



# DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



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

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

## **42.5600 GROSS ACRE PARCEL**

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

—Date: March 27, 2002—

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 (60 FEET WIDE).

THENCE S00°38'13"E ALONG THE CENTERLINE OF SAID MUMFORD ROAD A DISTANCE OF 766.47 FEET TO A POINT. SAID POINT BEING A SOUTHEASTERLY CORNER 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 ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE S89°21'30"W ALONG A SOUTHERLY LINE OF SAID SCHLABACH'S LAND AND PASSING THROUGH A 5/8" IRON PIN WITH CAP BEARING "SCHWARTZ - 7193" FOUND AT 30.00 FEET A TOTAL DISTANCE OF 505.59 FEET TO A 5/8" IRON PIN WITH CAP BEARING "SCHWARTZ - 7193" FOUND. SAID POINT BEING A SOUTHWESTERLY CORNER OF SAID SCHLABACH'S LAND.

THENCE S53°21'13"W ALONG A NORTHERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 344.24 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 S67°51'12"W ALONG A NORTHERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 492.26 FEET TO A 1" IRON PIPE FOUND AT A SOUTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO W.E., JR. AND D.S. DETWEILER AS RECORDED IN VOL. 764, PG. 139 OF GEauga COUNTY RECORDS AND DEEDS.

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THENCE N89°37'14"W ALONG A SOUTHERLY LINE OF SAID DETWEILER'S LAND AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AS A CORNER REFERENCE AT 656.57 FEET A TOTAL DISTANCE OF 658.57 FEET TO A POINT. SAID POINT BEING A NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO THE DOLBY FAMILY TRUST, R.J. DOLBY OR N.E. THORP-DOLBY, TRUSTEES, OR THEIR SUCCESSIONS AS RECORDED IN VOL. 917, PG. 795 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S00°18'18"E ALONG AN EASTERLY LINE OF THE SAID DOLBY FAMILY TRUST PARCEL AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AS A CORNER REFERENCE AT 2.00 FEET A TOTAL DISTANCE OF 1282.64 FEET TO A 5/8" IRON PIN WITH CAP BEARING "JW DANIEL - PS 6222" FOUND. SAID POINT BEING A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO D.W. HOWARD AS RECORDED IN VOL. 1120, PG. 1127 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N89°39'51"E ALONG A NORTHERLY LINE OF SAID HOWARD'S LAND A DISTANCE OF 250.10 FEET TO A 5/8" IRON PIN WITH CAP BEARING "JW DANIEL - PS 6222" FOUND. SAID POINT BEING A NORTHEASTERLY CORNER OF SAID HOWARD'S LAND.

THENCE S00°14'14"E ALONG AN EASTERLY LINE OF SAID HOWARD'S LAND A DISTANCE OF 86.80 FEET TO A 5/8" IRON PIN WITH CAP BEARING "JW DANIEL - PS 6222" FOUND. SAID POINT BEING A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO S. MIRA AS RECORDED IN VOL. 1196, PG. 255 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N89°38'55"E ALONG A NORTHERLY LINE OF SAID MIRA'S LAND A DISTANCE OF 250.00 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 A PARCEL OF LAND CONVEYED TO P.J. HODGINS AS RECORDED IN VOL. 1332, PG. 46 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT BEING A SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N00°22'37"W ALONG SAID HODGINS' WESTERLY LINE A DISTANCE OF 346.76 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 HODGINS' LAND.

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THENCE N89°27'00"E ALONG A NORTHERLY LINE OF SAID HODGINS' LAND AND ALSO ALONG THE NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO A.L. WOLFE AS RECORDED IN VOL. 1370, PG. 874 OF GEAUGA COUNTY RECORDS AND DEEDS A TOTAL DISTANCE OF 899.97 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 A PARCEL OF LAND CONVEYED TO A.M. AND S.J. HOSTETLER AS RECORDED IN VOL. 881, PG. 1188 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT BEING A SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N00°28'23"W ALONG SAID HOSTETLER'S WESTERLY LINE AND ALSO ALONG A WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO J., JR. AND D.A. SCHROCK AS RECORDED IN VOL. 1030, PG. 1151 OF GEAUGA COUNTY RECORDS AND DEEDS AND PASSING THROUGH A 5/8" IRON PIN WITH CAP BEARING "D. WILSON - RLS 7238" FOUND AT 26.76 FEET A TOTAL DISTANCE OF 458.33 FEET TO A 5/8" IRON PIN WITH CAP BEARING "D. WILSON - RLS 7238" FOUND AT AN ANGLE POINT THEREIN. SAID POINT BEING A SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO A.A. AND M.G. MILLER AS RECORDED IN VOL. 1110, PG. 531 OF GEAUGA COUNTY RECORDS AND DEEDS.

THENCE N00°38'23"W ALONG A WESTERLY LINE OF SAID MILLER'S LAND AND ALSO ALONG A WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO E.J., JR. AND D. DIENES AS RECORDED IN VOL. 1107, PG. 318 OF GEAUGA COUNTY RECORDS AND DEEDS AND PASSING THROUGH A 5/8" IRON PIN WITH CAP BEARING "SCHWARTZ - 7193" FOUND AT 343.85 FEET A TOTAL DISTANCE OF 618.74 FEET TO A 5/8" IRON PIN WITH CAP BEARING "SCHWARTZ - 7193" FOUND. SAID POINT BEING A NORTHWESTERLY CORNER OF SAID DIENES' LAND.

THENCE N89°22'16"E ALONG A NORTHERLY LINE OF SAID DIENES' LAND AND PASSING THROUGH A 5/8" IRON PIN WITH CAP BEARING "SCHWARTZ - 7193" FOUND AT 475.61 FEET A TOTAL DISTANCE OF 505.61 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID MUMFORD ROAD. SAID POINT BEING A NORTHEASTERLY CORNER OF SAID DIENES LAND. SAID POINT ALSO BEING A SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N00°38'13"W ALONG SAID CENTERLINE A DISTANCE OF 320.82 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 42.5600 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.