

TOWNSHIP/CITY/VILLAGE: TROY TOWNSHIP SECTION NO. 3	MONTH: 1ST FEBRUARY YEAR: 2013	PAGE: ONE OF ONE
SURVEY FOR: JEFFREY A. AND TRACY L. STOWE		

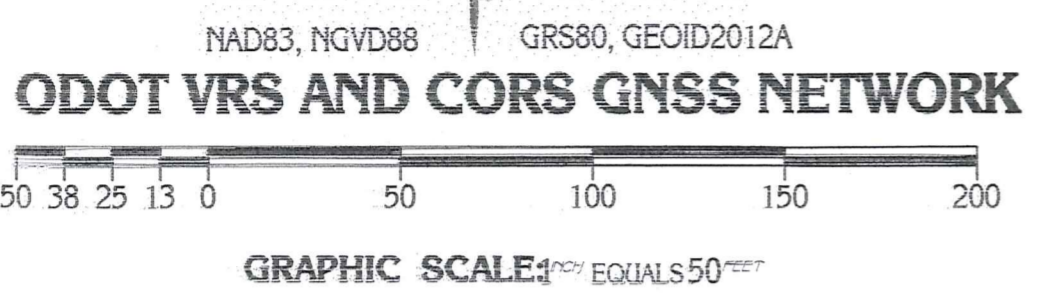


PLAT OF CONSOLIDATION AND SURVEY UPDATE PREPARED FOR:
JEFFREY A. AND TRACY L. STOWE

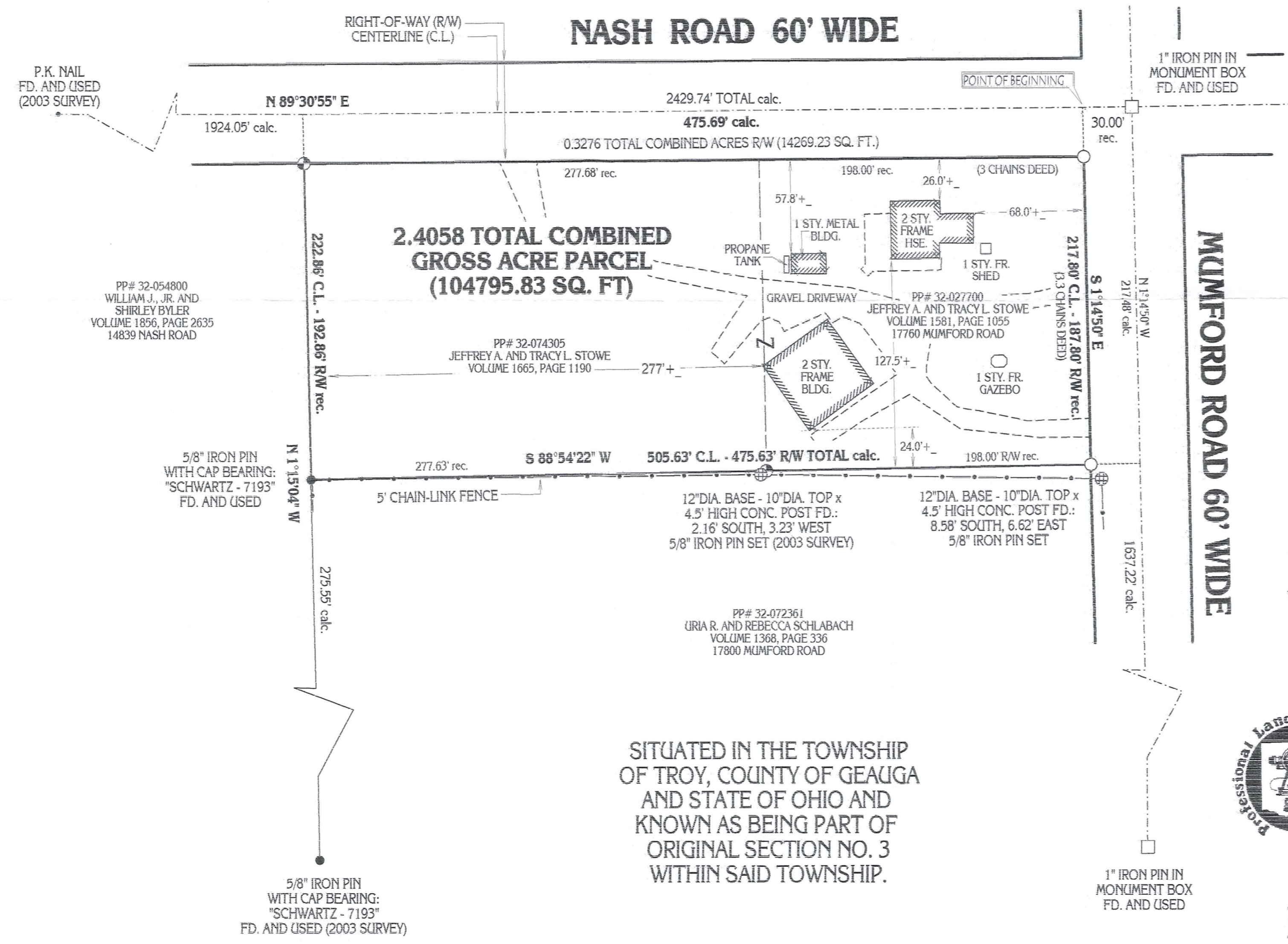
DEEDS OF RECORD: PPS# 32-027700 AND 32-074305 JEFFREY A. AND TRACY L. STOWE
VOLUME 1665, PAGE 1190 & VOLUME 1581, PAGE 1055
17760 MUMFORD ROAD

