

TOWNSHIP/CITY/VILLAGE: THOMPSON TOWNSHIP ORIGINAL LOT NO. 6 GEAUGA COUNTY, OHIO	MONTH: JUNE	PAGE: ONE OF ONE
YEAR: 2012		
SURVEY FOR: DUANE M. WOOLANT, DOUGLAS G. WOOLANT, AND ELIZABETH ZAMAGIAS		

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.

BASIS OF GPS:
 GEAUGA COUNTY GPS MONUMENT NO. 1708 (WOOLPERT) A CONCRETE MONUMENT WITH A 2 1/2" BRASS DISK STAMPED "1708" LATITUDE 41° 41' 14.03286"N LONGITUDE 81° 06' 07.58897"W ORTHOMETRIC ELEVATION (MSL): 1053.140 (321.0m GEOID99)



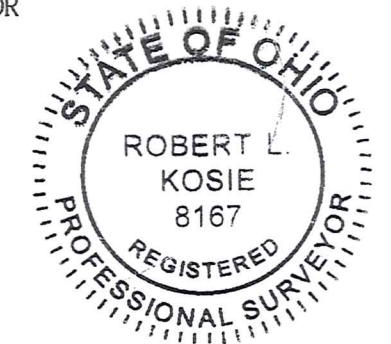
SITUATED IN THE TOWNSHIP OF THOMPSON, COUNTY OF GEAUGA, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 6 WITHIN SAID TOWNSHIP.

I CERTIFY TO: DUANE M. WOOLANT, DOUGLAS G. WOOLANT, AND ELIZABETH ZAMAGIAS

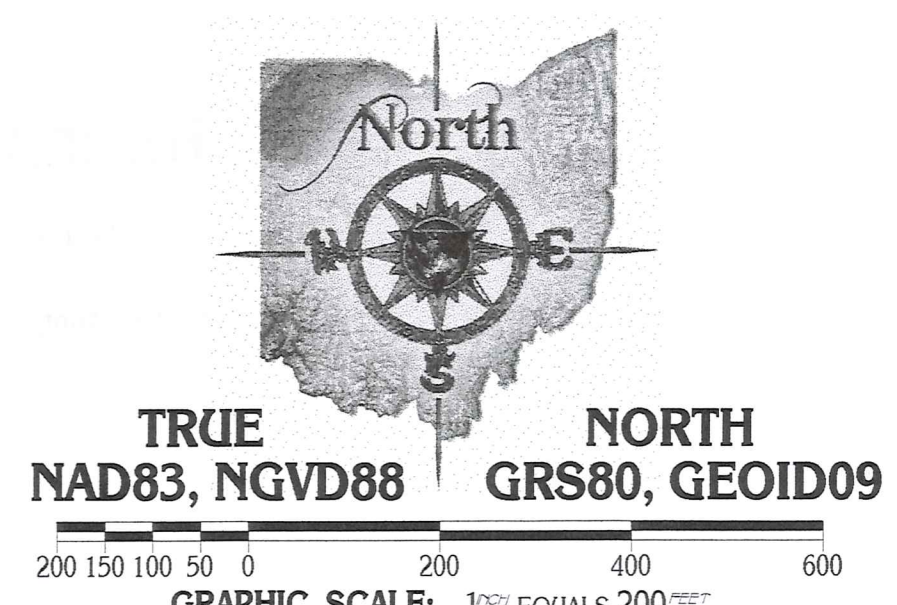
THAT I HAVE SURVEYED THESE PREMESIS AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISED CODE GOVERNING LAND SURVEYS IN THE STATE OF OHIO. THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH USING NAD83, NGVD88, GRS80 AND GEOID09. DISTANCES ARE BASED 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 UNDERSIGN 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.

