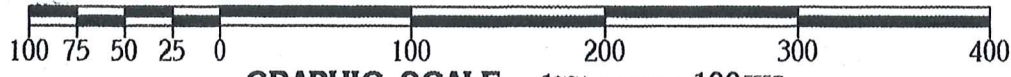


# CONSOLIDATION AND PLAT OF SURVEY PREPARED FOR: ELI E. YODER

TOWNSHIP/CITY/VILLAGE: TROY TOWNSHIP	MONTH: <b>31</b> <b>August</b> YEAR: <b>2004</b>	PAGE: ONE OF ONE
SURVEY FOR: ELI E. YODER		



**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.



**GRAPHIC SCALE: 1" = 100 FEET**  
 O-DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET  
 X-DENOTES BARBED WIRE FENCE FOUND  
 ---DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

- \*ENCROACHMENTS\***  
 ADJACENT LAND OWNER: R. AND P. DOBAY  
 1.) WIRE FENCE IS 28.5+ FEET WEST OF BOUNDARY LINE.  
 2.) BARN ADDITION (NO FOUNDATION) IS WEST OF BOUNDARY LINE.  
 3.) WIRE FENCE IS 17.0+ FEET NORTH OF ROAD MARGIN.  
 4.) WIRE FENCE IS 12.0+ FEET SOUTH OF BOUNDARY LINE.

1" IRON PIN IN MONUMENT BOX FD. AND USED ANGLE POINT STA.- 120+64.5 (COUNTY)

1" IRON PIN IN MONUMENT BOX FD. AND USED ANGLE POINT (calc.) STA.- 113+86.7 (COUNTY)

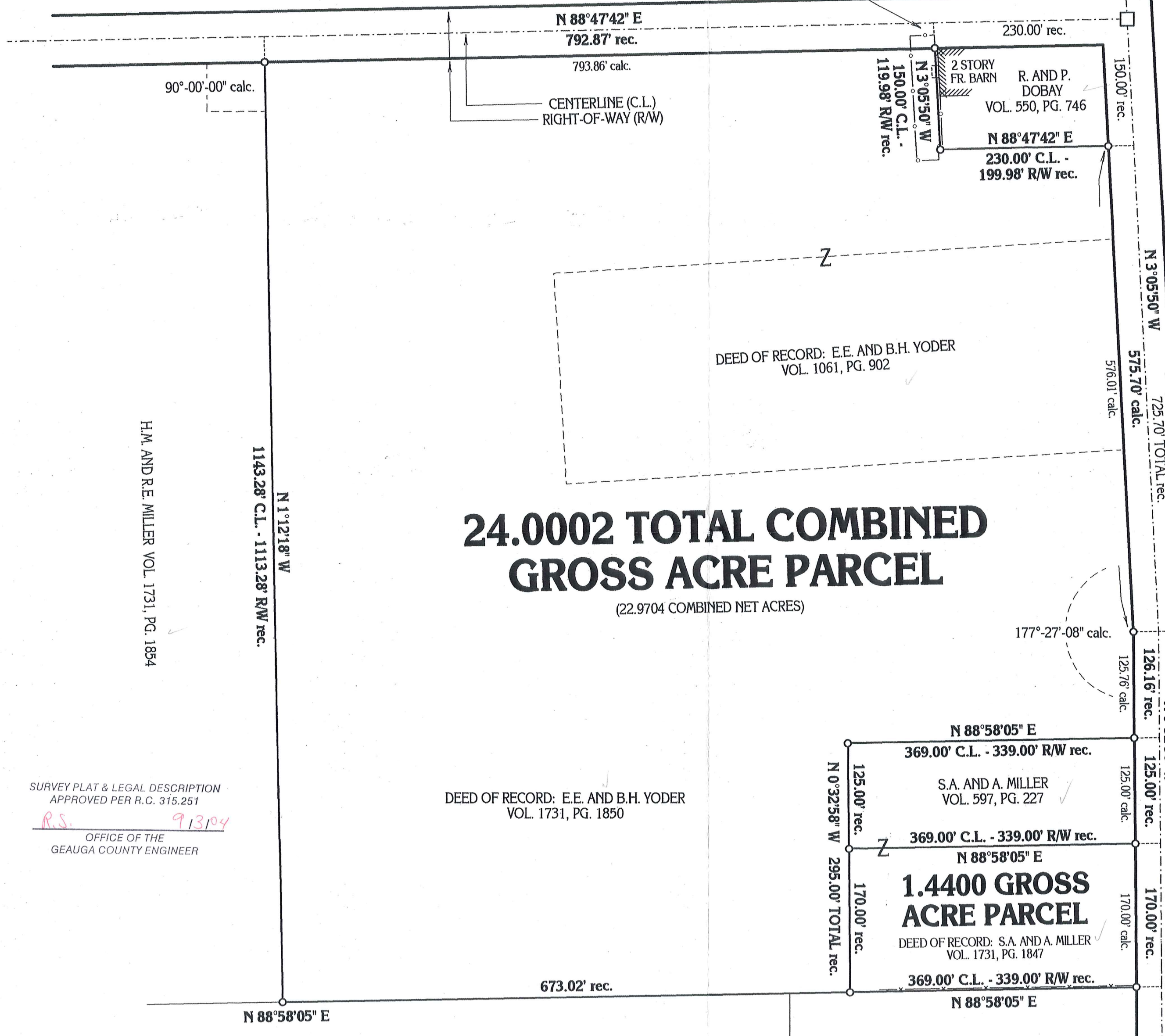
ANGLE POINT STA.- 106+61.0 (COUNTY)

