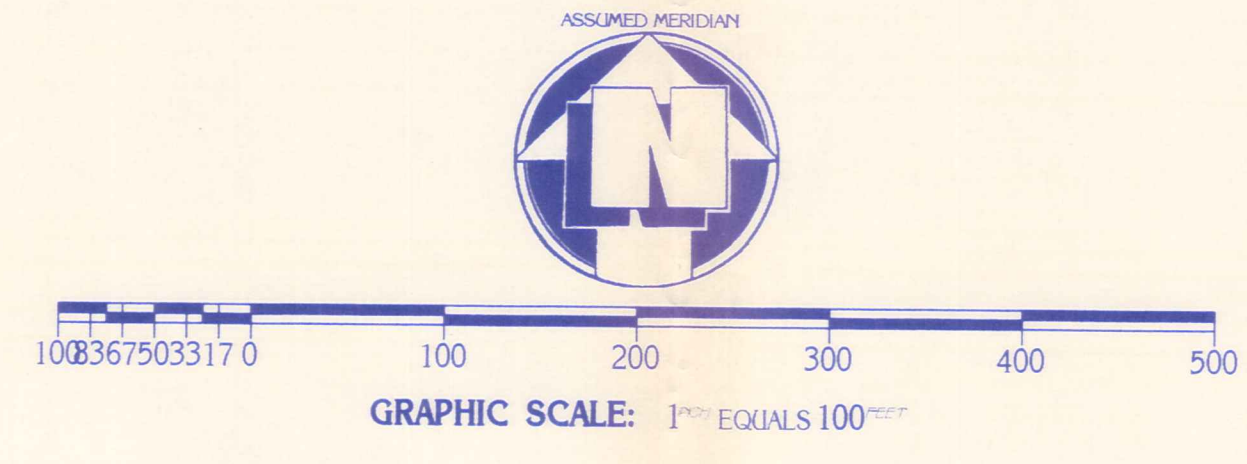


TOWNSHIP/CITY/VILLAGE:	MONTH:	PAGE:
TROY TOWNSHIP	MARCH	ONE
	YEAR:	OF
	2001	ONE
SURVEY FOR: THE HERSHBERGER FAMILY		

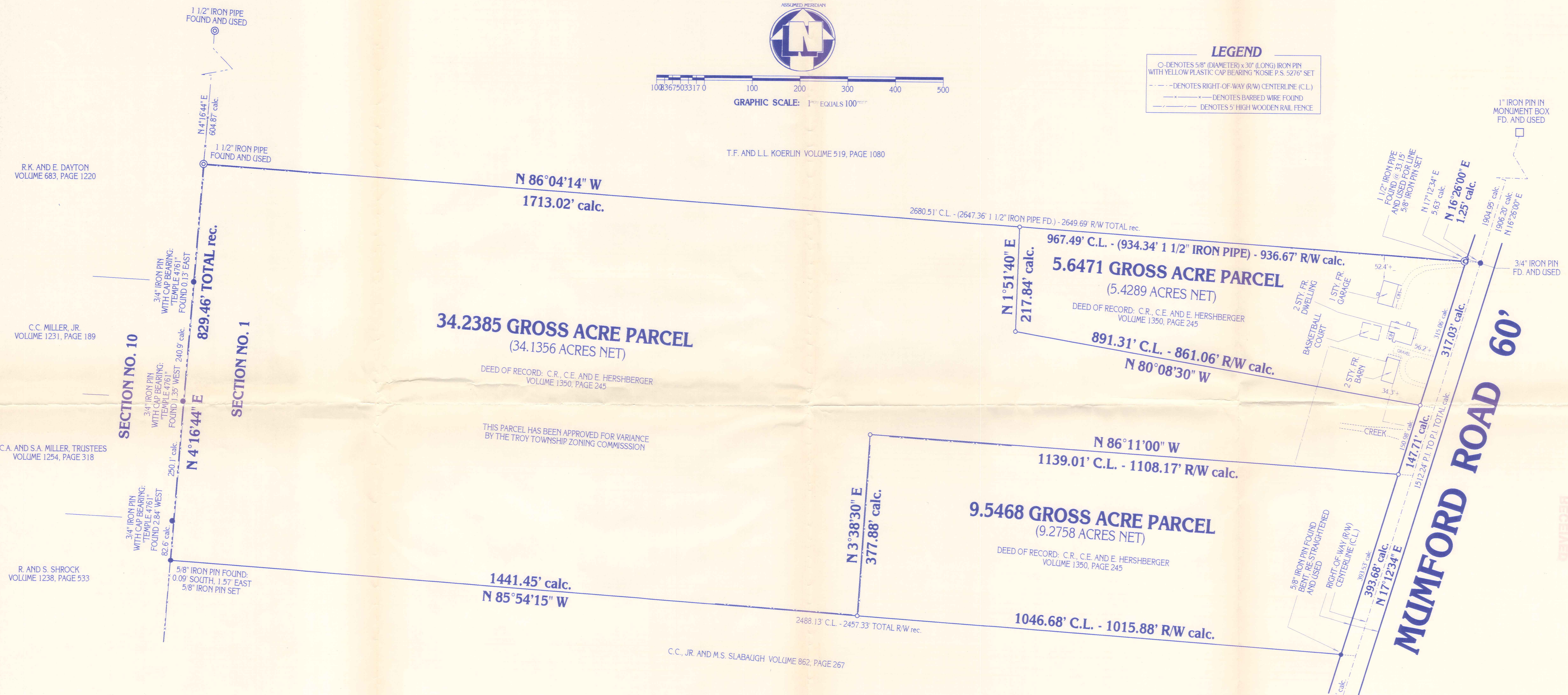
SUBDIVISION AND PLAT OF SURVEY PREPARED FOR THE HERSHBERGER FAMILY (C.R., C.E., E. AND J.H HERSHBERGER)