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

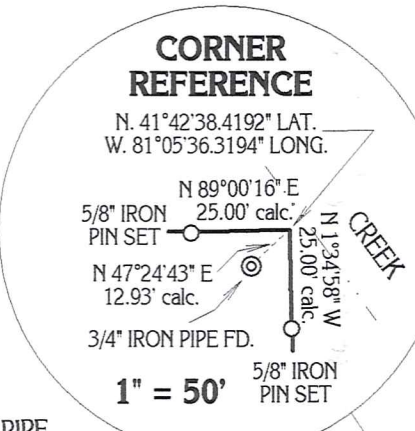
SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
[Signature]
 OFFICE OF THE
 GEAUGA COUNTY ENGINEER



DBK PLAT NO. 658 2012



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



PP# 30-065800
 LEONARD J. AND MARY LOU SHERER, TRUSTEES
 VOLUME 1807, PAGE 1353

3/4" IRON PIPE FD. AND USED
 N. 41°42'38.4127" LAT.
 W. 81°05'43.1894" LONG.

PP# 30-080000
 AMI LEE SHERER
 VOLUME 1433, PAGE 269
 15388 MOSELEY ROAD

1" IRON PIN IN MONUMENT BOX FD. AND USED
 N. 41°42'34.2453" LAT.
 W. 81°05'47.3417" LONG.

9.8567 GROSS ACRE PARCEL
 (0.3291 ACRES R/W)

PP# 30-095781 DEED OF RECORD: DUANE M. WOOLANT, DOUGLAS G. WOOLANT, AND ELIZABETH ZAMAGIAS DOCUMENT NO. 201200841920 VOLUME 1924, PAGE 2454 (PARCEL NO. 3)

3/4" IRON "PINCHED" PIPE FD. @ 36.38" FROM C.L. AND USED FOR PROPERTY LINE 5/8" IRON PIN SET

MOSELEY ROAD

33.8765 COMBINED GROSS ACRE PARCEL
 (0.4821 ACRES R/W)

PP# 30-082500 DEED OF RECORD: DUANE M. WOOLANT, DOUGLAS G. WOOLANT, AND ELIZABETH ZAMAGIAS DOCUMENT NO. 201200841920 VOLUME 1924, PAGE 2454 (PARCEL NO. 2) 15508 MOSELEY ROAD

PP# 30-095780 DEED OF RECORD: DUANE M. WOOLANT, DOUGLAS G. WOOLANT, AND ELIZABETH ZAMAGIAS DOCUMENT NO. 201200841920 VOLUME 1924, PAGE 2454 (PARCEL NO. 1)

45' WIDE (COUNTY)

PP# 30-083000 DOND F. & SYLVIA D. JERRELL VOLUME 707, PAGE 1120 15544 MOSELEY ROAD



CLAY STREET 60'

1" IRON PIN "BOXLESS MONUMENT" FD. AND USED
 N. 41°42'19.7976" LAT.
 W. 81°04'56.9784" LONG.

3/4" IRON PIPE FD. AND USED
 N. 89°08'44" W
 1506.08' rec.

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

THO 00241

Woolant - Zamagias (12-053)

Pick up date

THO 00241

6-25-12



D.B. Kosie & Associates

Professional Land Surveying

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 Montville, Ohio 44064
 (440) 286-2131
 or (440) 968-3578

www.dbksurveys.com

33.8765 COMBINED GROSS ACRE PARCEL

(0.4821 ACRES RIGHT-OF-WAY)

DEED OF RECORD:

PPS# 30-082400, 30-082500 AND 30-095780

DUANE M. WOOLANT, DOUGLAS G. WOOLANT, AND ELIZABETH ZAMAGIAS
 DOCUMENT NO. 201200841920 VOLUME 1924, PAGE 2454
 (PARCELS NO. 1, 2, & 4) 15508 MOSELEY ROAD

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" IRON PIN "BOXLESS MONUMENT" FOUND AT THE CENTERLINE INTERSECTION OF CLAY STREET (60 FEET WIDE) AND MOSELEY ROAD (45 FEET WIDE). SAID POINT HAVING A LATITUDE OF N. 41°42'19.7976" AND A LONGITUDE OF W. 81°04'56.9784".

THENCE N 89°08'44" W ALONG THE CENTERLINE OF SAID MOSELEY ROAD A DISTANCE OF 1506.08 FEET TO A 3/4" IRON PIPE FOUND AT AN ANGLE POINT THEREIN.

THENCE N 29°47'29" W CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 810.00 FEET TO A 1/2" IRON PIPE FOUND AT AN ANGLE POINT THEREIN.