## PATCH ROAD

### 60'

## MUMFORD ROAD

## ROAD 60'



### 24.0002 TOTAL COMBINED GROSS ACRE PARCEL

(22.9704 COMBINED NET ACRES)

### 1.4400 GROSS ACRE PARCEL

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251  
*R.S.* 9/3/04  
 OFFICE OF THE  
 GEauga COUNTY ENGINEER

SITUATED IN THE TOWNSHIP OF TROY,  
 COUNTY OF GEauga AND STATE OF OHIO  
 AND KNOWN AS BEING PART OF SECTION  
 NO. 2 WITHIN SAID TOWNSHIP.

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON.  
 DISTANCES ARE IN U.S. FEET WITH DECIMAL PARTS.  
 BEARINGS ARE TO TRUE NORTH (USING NAD83 (NGVD 29), APRIL 2004).

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.

PLAT OF SURVEY PREPARED BY:  
**Delmar B. Kosie & Associates**  
 Registered Land Surveyors  
 202 South Street  
 Chardon, Ohio 44024-1321  
 (440) 286-2131  
 FAX: (440) 285-4579  
<http://home.alltel.net/dbkads/home.htm>



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



## DBK PLAT NO. 584 2004

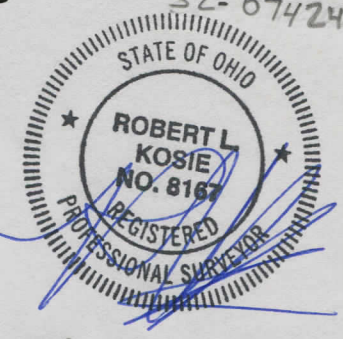
TRO-00031  
TRO 00031

# Delmar B. Kosie & Associates

Elie Yoder  
Picked up 9/13/04  
32-074244



Registered Land Surveyors  
202 South Street  
Chardon, Ohio 44024-1321  
(440) 286-2131  
Fax: (440) 285-4579



<http://home.alltel.net/dbkadsl/home.htm>

Vol. 1741-Pg. 1772

## 24.0002 TOTAL COMBINED GROSS ACRE PARCEL

DEEDS OF RECORD: E.E. AND B.H. YODER VOLUME 1731, PAGE 1850 AND E.E. AND B.H. YODER VOLUME 1061, PAGE 902

Date: August 31, 2004

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SECTION NO. 2 WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX FOUND AT AN ANGLE POINT AT THE INTERSECTION OF PATCH ROAD (60 FEET WIDE) AND MUMFORD ROAD (60 FEET WIDE). SAID POINT BEING KNOWN AS CENTERLINE STATION 113+86.70 OF THE GEauga COUNTY ENGINEER'S RECORDS.

