

**PLAT AND SUBDIVISION SURVEY PREPARED FOR:
CHARLES D. AND ALICE B. LUHTA**

DEED OF RECORD: VOLUME 695, PAGE 71 & VOLUME 825, PAGE 212

TOWNSHIP/CITY/VILLAGE: NEWBURY TOWNSHIP	MONTH: NOVEMBER	PAGE: ONE
	YEAR: 1999	OF: ONE
SURVEY FOR: CHARLES D. AND ALICE B. LUHTA		

LEGEND

- O-DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET
- DENOTES 5/8" IRON PIN FOUND AND USED
- DENOTES 6' HIGH WOOD PICKET FENCE
- DENOTES 1' HIGH WOOD STAKE USED FOR APPROX. BUILDING CORNER

ASSUMED MERIDIAN



GRAPHIC SCALE: 1" = 30'

S. AND M. WEINTRAUB & S. AND S. ZIMMERMAN
VOLUME 804, PAGE 890

S. AND M. WEINTRAUB & S. AND S. ZIMMERMAN
VOLUME 804, PAGE 890

SITUATED IN THE TOWNSHIP OF NEWBURY,
COUNTY OF GEauga AND STATE OF OHIO AND
KNOWN AS BEING FORMER SUBDIVISION LOT NO. 11
AND PART OF FORMER SUBDIVISION LOT NO. 11 IN
THE COUNTRY RIVER LANE SUBDIVISION
AS RECORDED IN PLAT BOOK NO. 10,
PAGE NO. 10 OF GEauga COUNTY RECORDS
AND DEEDS, BEING PART OF ORIGINAL LOT
NO. 11 AND 14, IN TRACT NO. 1, WITHIN
SAID NEWBURY TOWNSHIP.

**2.5937 ACRE
PARCEL**

M.L. LARKIN
VOLUME 825, PAGE 212

**0.3000 ACRE
PARCEL**

DEED OF RECORD:
M.L. LARKIN
VOLUME 825, PAGE 212
(PART OF FORMER SUBLT NO. 11)

SUBLT NO. 9

R.R. AND P. RUCKSTUHL
VOLUME 1041, PAGE 1006

DEED OF RECORD:
C.D. & A.B. LUHTA
VOLUME 695, PAGE 71

DELTA=42°11'00" calc.
RADIUS=67.50' calc.
TANGENT=26.03' calc.
LENGTH=49.70' calc.
CHORD=48.58' calc.
BEAR=N 76°36'20" W calc.

DELTA=5°14'07" calc.
RADIUS=265.00' calc.
TANGENT=12.12' calc.
LENGTH=24.21' calc.
CHORD=24.21' calc.
BEAR=N 79°41'06" E calc.

5/8" IRON PIN IN CONCRETE FD.:
0.70' NORTH, 0.04' EAST
AND USED FOR LINE
5/8" IRON PIN SET

5/8" IRON PIN
IN CONCRETE FD.:
0.23' NORTH, 0.26' EAST
AND USED FOR LINE
5/8" IRON PIN SET

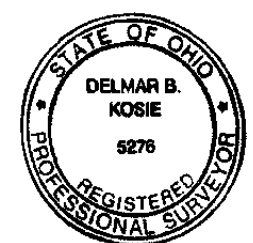
**COUNTRY RIVER
LANE 60'**

ORIGINAL LOT NO. 11

ORIGINAL LOT NO. 14

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
REGISTERED PROFESSIONAL SURVEYOR
REGISTRATION NO. 5276



COUNTRY RIVER LANE SUBDIVISION
PLAT BOOK 10, PAGE 10

PLAT OF SURVEY PREPARED BY
DELMAR B. KOSIE & ASSOCIATES
REGISTERED LAND SURVEYORS
202 SOUTH STREET
CHARDON, OHIO 44024
(440) 286-2131

DBK PLAT NO. 524 99

FINAL REVISION DATE: MAY 23, 2000