THENCE N 76°37'48" W CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 240.41 FEET TO A POINT. SAID POINT BEING THE SOUTHWESTERLY CORNER OF PP# 30-083000 AS CONVEYED TO DORD F. & SYLVIA D. JERRELL AND RECORDED IN VOLUME 707, PAGE 1120 OF GEAUGA COUNTY RECORDS AND DEEDS (GCRD). SAID POINT ALSO BEING A SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.

33.8765 COMBINED GROSS ACRE PARCEL

(CONTINUED)

THENCE N 76°37'48" W CONTINUING ALONG THE CENTERLINE OF SAID MOSELEY ROAD A **FRONTAGE DISTANCE (IN PART) OF 393.36'** FEET TO AN ANGLE POINT THEREIN.

THENCE S 60°20'50" W CONTINUING ALONG SAID CENTERLINE A **FRONTAGE DISTANCE (IN PART) OF 323.13'** FEET TO A 3/4" IRON PIPE FOUND AN ANGLE POINT THEREIN.

THENCE N 56°26'10" W CONTINUING ALONG SAID CENTERLINE A **FRONTAGE DISTANCE (IN PART) OF 216.75'** FEET TO A POINT. SAID POINT BEING THE SOUTHEASTERLY CORNER OF PP# 30-095781 AS CONVEYED TO DUANE M. WOOLANT, DOUGLAS G. WOOLANT, AND ELIZABETH ZAMAGIAS AND RECORDED IN DOCUMENT NO. 201200841920 (VOLUME 1924, PAGE 2454 PARCEL NO. 3) OF GCRD. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 1°34'58" W ALONG THE EASTERLY LINE OF THE SAID DUANE M. WOOLANT, DOUGLAS G. WOOLANT, AND ELIZABETH ZAMAGIAS PARCEL AND ALSO ALONG AN EASTERLY LINE OF PP# 30-065800 AS CONVEYED TO LEONARD J. AND MARY LOU SHERER AND RECORDED IN VOLUME 1807, PAGE 1353 OF GCRD AND PASSING THROUGH A 5/8" IRON PIN SET AT 27.51 FEET AND ALSO PASSING THROUGH A 5/8" IRON PIN CORNER REFERENCE SET AT 979.79 FEET A TOTAL DISTANCE OF 1438.76 FEET TO A 5/8" IRON PIN WITH CAP BEARING: "KOSIE 5276" FOUND. SAID POINT HAVING A LATITUDE OF N. 41°42'42.7063" AND A LONGITUDE OF W. 81°05'36.3852". SAID POINT BEING THE SOUTHWESTERLY CORNER OF PP# 30-004900 AS CONVEYED TO MATTEO PROPERTIES LTD. AND RECORDED IN VOLUME 1924, PAGE 2323 OF GCRD. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 88°43'35" E ALONG THE SOUTHERLY LINE OF THE SAID MATTEO PROPERTIES LTD. PARCEL A DISTANCE OF 1361.10 FEET TO A 5/8" IRON PIN WITH CAP BEARING: "KOSIE 5276" FOUND ON THE WESTERLY LINE OF PP# 30-005200 AS CONVEYED TO MATTEO PROPERTIES LTD. AND RECORDED IN VOLUME 1924, PAGE 2323 OF GCRD. SAID POINT HAVING A LATITUDE OF N. 41°42'42.7879" AND A LONGITUDE OF W. 81°05'18.4397". SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE SAID MATTEO PROPERTIES LTD. PARCEL (PP# 30-004900). SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 2°07'54" E ALONG THE WESTERLY LINE OF THE SAID MATTEO PROPERTIES LTD. PARCEL AND ALSO ALONG THE WESTERLY LINE OF PP# 30-005401 AS CONVEYED TO FREELAND W. SOUTHARD AND RECORDED IN VOLUME 1801, PAGE 1172 OF GCRD AND PASSING THROUGH A 3/4" IRON PIPE FOUND AT 310.57 FEET A TOTAL DISTANCE OF 440.64 FEET TO A 5/8" IRON PIN SET. SAID POINT HAVING A LATITUDE OF N. 41°42'38.4357" AND A LONGITUDE OF W. 81°05'18.3176". SAID POINT BEING THE NORTHEASTERLY CORNER OF PP# 30-095590 AS CONVEYED TO DAVID K. & JULIE F. BEAL AND RECORDED IN VOLUME

