

TRO 00025

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SUBDIVISION AND PLAT OF SURVEY PREPARED FOR: ALICE L. AND PAUL D. WOLFE

DEED OF RECORD: A.L. WOLFE VOLUME 1357, PAGE 722

TOWNSHIP/CITY/VILLAGE:

TROY TOWNSHIP

MONTH:

15
JULY

PAGE:

ONE

OF
ONE

YEAR:

2003

SURVEY FOR:

ALICE L. AND PAUL D. WOLFE

NASH ROAD 60'

P.K. NAIL
FD. AND USED

N 89°52'28" W 2429.73' TOTAL calc.
1924.04' calc. 277.69' calc. 228.00' rec.

**1.4111 GROSS
ACRE PARCEL**

DEED OF RECORD:
A.L. WOLFE VOL. 1357, PG. 722
PP# 32-054800

J.A. AND T.L. STOWE
VOL. 1581, PG. 1055

MUMFORD ROAD
N 0°38'13" W

1" IRON PIN IN
MONUMENT BOX
FD. AND USED

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

PAK 07/16/03

OFFICE OF THE
GEAUGA COUNTY ENGINEER

A.L. WOLFE
VOL. 1357, PG. 722
PP# 32-054800

5/8" IRON PIN
WITH CAP BEARING:
"SCHWARTZ - 7193"
FD. AND USED

N 0°38'23" W

222.86' C.L. -
192.86' RW calc.

277.63' calc.
N 89°30'59" E

219.91' C.L. -
189.91' RW calc.

12"DIA. BASE - 10"DIA. TOP x
4.5' HIGH CONC. POST FD.:
2.13' SOUTH, 3.26' WEST
5/8" IRON PIN SET

U.R. AND R. SCHLABACH
VOL. 1368, PG. 336

5/8" IRON PIN
WITH CAP BEARING:
"SCHWARTZ - 7193"
FD. AND USED

275.55' calc.



GRAPHIC SCALE: 1" = 100'

O-DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN
WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET

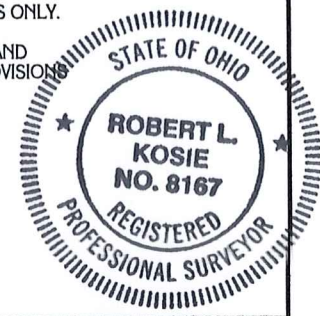
--- DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

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.



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



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 GEAUGA 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.

SITUATED IN THE TOWNSHIP
OF TROY, COUNTY OF GEAUGA
AND STATE OF OHIO AND
KNOWN AS BEING PART OF
ORIGINAL SECTION NO. 3
WITHIN SAID TOWNSHIP.

PLAT OF SURVEY PREPARED BY
DELMAR B. KOSIE & ASSOCIATES
REGISTERED LAND SURVEYORS
202 SOUTH STREET
CHARDON, OHIO 44024
(440) 286-2131

TR0-00025

32-074 305
Vol 1665 PG 1190

WOLFE
Pick UP
7-18-03

DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



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

<http://www.alltel.net/~dbkads1/home.htm>



1.4111 GROSS ACRE PARCEL

DEED OF RECORD: A.L. WOLFE VOLUME 1357, PAGE 722

Date: JULY 15TH, 2003

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SECTION NO. 3 WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX FOUND AT THE INTERSECTION OF NASH ROAD (60 FEET WIDE) AND MUMFORD ROAD.

THENCE N89°52'28"W ALONG THE CENTERLINE OF SAID NASH ROAD A DISTANCE OF 228.00 FEET TO A POINT. SAID POINT BEING A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO J.A. AND T.L. STOWE AS RECORDED IN VOL. 1581, PG. 1055 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE S00°37'57"E ALONG A WESTERLY LINE OF SAID STOWE'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 30.00 FEET A TOTAL DISTANCE OF 219.91 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 A PARCEL OF LAND CONVEYED TO U.R. AND R. SCHLABACH AS RECORDED IN VOL. 1368, PG. 336 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT BEING A SOUTHWESTERLY CORNER OF SAID STOWE'S LAND. SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S89°30'59"W ALONG SAID SCHLABACH'S NORTHERLY LINE A DISTANCE OF 277.63 FEET TO A 5/8" IRON PIN WITH CAP BEARING: "SCHWARTZ - 7193" FOUND. SAID POINT BEING A NORTHWESTERLY CORNER OF SAID SCHLABACH'S LAND. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N00°38'23"W ALONG THE 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 192.86 FEET A TOTAL DISTANCE OF 222.86 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID NASH ROAD. SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S89°52'28"E ALONG SAID CENTERLINE A **FRONTAGE DISTANCE** OF 277.69 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 1.4111 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.

RECEIVED
JUL 18 2003
GEAUGA COUNTY
ENGINEERS

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

PAK 07/16/03
OFFICE OF THE
GEAUGA COUNTY ENGINEER

1.009
1.4111 AC
GOOD CLOSURE