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN
AS BEING PART OF ORIGINAL SECTION NO. 1 WITHIN SAID TOWNSHIP.

BASIS OF RESEARCH AND RECORDS
ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDERS' OFFICE AND THE COUNTY MAP ROOM.
ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE GEAGA COUNTY ENGINEERS' OFFICE.
ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.



LEGEND
 O - DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET
 --- DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)
 --- DENOTES BARBED WIRE FOUND
 --- DENOTES 5' HIGH WOODEN RAIL FENCE



R.K. AND E. DAYTON
VOLUME 683, PAGE 1220

C.C. MILLER, JR.
VOLUME 1231, PAGE 189

C.A. AND S.A. MILLER, TRUSTEES
VOLUME 1254, PAGE 318

R. AND S. SHROCK
VOLUME 1238, PAGE 533

T.F. AND L.L. KOERLIN VOLUME 519, PAGE 1080

THIS PARCEL HAS BEEN APPROVED FOR VARIANCE
BY THE TROY TOWNSHIP ZONING COMMISSION

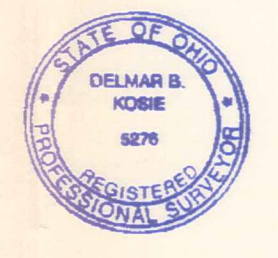
C.C., JR. AND M.S. SLABAUGH VOLUME 862, PAGE 267

PLAT OF SURVEY PREPARED BY
DELMAR B. KOSIE & ASSOCIATES
REGISTERED LAND SURVEYORS
202 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
CRB 4/17/01
OFFICE OF THE
GEAGA COUNTY ENGINEER

MINIMUM ZONING REQUIREMENTS:
 MINIMUM ACREAGE: 3.0000 ACRES (EXCLUSIVE OF R/W)
 MINIMUM FRONTAGE: 250.00 FEET
 MINIMUM SETBACK: 75.00 FEET FROM R/W
 MINIMUM SIDNEYARD: 25.00 FEET
 MINIMUM REARYARD: 45.00 FEET

DBK PLAT NO. 542B 2001

TRO-00121

TRO 00121

C.R. HERSHBERGER
PICKUP 4/3/01

DELMAR B. KOSIE & ASSOCIATES 32-072359

REGISTERED LAND SURVEYORS Vol. 1353-fg. 1130



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

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

9.5468 GROSS ACRE PARCEL

DEED OF RECORD:
C.R., C.E. AND E. HERSHBERGER VOLUME 1350, PAGE 245

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SECTION NO. 1 WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX FOUND AT AN ANGLE POINT ON THE CENTERLINE OF MUMFORD ROAD (60 FEET WIDE).

THENCE N17°12'34"E ALONG SAID CENTERLINE A DISTANCE OF 653.82 FEET TO A POINT. SAID POINT BEING A NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO C.C.,JR. AND M.S. SLABAUGH AS RECORDED IN VOL. 862, PG. 267 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N85°54'15"W ALONG A NORTHERLY LINE OF SAID SLABAUGH'S LAND AND PASSING THROUGH A 5/8" IRON PIN FOUND BENT AND RE-STRAIGHTENED AT 30.80 FEET A TOTAL DISTANCE OF 1046.68 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET. SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N03°38'30"E ALONG THE WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 377.88 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET. SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S86°11'00"E ALONG THE NORTHERLY 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. 5276" SET AT 1108.17 FEET A TOTAL DISTANCE OF 1139.01 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID MUMFORD ROAD . SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S17°12'34"W ALONG SAID CENTERLINE A DISTANCE OF 393.68 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 9.5468 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (DELMAR B. KOSIE, REGISTERED SURVEYOR NUMBER 5276). March, 2001. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

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

CRB 4/2/01
OFFICE OF THE
GEauga COUNTY ENGINEER

TRO 00121

DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



200 SOUTH STREET

CHARDON, OHIO 44024

(440) 286-2131

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

34.2385 GROSS ACRE PARCEL

DEED OF RECORD:

C.R., C.E. AND E. HERSHBERGER VOLUME 1350, PAGE 245

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SECTION NO. 1 WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX FOUND AT AN ANGLE POINT ON THE CENTERLINE OF MUMFORD ROAD (60 FEET WIDE).