(12-653)

THO 00241

33.8765 COMBINED GROSS ACRE PARCEL
(CONTINUED)

928, PAGE 566 (PARCEL NO. 1) OF GCRD. SAID POINT ALSO BEING A SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 89°00'16" W ALONG THE NORTHERLY LINE OF SAID BEAL'S LAND AND ALSO ALONG THE NORTHERLY LINE OF THE AFORESAID DORD F. & SYLVIA D. JERRELL PARCEL A DISTANCE OF 517.54 FEET TO A 5/8" IRON PIN SET. SAID POINT HAVING A LATITUDE OF N. 41°42'38.4295" AND A LONGITUDE OF W. 81°05'25.1412". SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID JERRELL'S LAND.


THENCE S 1°17'40" E ALONG A WESTERLY LINE OF SAID JERRELL'S LAND AND PASSING THROUGH A 5/8" IRON PIN SET AT 1047.09 FEET A TOTAL DISTANCE OF 1070.34 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 33.8765 COMBINED GROSS ACRES OF LAND (0.4821 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 NAD83, NGVD88, GRS80 AND GEOID09. DATE: June 15, 2012. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THE INTENT OF THIS LEGAL DESCRIPTION IS TO CONSOLIDATE PARCELS 30-082400, 30-082500 AND 30-095780 AS CONVEYED TO DUANE M. WOOLANT, DOUGLAS G. WOOLANT, AND ELIZABETH ZAMAGIAS AND RECORDED IN DOCUMENT NO. 201200841920 VOLUME 1924, PAGE 2454 (PARCELS NO. 1, 2, & 4), ALSO KNOWN AS 15508 MOSELEY ROAD.

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

RECEIVED
JUN 15 2012

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 6/21/12
OFFICE OF THE
GEAUGA COUNTY ENGINEER


ROBERT L. KOSIE
OHIO PROFESSIONAL
SURVEYOR NO. 8167



DATED: JUNE 15TH 2012

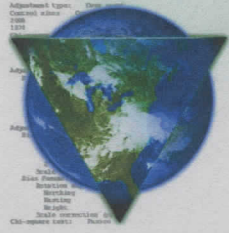
D.B. Kosie & Associates

Professional Land Surveying

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Montville, Ohio 44064

(440) 286-2131
or (440) 968-3578

www.dbksurveys.com



9.8567 GROSS ACRE PARCEL

(0.3291 ACRES RIGHT-OF-WAY)

DEED OF RECORD: PP# 30-095781

DUANE M. WOOLANT, DOUGLAS G. WOOLANT, AND ELIZABETH ZAMAGIAS
DOCUMENT NO. 201200841920 VOLUME 1924, PAGE 2454 (PARCELS NO. 3)

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" IRON PIN "BOXLESS MONUMENT" FOUND AT THE CENTERLINE INTERSECTION OF CLAY STREET (60 FEET WIDE) AND MOSELEY ROAD (45 FEET WIDE). SAID POINT HAVING A LATITUDE OF N. 41°42'19.7976" AND A LONGITUDE OF W. 81°04'56.9784".

THENCE N 89°08'44" W ALONG THE CENTERLINE OF SAID MOSELEY ROAD A DISTANCE OF 1506.08 FEET TO A 3/4" IRON PIPE FOUND AT AN ANGLE POINT THEREIN.

THENCE N 29°47'29" W CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 810.00 FEET TO A 1/2" IRON PIPE FOUND AT AN ANGLE POINT THEREIN.

THENCE N 76°37'48" W CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 633.77 FEET TO AN ANGLE POINT THEREIN.

THENCE S 60°20'50" W CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 323.13 FEET TO A 3/4" IRON PIPE FOUND AN ANGLE POINT THEREIN.

