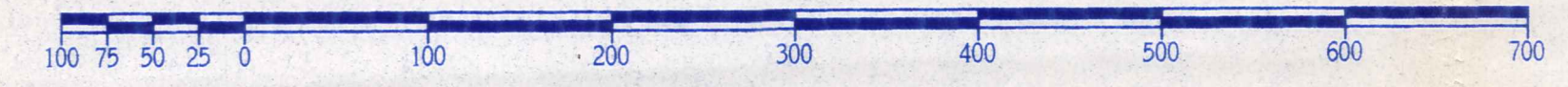


# PLAT OF SURVEY PREPARED FOR: JIM R. PROCHASKA

DEED OF RECORD: J.R. PROCHASKA VOLUME 807, PAGE 228



GRAPHIC SCALE: 1" = 100'  
 ○ DENOTES 5/8" IRON PIN WITH CAP SET  
 ◊ DENOTES OAK LATH SET ON PROPERTY LINE

SITUATED IN THE TOWNSHIP OF THOMPSON,  
 COUNTY OF GEauga AND STATE OF OHIO  
 AND KNOWN AS BEING PART OF ORIGINAL LOT  
 NO. 10 WITHIN SAID TOWNSHIP.

R.L. MIHITSCH 1083-318 PARCEL IV

N 87°52'00" W  
 2173.00' C.L. 2143.00' R/W rec.

## 40.540 ACRE PARCEL

N 87°52'00" W  
 3035.83' C.L. - 3005.73 R/W calc.

N 87°52'00" W  
 638.32' calc.

N 24°41'17" E  
 541.37' calc.

N 2°04'50" E  
 961.46' calc.

2 1/4" x 1.75" HIGH  
 IRON PIPE FD.:  
 1.80' NORTH  
 0.83' EAST  
 5/8" IRON PIN SET

5/8" IRON PIN  
 FD. AND USED

CLAY STREET 60'  
 VALENTINE ROAD

PLAT OF SURVEY PREPARED BY  
**DELMAR B. KOSIE & ASSOCIATES**  
 200 SOUTH STREET  
 CHARLTON, OHIO 44024  
 (440) 286-2131

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON.  
 DISTANCES ARE IN U.S. FEET WITH DECIMAL PARTS.  
 BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.

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.

*Delmar B. Kosie*  
 DELMAR B. KOSIE  
 REGISTERED PROFESSIONAL SURVEYOR  
 REGISTRATION NO. 5276

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
 R.S. 5141.998  
 OFFICE OF THE  
 GEauga COUNTY ENGINEER



PLAT NO. 505 95  
 REVISED: APRIL 29, 1998

THO-00173  
THO 00173

PROCHASKA  
sent to Auditor  
5-4-98  
30-004600

# Delmar B. Kosie & Associates

200 South Street - Chardon, Ohio 44024

## 40.540 ACRE PARCEL

DEED OF RECORD: VOLUME 807, PAGE 228

SITUATED IN THE TOWNSHIP OF THOMPSON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 10 WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/4" IRON PIPE FOUND AT THE INTERSECTION OF VALENTINE ROAD AND CLAY STREET (60 FEET WIDE).

THENCE N06 42'27"E ALONG THE CENTERLINE OF SAID CLAY STREET A DISTANCE OF 915.95 FEET TO A POINT. SAID POINT BEING A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO C. AND M. DOERR AS RECORDED IN VOL. 735, PG. 1125 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE PRINCIPLE PLACE OF BEGINNING OF THIS SURVEY.

THENCE S87 52'00"E ALONG SAID DOERR'S NORTHERLY LINE AND PASSING THROUGH A 5/8" IRON PIN SET AT 30.10 FEET A TOTAL DISTANCE OF 3035.83 FEET TO A 5/8" IRON PIN SET ON THE EASTERLY LINE OF LOT NO. 10.

THENCE N02 04'50"E ALONG SAID LOT LINE A DISTANCE OF 961.46 FEET TO A 1 1/2" IRON PIPE FOUND. SAID POINT BEING A SOUTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO J. O'CONNELL AS RECORDED IN VOL. 459, PG. 794 OF GEAUGA COUNTY RECORDS AND DEEDS.

THENCE N87 52'00"W ALONG SAID O'CONNELL'S SOUTHERLY LINE A DISTANCE OF 638.32 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING A NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO R.L. MIHITSCH AS RECORDED IN VOL. 1083, PAGE 318 (PARCEL #4) OF GEAUGA COUNTY RECORDS AND DEEDS.

THENCE S24 41'17"W ALONG AN EASTERLY LINE OF SAID MIHITSCH'S LAND A DISTANCE OF 541.37 FEET TO A 5/8" IRON PIN SET.

THENCE N87 52'00"W ALONG A SOUTHERLY LINE OF SAID MIHITSCH'S LAND AND PASSING THROUGH A 5/8" IRON PIN SET AT 2143.00 FEET A TOTAL DISTANCE OF 2173.00 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID CLAY STREET.

THENCE S01 27'47"W ALONG SAID CENTERLINE A DISTANCE OF 228.48 FEET TO A 5/8" IRON REBAR PIN FOUND AT AN ANGLE POINT THEREIN.

THENCE S06 42'27"W CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 233.77 FEET TO THE PRINCIPLE PLACE OF BEGINNING OF THIS SURVEY AND CONTAINING 40.540 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (DELMAR B. KOSIE, REGISTERED SURVEYOR NO. 5276). APRIL, 1998. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.

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

R.S. 5/4/1998

OFFICE OF THE  
GEAUGA COUNTY ENGINEER