THENCE N17°12'34"E ALONG SAID CENTERLINE A DISTANCE OF 1047.50 FEET TO A POINT. SAID POINT BEING A SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N86°11'00"W ALONG A SOUTHERLY 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. 5276" SET AT 30.84 FEET A TOTAL DISTANCE OF 1139.01 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET.

THENCE S03°38'30"W ALONG AN EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 377.88 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET ON A NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO C.C.,JR. AND M.S. SLABAUGH AS RECORDED IN VOL. 862, PG. 267 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT BEING A SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N85°54'15"W ALONG SAID SLABAUGH'S NORTHERLY LINE A DISTANCE OF 1441.45 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET ON AN EASTERLY LINE OF A PARCEL OF LAND CONVEYED TO R. AND S. SHROCK AS RECORDED IN VOL. 1238, PG. 533 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

TR0 00121

DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



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34.2385 GROSS ACRE PARCEL (CONTINUED)

THENCE N04°16'44"E ALONG SAID SHROCK'S EASTERLY LINE AND ALSO ALONG THE EASTERLY LINE OF THE FOLLOWING PARCELS OF LAND: C.A. AND S.A. MILLER, TRUSTEES (VOL. 1254, PG. 318), C.C. MILLER, JR. (VOL. 1231, PG. 189), AND R.K. AND E. DAYTON (VOL. 683, PG. 1220) OF GEauga COUNTY RECORDS AND DEEDS A TOTAL DISTANCE OF 829.46 FEET TO A 1 1/2" IRON PIPE FOUND. SAID POINT BEING THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO T.F. AND L.L. KOERLIN AS RECORDED IN VOL. 519, PG. 1080 OF GEauga COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S86°04'14"E ALONG SAID KOERLIN'S SOUTHERLY LINE A DISTANCE OF 1713.02 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET. SAID POINT BEING A NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S01°51'40"W ALONG AN EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 217.84 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET.

THENCE S80°08'30"E ALONG A NORTHERLY 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. 5276" SET AT 861.06 FEET A TOTAL DISTANCE OF 891.31 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID MUMFORD ROAD.

THENCE S17°12'34"W ALONG SAID CENTERLINE A DISTANCE OF 147.71 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 34.2385 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (DELMAR B. KOSIE, REGISTERED SURVEYOR NUMBER 5276). March, 2001. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THIS PARCEL HAS BEEN APPROVED FOR VARIANCE BY THE TROY TOWNSHIP ZONING COMMISSION.

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

CRB 4/2/01

OFFICE OF THE
GEAUGA COUNTY ENGINEER

DELMAR B. KOSIE & ASSOCIATES

REGISTERED LAND SURVEYORS



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

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

CEB 4/2/01

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

OFFICE OF THE
GEAUGA COUNTY ENGINEER

5.6471 GROSS ACRE PARCEL

DEED OF RECORD:

C.R., C.E. AND E. HERSHBERGER VOLUME 1350, PAGE 245

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SECTION NO. 1 WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX FOUND AT AN ANGLE POINT ON THE CENTERLINE OF MUMFORD ROAD (60 FEET WIDE).

THENCE N17°12'34"E ALONG SAID CENTERLINE A DISTANCE OF 1195.21 FEET TO A POINT. SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N80°08'30"W ALONG THE SOUTHERLY 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. 5276" SET AT 30.25 FEET A TOTAL DISTANCE OF 891.31 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET. SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N01°51'40"E ALONG THE WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 217.84 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET ON A SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO T.F. AND L.L. KOERLIN AS RECORDED IN VOL. 519, PG. 1080 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S86°04'14"E ALONG SAID KOERLIN'S SOUTHERLY LINE AND PASSING THROUGH A 1 1/2" IRON PIPE FOUND AT 934.34 FEET AND ALSO PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET AT 936.67 FEET A TOTAL DISTANCE OF 967.49 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID MUMFORD ROAD.

THENCE S16°26'00"W ALONG SAID CENTERLINE A DISTANCE OF 1.25 FEET TO A 3/4" IRON PIN FOUND AT AN ANGLE POINT THEREIN.

THENCE S17°12'34"W CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 317.03 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 5.6471 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (DELMAR B. KOSIE, REGISTERED SURVEYOR NUMBER 5276). March, 2001. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.