THENCE N 56°26'10" W CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 216.75 FEET TO A POINT. SAID POINT BEING THE SOUTHWESTERLY CORNER OF PP# 30-095780 AS CONVEYED TO DUANE M. WOOLANT, DOUGLAS G. WOOLANT,

9.8567 GROSS ACRE PARCEL

(CONTINUED)

AND ELIZABETH ZAMAGIAS AND RECORDED IN DOCUMENT NO. 201200841920 VOLUME 1924, PAGE 2454 (PARCEL NO. 1) OF GEALIGA COUNTY RECORDS AND DEEDS (GCRD). SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N 56°26'10" W CONTINUING ALONG THE CENTERLINE OF SAID MOSELEY ROAD A **FRONTAGE DISTANCE OF 637.21 FEET** TO A POINT. SAID POINT BEING THE SOUTHEASTERLY CORNER OF PP# 30-080000 AS CONVEYED TO AMI LEE SHERER AND RECORDED IN VOLUME 1433, PAGE 269 OF GCRD. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 1°34'58" W ALONG THE EASTERLY LINE OF SAID SHERER'S LAND AND PASSING THROUGH A 5/8" IRON PIN SET AT 27.52' AND ALSO PASSING THROUGH A 3/4" IRON "PINCHED" PIPE FOUND AT 36.38 FEET A TOTAL DISTANCE OF 643.31 FEET TO A 3/4" IRON PIPE FOUND ON A SOUTHERLY LINE OF PP# 30-065800 AS CONVEYED TO LEONARD J. AND MARY LOU SHERER AND RECORDED IN VOLUME 1807, PAGE 1353 OF GCRD. SAID POINT HAVING A LATITUDE OF N. 41°42'38.4127" AND A LONGITUDE OF W. 81°05'43.1894". SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID AMI LEE SHERER'S LAND. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 89°00'16" E ALONG THE SOUTHERLY LINE OF SAID LEONARD J. AND MARY LOU SHERER'S LAND AND PASSING THROUGH A 5/8" IRON PIN CORNER REFERENCE SET AT 496.06 FEET A TOTAL DISTANCE OF 521.06 FEET TO A POINT. SAID POINT HAVING A LATITUDE OF N. 41°42'38.4192" AND A LONGITUDE OF W. 81°05'36.3194". SAID POINT BEING THE NORTHWESTERLY CORNER OF PP# 30-082500 AS CONVEYED TO DUANE M. WOOLANT, DOUGLAS G. WOOLANT, AND ELIZABETH ZAMAGIAS AND RECORDED IN DOCUMENT NO. 201200841920 VOLUME 1924, PAGE 2454 (PARCEL NO. 2). SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 1°34'58" E ALONG THE WESTERLY LINE OF THE SAID DUANE M. WOOLANT, DOUGLAS G. WOOLANT, AND ELIZABETH ZAMAGIAS PARCEL (PP# 30-082500) AND ALSO ALONG THE WESTERLY LINE OF THE AFORESAID DUANE M. WOOLANT, DOUGLAS G. WOOLANT, AND ELIZABETH ZAMAGIAS PARCEL (PP# 30-095780) AND PASSING THROUGH A 5/8" IRON PIN CORNER REFERENCE SET AT 25.00 FEET AND ALSO PASSING THROUGH A 5/8" IRON PIN SET AT 977.28 FEET A

9.8567 GROSS ACRE PARCEL

(CONTINUED)

TOTAL DISTANCE OF 1004.79 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 9.8567 ACRES OF LAND (0.3291 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 NAD83, NGVD88, GRS80 AND GEOID09. DATE: June 15, 2012. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THE INTENT OF THIS LEGAL DESCRIPTION IS TO RE-SURVEY (UPDATE) PP# 30-095781 AS CONVEYED TO DUANE M. WOOLANT, DOUGLAS G. WOOLANT, AND ELIZABETH ZAMAGIAS AND RECORDED IN DOCUMENT NO. 201200841920 VOLUME 1924, PAGE 2454 (PARCEL NO. 3).

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

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

PAK *6/21/12*

OFFICE OF THE
GEAUGA COUNTY ENGINEER

ROBERT L. KOSIE
OHIO PROFESSIONAL
SURVEYOR NO. 8167



DATED: *JUNE 15TH 2012*