



○-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.)

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 12, IN TRACT NO. 3, WITHIN SAID TOWNSHIP.

PLAT OF SURVEY PREPARED BY:  
**Efmnbs!C/!L ptjfl' !Bttpdjbuft**  
Registered Land Surveyors  
11040 Madison Road  
Montville, Ohio 44064  
(440) 286-2131  
or (440) 968-3578  
<http://www.dbksurveys.com>

PARCEL NO. 02-027000 H. AND D. BENJAMIN VOLUME 774, PAGE 22

**N 89°09'49" W**  
150.00' rec.  
55.33' rec.

5/8" IRON PIN FD. AND USED

5/8" IRON PIN FD. BENT & RE-STRAIGHTENED AND USED

PARCEL NO. 02-026900  
H.O. AND J. BENJAMIN  
VOLUME 304, PAGE 471  
S/L NO. 5 (RESIDUAL)

465.43' C.L. - 435.43' R/W calc.

PARCEL NO. 02-356840  
HOUSE NO. 8896  
VALERIE KAY THOMAS  
VOLUME 1302, PAGE 959  
S/L NO. 8  
1.6032 GROSS ACRES  
(69836.30 SQ. FT.)

PARCEL NO. 02-383700  
C.L. WALKER  
VOLUME 732, PAGE 209  
S/L NO. 9

465.72' C.L. - 435.72' R/W calc.

365.88' C.L. - 335.88' R/W calc.

PARCEL NO. 02-409900  
R.W., JR. WINN  
VOLUME 916 PAGE 616  
S/L NO. 7

1 1/2" IRON PIPE FD.:  
6.62' SOUTH, 0.27' WEST  
(0.17' WEST OF PROP. LINE)  
5/8" IRON PIN SET

DEAD WEEPING WILLOW  
TREE OVER CORNER  
5/8" IRON PIN FD. @ 28.58'  
AND USED AS PROPERTY LINE  
AND CORNER REFERENCE

5/8" IRON PIN FD.  
@ 28.13' AND USED  
FOR PROP. LINE

3/4" IRON PIPE IN  
MONUMENT BOX  
FD. AND USED

(EMPTY) MONUMENT BOX  
FD. AND USED

390.37' calc. 150.00' rec. 150.00' rec. 479.01' calc.  
**N 89°03'13" W**  
1019.38' M.B. - M.B. TOTAL calc.  
**—CRACKEL ROAD (60' WIDE)—**

TOWNSHIP/CITY/VILLAGE:  BAINBRIDGE TOWNSHIP	MONTH: 19TH NOVEMBER	PAGE: ONE OF ONE
	YEAR: 2009	
SURVEY FOR: VALERIE KAY THOMAS		

# HOMESTEAD ACRES SUBDIVISION NO. 1

PLAT VOLUME 8, PAGE 24

I CERTIFY TO: VALERIE KAY THOMAS

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 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 UNDERSIGN 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

