

TOWNSHIP/CITY/VILLAGE:	MONTH: 8TH DECEMBER	PAGE: ONE
TROY TOWNSHIP ORIGINAL SECTION NO. 1	YEAR: 2011	OF ONE
SURVEY FOR: KEVIN K. KOERLIN		

REVISED: THURSDAY, DECEMBER 8TH, 2011

PLAT OF SURVEY UPDATE PREPARED FOR: KEVIN K. KOERLIN

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.

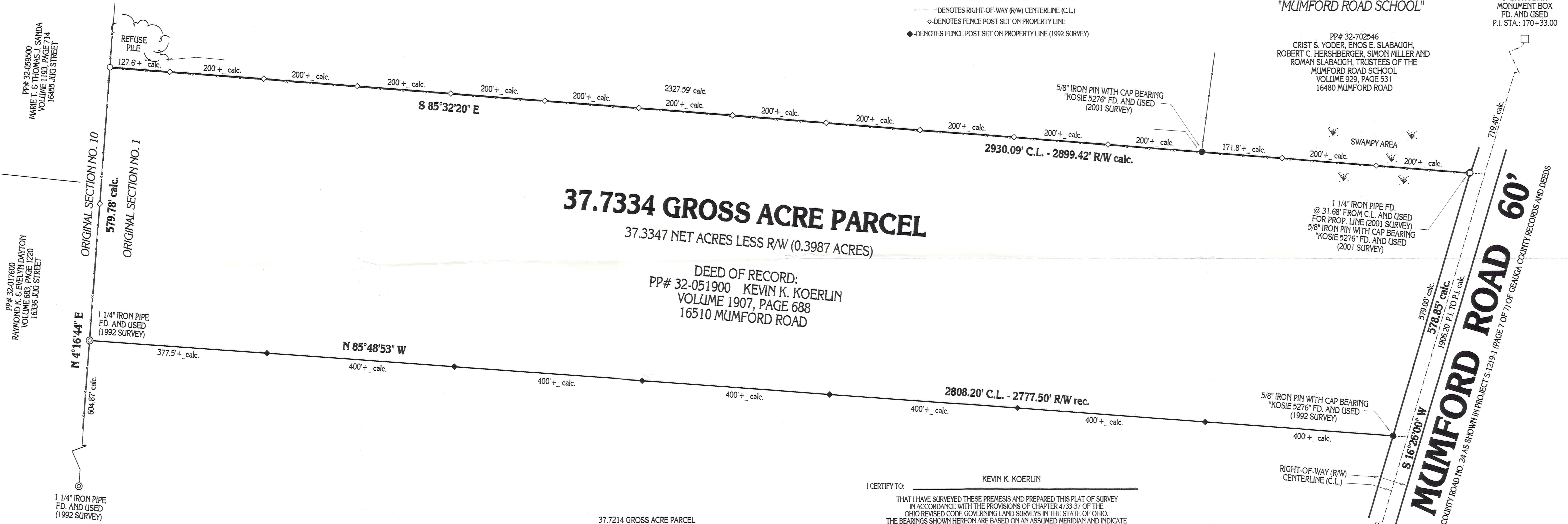


PP# 32-047000
JOSEPH J. & BETTY J. YODER
VOLUME 1765, PAGE 2176
16360 MUMFORD ROAD



- GRAPHIC SCALE:** 1" = 100'
- DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
 - x—x— DENOTES BARBED WIRE FENCE FOUND
 - - - DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)
 - ◇ DENOTES FENCE POST SET ON PROPERTY LINE
 - ◆ DENOTES FENCE POST SET ON PROPERTY LINE (1992 SURVEY)

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.



37.7334 GROSS ACRE PARCEL
 37.3347 NET ACRES LESS R/W (0.3987 ACRES)

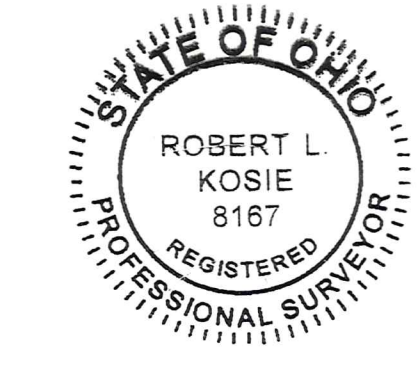
DEED OF RECORD:
 PP# 32-051900 KEVIN K. KOERLIN
 VOLUME 1907, PAGE 688
 16510 MUMFORD ROAD

37.7214 GROSS ACRE PARCEL
 PP# 32-036800
 THOMAS F. & LINDA LEE KOERLIN
 VOLUME 519, PAGE 1080
 16590 MUMFORD ROAD

I CERTIFY TO: KEVIN K. KOERLIN

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 GOVERNING LAND SURVEYS IN THE STATE OF OHIO. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND INDICATE ANGULAR RELATIONSHIPS ONLY. 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 UNDERSIGNED 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.

