

THO-00125
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30-005400 Matteo
Picked up 7-30-03
Vol 1662 - PG 547

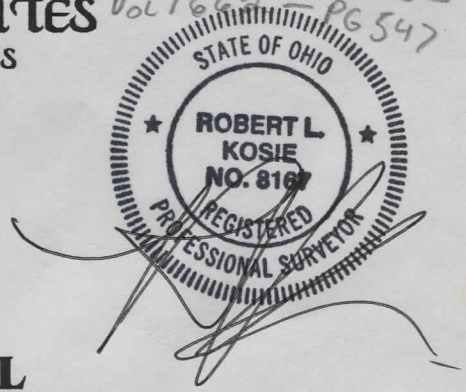
DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



200 SOUTH STREET
CHARDON, OHIO 44024
(440) 286-2131

<http://www.alltel.net/~dbkads/home.htm>



1.8640 GROSS ACRE PARCEL

DEED OF RECORD: S.J. MATTEO VOLUME 1091, PAGE 1280

Date: JULY 25TH, 2003

SITUATED IN THE TOWNSHIP OF THOMPSON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 6 WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/4" IRON PIPE FOUND AT THE NORTHWESTERLY CORNER OF A 19.115 ACRE PARCEL OF LAND CONVEYED TO S.J. MATTEO AS RECORDED IN VOL. 1091, PAGE 1280 OF GEauga COUNTY RECORDS AND DEEDS.

THENCE N89°35'40"E ALONG THE NORTHERLY LINE OF SAID MATTEO'S LAND A DISTANCE OF 128.08 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 SOUTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO E.J. BRUEGGEMAN AS RECORDED IN VOL. 1017, PG. 1091 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N33°46'50"E ALONG AN EASTERLY LINE OF SAID BRUEGGEMAN'S LAND AND ALSO ALONG THE WESTERLY HIGH-BANK OF THE TALCOTT CREEK AND PASSING THROUGH A 1 1/4" IRON PIPE FOUND AT 8.95 FEET A TOTAL DISTANCE OF 364.23 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET ON A NORTHERLY LINE OF THE AFORESAID THOMPSON TOWNSHIP. SAID POINT BEING A NORTHEASTERLY CORNER OF SAID BRUEGGEMAN'S LAND. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N89°40'10"E ALONG THE NORTHERLY LINE OF SAID TOWNSHIP A DISTANCE OF 164.97 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 A PARCEL OF LAND CONVEYED TO T.F. AND S. VANNOY AS RECORDED IN VOL. 1195, PG. 175 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S01°15'32"E ALONG A WESTERLY LINE OF SAID VANNOY'S LAND A DISTANCE OF 301.12 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET ON THE NORTHERLY LINE OF THE AFORESAID MATTEO PARCEL. SAID POINT BEING A SOUTHWESTERLY CORNER OF SAID VANNOY'S LAND. SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S89°35'40"W ALONG SAID MATTEO'S NORTHERLY LINE A DISTANCE OF 374.11 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 1.8640 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. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

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

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R.S. 7/30/03

OFFICE OF THE
GEauga COUNTY ENGINEER

good
closure