- DENOTES 5/8" x 30" STEEL REBAR PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- ⊕ DENOTES 5/8" x 30" STEEL REBAR PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET (2003 SURVEY)
- DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

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.



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



I CERTIFY TO:

JEFFREY A. AND TRACY L. STOWE

THAT I HAVE SURVEYED THESE PREMESIS 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 TRUE NORTH (USING THE ODOT VRS AND CORS NETWORK (NAD83, NGVD88, GRS80, GEOID20012A). 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 PREMESIS 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, P.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 8167



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.

DBK PLAT NO. 682 2013

TRO 00213

TRO 00213

Stowe 13-009
Picked up date
2-6-13
32-027700
VOL 1944 PG 468

D.B. Kosie & Associates



Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064
(440) 286-2131
or (440) 968-3578

www.dbksurveys.com

2.4058 COMBINED GROSS ACRE PARCEL

(0.3276 COMBINED ACRES RIGHT-OF-WAY)

DEED OF RECORD: PPS# 32-027700 AND 32-074305

JEFFREY A. AND TRACY L. STOWE

VOLUME 1581, PAGE 1055 & VOLUME 1665, PAGE 1190 17760 MUMFORD ROAD

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 CENTERLINE INTERSECTION OF NASH ROAD (60 FEET WIDE) AND MUMFORD ROAD (60 FEET WIDE).

THENCE S 89°30'55" W ALONG THE CENTERLINE OF SAID NASH ROAD A DISTANCE OF 30.00 FEET TO A POINT. SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE S 1°14'50" E AND ALONG THE WESTERLY RIGHT-OF-WAY OF SAID MUMFORD ROAD AND PASSING THROUGH A 5/8" IRON PIN SET AT 30.00 FEET A TOTAL DISTANCE OF 217.80 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE NORTHEASTERLY CORNER OF PP# 32-072361 AS CONVEYED TO URIA R. AND REBECCA SCHLABACH AND RECORDED IN VOLUME 1368, PAGE 336 OF GEauga COUNTY RECORDS AND DEEDS (GCRD). SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 88°54'22" W ALONG THE NORTHERLY LINE OF SAID SCHLABACH'S LAND AND PASSING THROUGH A 5/8" IRON PIN SET (2003 SURVEY) AT 198.00 FEET A TOTAL DISTANCE OF 475.63 FEET TO A 5/8" IRON PIN WITH CAP BEARING "SCHWARTZ - 7193" FOUND ON THE EASTERLY LINE OF PP# 32-054800 AS

2.4058 COMBINED GROSS ACRE PARCEL

(CONTINUED)


CONVEYED TO WILLIAM J., JR. AND SHIRLEY BYLER AND RECORDED IN VOLUME 1856, PAGE 2635 OF GCRD. SAID POINT BEING THE NORTHWESTERLY CORNER OF SCHLABACH'S LAND. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 1°15'04" W ALONG SAID BYLER'S EASTERLY LINE AND PASSING THROUGH A 5/8" IRON PIN SET (2003 SURVEY) 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 NORTHEASTERLY CORNER OF SAID BYLER'S LAND. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

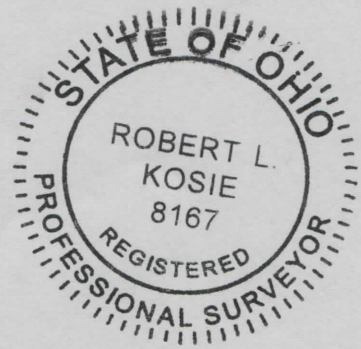
THENCE N 89°30'55" E ALONG SAID CENTERLINE A DISTANCE OF 475.69 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 2.4058 COMBINED GROSS ACRES OF LAND (0.3276 COMBINED ACRES RIGHT-OF-WAY) AS SURVEYED BY D.B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83, NGVD88, GRS80, GEOID2012A). DATE: January 31, 2013. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THE INTENT OF THIS LEGAL DESCRIPTION IS TO COMBINE THE AFORESAID DEED OF RECORD (PPS# 32-027700 AND 32-074305 JEFFREY A. AND TRACY L. STOWE VOLUME 1581, PAGE 1055 AND VOLUME 1665, PAGE 1190)

ALL 5/8" IRON PINS SET SHOWN HEREIN NOTED AS BEING 5/8" x 30" LONG STEEL REBAR PINS WITH A YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167".



ROBERT L. KOSIE
OHIO PROFESSIONAL
SURVEYOR NO. 8167



DATED: FEB. 15 2013