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



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
RS 12/8/11
 OFFICE OF THE
 GEauga COUNTY ENGINEER

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



DBK PLAT NO. 645 11

TR0 00210
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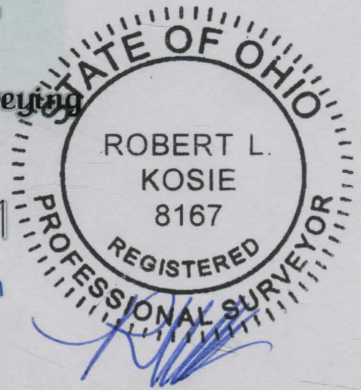
Koerlin (11-109)
Picked up 12-8-11
32-051900
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37.7334 GROSS ACRE PARCEL

37.3347 NET ACRES LESS RIGHT-OF-WAY (0.3987 ACRES)

**DEED OF RECORD: PP# 32-051900 KEVIN K. KOERLIN
VOLUME 1907, PAGE 688 16510 MUMFORD ROAD**

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 (GEAUGA COUNTY ROAD NO. 24). SAID POINT KNOWN AS BEING CENTERLINE STATION 170+33.00 AS SHOWN IN PROJECT S-1219-1 (PAGE 7 OF 7) OF GEAUGA COUNTY RECORDS AND DEEDS (GCRD).

THENCE S16°26'00"W ALONG SAID CENTERLINE A DISTANCE OF 719.40 FEET TO A POINT. SAID POINT BEING THE SOUTHEASTERLY CORNER OF PP# 32-702546 AS CONVEYED TO CRIST S. YODER, ENOS E. SLABAUGH, ROBERT C. HERSHBERGER, SIMON MILLER AND ROMAN SLABAUGH (TRUSTEES OF THE MUMFORD ROAD SCHOOL) AND RECORDED IN VOLUME 929, PAGE 531 (GCRD). SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

37.7334 GROSS ACRE PARCEL

(CONTINUED)

THENCE S16°26'00"W CONTINUING ALONG SAID CENTERLINE **A FRONTAGE DISTANCE OF 578.85 FEET** TO A POINT. SAID POINT BEING THE NORTHEASTERLY CORNER OF PP# 32-036800 AS CONVEYED TO THOMAS F. & LINDA LEE KOERLIN AND RECORDED IN VOLUME 519, PAGE 1080 (GCRD). SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 85°48'53" W ALONG THE NORTHERLY LINE OF SAID KOERLIN'S LAND AND PASSING THROUGH A 5/8" IRON PIN WITH CAP BEARING "KOSIE 5276" FOUND (1992 SURVEY) AT 30.70 FEET A TOTAL DISTANCE OF 2808.20 FEET TO A 1 1/4" IRON PIPE FOUND (1992 SURVEY) ON AN EASTERLY LINE OF PP# 32-017600 AS CONVEYED TO RAYMOND K. & EVELYN DAYTON AND RECORDED IN VOLUME 683, PAGE 1220 (GCRD), BEING THE WESTERLY LINE OF SAID ORIGINAL SECTION NO. 1. SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID KOERLIN'S LAND. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 4°16'44" E ALONG THE EASTERLY LINE OF SAID DAYTON'S LAND AND ALSO ALONG THE EASTERLY LINE OF PP# 32-059500 AS CONVEYED TO MARIE T. & THOMAS J. SANDA AND RECORDED IN VOLUME 1193, PAGE 714 (GCRD), BEING THE WESTERLY LINE OF SAID ORIGINAL SECTION NO. 1, A TOTAL DISTANCE OF 579.78 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET. SAID POINT BEING THE SOUTHWESTERLY CORNER OF PP# 32-047000 AS CONVEYED TO JOSEPH J. & BETTY J. YODER AND RECORDED IN VOLUME 1765, PAGE 2176 (GCRD). SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 85°32'20" E ALONG THE SOUTHERLY LINE OF SAID YODER'S LAND AND ALSO ALONG THE SOUTHERLY LINE OF THE AFORESAID CRIST S. YODER, ENOS E. SLABAUGH, ROBERT C. HERSHBERGER, SIMON MILLER AND ROMAN SLABAUGH (TRUSTEES OF THE MUMFORD ROAD SCHOOL) PARCEL AND PASSING THROUGH A 5/8" IRON PIN WITH CAP BEARING "KOSIE 5276" FOUND (2001 SURVEY) AT 2327.59 FEET, A 1 1/4" IRON PIPE FOUND (2001 SURVEY) AT 2898.41' FEET (31.68 FEET FROM CENTERLINE), AND A 5/8" IRON PIN WITH CAP BEARING "KOSIE 5276" FOUND (2001 SURVEY) AT 2899.42 FEET (30.67 FEET FROM CENTERLINE) A TOTAL DISTANCE OF 2930.09 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 37.7334 ACRES OF LAND AS SURVEYED BY D.B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. DATE: December 8, 2011. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THE INTENT OF THIS SURVEY IS TO DESCRIBE PP# 32-051900 AS CONVEYED TO KEVIN K. KOERLIN AND RECORDED IN VOLUME 1907, PAGE 688 (GCRD), AKA 16510 MUMFORD ROAD.

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

R.S. 12/8/11

OFFICE OF THE
GAUGA COUNTY ENGINEER