

THE LOCATION OF ANY EXISTING WELL OR SEPTIC SYSTEM INFORMATION SHOWN ON THIS PLAT OF SURVEY WAS PROVIDED BY:

THOMAS A. STEIGERWALD - STEIGERWALD SEPTIC AND SEWER SERVICE

AND NO LIABILITY IS ASSUMED BY D.B. KOSIE & ASSOCIATES (R.L. KOSIE, PS 8167) FOR THE EXISTENCE, LOCATION, CONDITION, TYPE OR SIZE OF ANY UNDERGROUND STRUCTURE THAT IS NOT VISIBLE ABOVE GROUND OR THAT WHICH IS NOT SHOWN ON THIS PLAT OF SURVEY. ALWAYS CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 PRIOR TO ANY EXCAVATION.

MORTGAGE IDENTIFICATION AND BOUNDARY RE-SURVEY NUMBER: 26-164900

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 11, IN TRACT NO. 3, WITHIN SAID TOWNSHIP.

TOWNSHIP/CITY/VILLAGE:	MONTH: 8TH	PAGE:
RUSSELL TOWNSHIP	MARCH	ONE
	YEAR: 2012	OF ONE
SURVEY FOR: Premium Title Services, Inc, Shizuka Ochiai, U.S. Bank National Association, First Federal S&L Association of Lakewood, and Westcor Land Title Insurance Company		

BASIS OF RESEARCH AND RECORDS

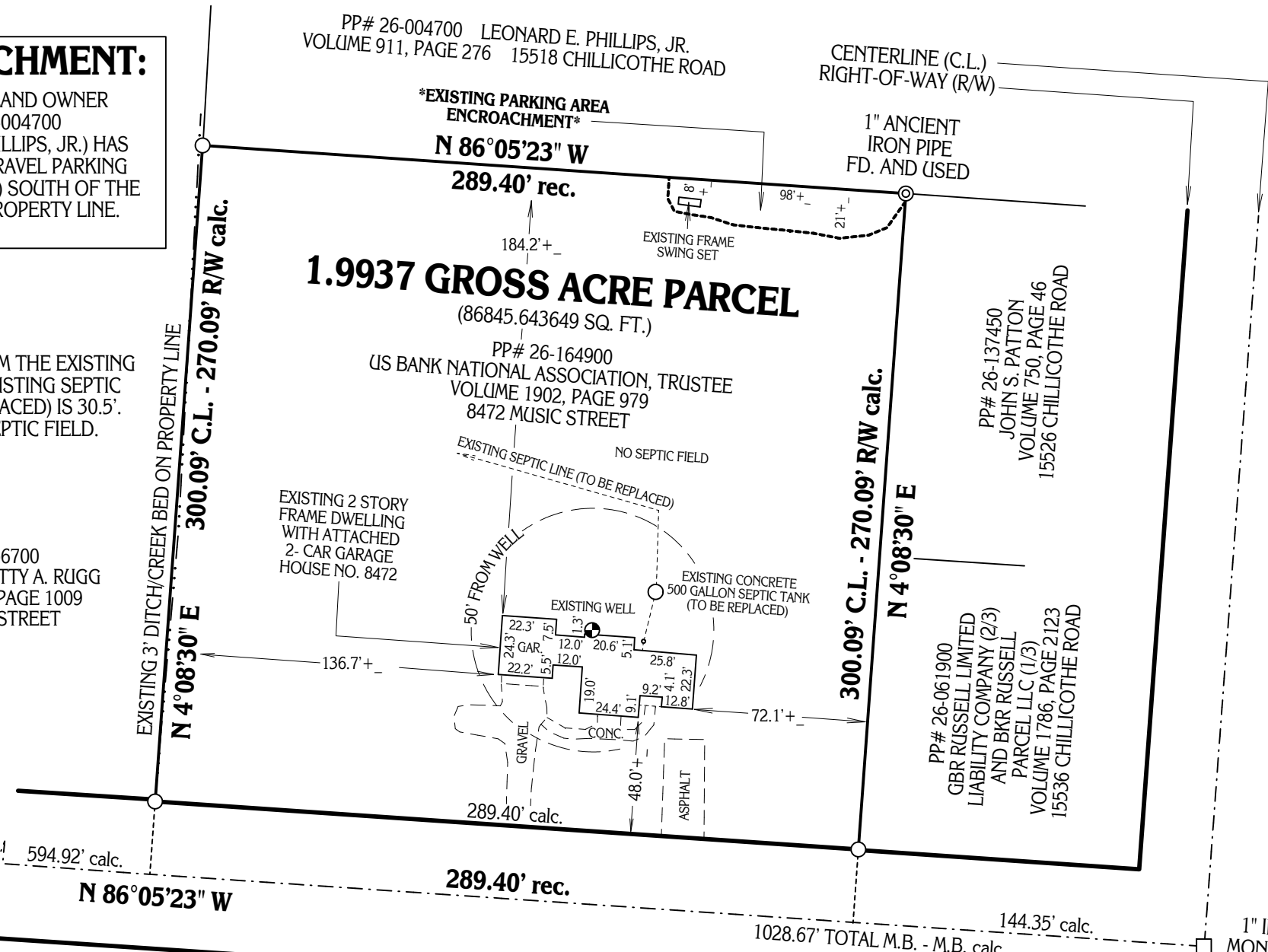
ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM. ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE GAUGA COUNTY ENGINEER'S OFFICE. ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO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

ENCROACHMENT:

ADJACENT LAND OWNER (PP# 26-004700 LEONARD E. PHILLIPS, JR.) HAS INSTALLED A GRAVEL PARKING AREA (21' x 98'+) SOUTH OF THE NORTHERLY PROPERTY LINE.

THE DISTANCE FROM THE EXISTING WELL AND THE EXISTING SEPTIC TANK (TO BE REPLACED) IS 30.5'. THERE IS NO SEPTIC FIELD.

PP# 26-156700 RICHARD G. & BETTY A. RUGG VOLUME 1028, PAGE 1009 8450 MUSIC STREET



**CHILLICOTHE ROAD
(STATE ROUTE NO. 306)**



○ - DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET

NOTE: PROPERTY LINES AND SETBACK TIES ALLOWABLE ERROR PLUS OR MINUS (+/-) 0.5'

TITLE CERTI-TO: Premium Title Services, Inc, BUYER: Shizuka Ochiai, SELLER: U.S. Bank National Association, LENDER: First Federal S&L Association of Lakewood, UNDERWRITER: Westcor Land Title Insurance Company

I CERTIFY TO: 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 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
ROBERT L. KOSIE, P.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 8167



570 2012
**MUSIC STREET (60 FEET WIDE)
AKA WALTERS ROAD**

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LAST REVISED: SATURDAY, MARCH 10TH, 2012