THENCE S88°47'42"W ALONG THE CENTERLINE OF PATCH ROAD A DISTANCE OF 230.00 FEET TO A POINT. SAID POINT BEING A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO R. AND P. DOBAY AS RECORDED IN VOL. 550, PG. 746 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING A NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE S03°05'50"E ALONG A WESTERLY LINE OF SAID DOBAY'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 30.02 FEET A TOTAL DISTANCE OF 150.00 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 SOUTHWESTERLY CORNER OF SAID DOBAY'S LAND.

THENCE N88°47'42"E ALONG A SOUTHERLY LINE OF SAID DOBAY'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 199.98 FEET A TOTAL DISTANCE OF 230.00 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID MUMFORD ROAD. SAID POINT BEING A SOUTHEASTERLY CORNER OF SAID DOBAY'S LAND. SAID POINT ALSO BEING A NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S03°05'50"E ALONG SAID CENTERLINE A **FRONTAGE DISTANCE** OF 575.70 FEET TO AN ANGLE POINT THEREIN. SAID POINT BEING KNOWN AS CENTERLINE STATION 106+61.00 OF THE GEauga COUNTY ENGINEER'S RECORDS.

THENCE S00°32'58"E CONTINUING ALONG SAID CENTERLINE A **FRONTAGE DISTANCE** OF 126.16 FEET TO A POINT. SAID POINT BEING A NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO S.A. AND A. MILLER AS RECORDED IN VOL. 597, PG. 227 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING A SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S88°58'05"W ALONG A NORTHERLY LINE OF SAID MILLER'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 369.00 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 MILLER'S LAND.

TR0 00031

# Delmar B. Kosie & Associates



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Chardon, Ohio 44024-1321  
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## 24.0002 TOTAL COMBINED GROSS ACRE PARCEL

(CONTINUED)

THENCE S00°32'58"E ALONG A WESTERLY LINE OF SAID MILLER'S LAND, BEING PARALLEL WITH THE CENTERLINE OF SAID MUMFORD ROAD, AND ALSO ALONG A WESTERLY LINE OF ANOTHER PARCEL OF LAND CONVEYED TO S.A. AND A. MILLER AS RECORDED IN VOL. 1731, PG. 1847 OF GEauga COUNTY RECORDS AND DEEDS AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT 125.00 FEET A TOTAL DISTANCE OF 295.00 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 J.M. SLEPKO AS RECORDED IN VOL. 571, PG. 532 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT BEING A SOUTHWESTERLY CORNER OF SAID MILLER'S LAND. SAID POINT ALSO BEING A SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S88°58'05"W ALONG SAID SLEPKO'S NORTHERLY LINE AND ALSO ALONG A NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO J.M. SLEPKO, TRUSTEE AS RECORDED IN VOL. 968, PG. 466 OF GEauga COUNTY RECORDS AND DEEDS A DISTANCE OF 673.02 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 H.M. AND R.E. MILLER AS RECORDED IN VOL. 1731, PG. 1854 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N01°12'18"W ALONG AN EASTERLY LINE OF SAID MILLER'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 1113.28 FEET A TOTAL DISTANCE OF 1143.28 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID PATCH ROAD. SAID POINT BEING A NORTHEASTERLY CORNER OF SAID MILLER'S LAND. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N88°47'42"E ALONG SAID CENTERLINE A **FRONTAGE DISTANCE** OF 792.87 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 24.0002 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO TRUE NORTH USING NAD83 (NGVD 29) APRIL, 2004. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

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

R.S. 9/3/04

OFFICE OF THE  
GEauga COUNTY ENGINEER

2005 SEP 03  
10:05 AM