47°04'00"W ALONG A WESTERLY LINE OF SAID WALCUTT'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 50.00 FEET AND ALSO PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT 92.48 FEET A TOTAL DISTANCE OF 123.61 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 3.2159 GROSS ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO TRUE NORTH USING NAD83 -2003. DATE: 9/09/06. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

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

PAK 11/14/06

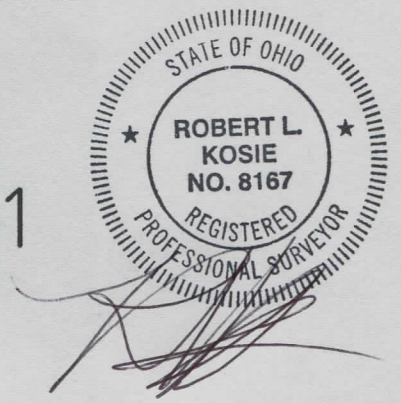
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Delmar B. Kosie & Associates

Registered Land Surveyors



202 South Street
Chardon, Ohio 44024
(440) 286-2131
Fax: (440) 285-4579
<http://www.dbksurveys.com>



50.9876 ACRE PARCEL

DEED OF RECORD: GEAUGA HOLDINGS, LLC. VOLUME 1801, PAGE 394

SITUATED IN THE TOWNSHIP OF THOMPSON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 1, LOT NO. 2, AND LOT NO. 12 WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF PLANK ROAD (60 FEET WIDE, S.R. 86) AND ROCK-CREEK ROAD (S.R. 166). SAID POINT BEING LOCATED S47°06'37"W A DISTANCE OF 5.31 FEET FROM A 5/8" IRON PIN IN A MONUMENT BOX FOUND ON THE CENTERLINE OF SAID ROCK-CREEK ROAD.

THENCE N58°25'00"W ALONG THE CENTERLINE OF SAID PLANK ROAD A DISTANCE OF 58.17 FEET TO A POINT. SAID POINT BEING A SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO R. WALCUTT AS RECORDED IN VOL. 839, PG. 385 OF GEAUGA COUNTY RECORDS AND DEEDS.

THENCE N58°25'00"W CONTINUING ALONG THE CENTERLINE OF SAID PLANK ROAD A DISTANCE OF 310.74 FEET TO A POINT. SAID POINT BEING A SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

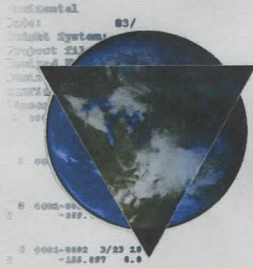
THENCE N38°42'48"E ALONG AN EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT 30.23 FEET A TOTAL DISTANCE OF 300.00 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT AN ANGLE POINT THEREIN. SAID POINT BEING A NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N58°25'00"W ALONG A NORTHERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 100.30 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 N38°42'48"E ALONG AN EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 481.53' FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET ON A WESTERLY LINE OF THE AFORESAID WALCUTT'S LAND.

Delmar B. Kosie & Associates

Registered Land Surveyors



202 South Street
Chardon, Ohio 44024

(440) 286-2131

Fax: (440) 285-4579

<http://www.dbksurveys.com>

50.9876 ACRE PARCEL

(CONTINUED)

THENCE N06°26'42"E ALONG THE WESTERLY LINE OF SAID WALCUTT'S LAND A DISTANCE OF 1123.42 FEET TO A 1 1/2" IRON "PINCHED" PIPE FOUND ON A SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO R.L. MIHITSCH AS RECORDED IN VOL. 1083, PG. 318 OF GEAUGA COUNTY RECORDS AND DEEDS, BEING ON THE NORTHERLY LINE OF SAID ORIGINAL LOT NO 12. SAID POINT BEING A NORTHWESTERLY CORNER OF SAID WALCUTT'S LAND. SAID POINT ALSO BEING A NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S88°19'18"W ALONG SAID MIHITSCH'S SOUTHERLY LINE, BEING THE NORTHERLY LINE OF SAID ORIGINAL LOT NO. 12 AND ALSO ALONG THE NORTHERLY LINE OF SAID ORIGINAL LOT NO. 1, A DISTANCE OF 1005.99 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 SAID MIHITSCH'S LAND.

THENCE N02°36'23"W ALONG A WESTERLY LINE OF SAID MIHITSCH'S LAND A DISTANCE OF 1493.32 FEET TO A 5/8" IRON PIN WITH CAP BEARING "TEMPLE 4761" FOUND. SAID POINT BEING A NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO F.J. AND L.W. JUDY AS RECORDED IN VOL. 955, PG. 1085 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S19°26'08"W ALONG AN EASTERLY LINE OF SAID JUDY'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 2502.03 FEET, A 5/8" IRON PIN WITH CAP BEARING "TEMPLE 4761" FOUND AT 2502.95 FEET A TOTAL DISTANCE OF 2532.72 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID PLANK ROAD. SAID POINT BEING A SOUTHEASTERLY CORNER OF SAID JUDY'S LAND. SAID POINT ALSO BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S58°25'00"E ALONG SAID CENTERLINE A DISTANCE OF 354.43 FEET TO A POINT. SAID POINT BEING A SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO W.J. AND J.L SAVAGE AS RECORDED IN VOL. 875, PG. 107 (PARCELS NO. 1 AND 2) OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING A SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

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50.9876 ACRE PARCEL

(CONTINUED)

THENCE N26°11'43"E ALONG A WESTERLY LINE OF SAID SAVAGES LAND AND PASSING THROUGH A 1 1/4" IRON PIPE FOUND AT 23.38 FEET, A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT 30.13 FEET, AND A 1 1/4" IRON PIPE FOUND AT 339.68 FEET, A TOTAL DISTANCE OF 649.98 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 NORTHWESTERLY CORNER OF SAID SAVAGES LAND.

THENCE S58°25'00"E ALONG A NORTHERLY LINE OF SAID SAVAGES LAND AND ALSO ALONG A NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO GRACE EVANGELICAL LUTHERAN CHURCH AS RECORDED IN VOL. 281, PG. 322 OF GEAUGA COUNTY RECORDS AND DEEDS AND PASSING THROUGH A 1 1/4" IRON PIPE FOUND AT 314.08 FEET A TOTAL DISTANCE OF 935.44 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 SAID GRACE EVANGELICAL LUTHERAN CHURCH PARCEL.

THENCE S38°42'48"W ALONG AN EASTERLY LINE OF THE SAID GRACE EVANGELICAL LUTHERAN CHURCH PARCEL AND PASSING THROUGH A 1 1/4" IRON PIPE FOUND AT 331.75 FEET, A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT 621.92 FEET, A TOTAL DISTANCE OF 652.15 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID PLANK ROAD. SAID POINT BEING A SOUTHEASTERLY CORNER OF THE SAID GRACE EVANGELICAL LUTHERAN CHURCH PARCEL. SAID POINT ALSO BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S58°25'00"E ALONG SAID CENTERLINE A DISTANCE OF 480.00 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 50.9876 GROSS ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO TRUE NORTH USING NAD83 -2003. DATE: 9/09/06. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

RECEIVED
NOV 14 2006
COUNTY ENGINEER

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

PAK 111406

OFFICE OF THE
GEAUGA COUNTY ENGINEER