

## PLAT, RE-SURVEYS AND CONSOLIDATION PREPARED FOR: JOHN HEMLY, GEAUGA HOLDINGS, LLC AND THE COUNTRY STORE, LLC

TOWNSHIP/CITY/VILLAGE: ONE MONTVILLE TOWNSHIP ONE SURVEY FOR: JOHN HEMLY, GEAUGA HOLDINGS, LLC AND THE COUNTRY STORE, LLC

(RIGHT-

1" IRON PIN IN

MONUMENT BOX FD. AND USED

1 1/2" IRON PIPE FD. AND USED

337.13' calc.

DEEDS OF RECORD: J. HEMLY VOL. 1501, PG. 791, J. HEMLY VOL. 1427, PG. 1120, GEAUGA HOLDINGS, LLC VOL. 1139, PG. 873 (PARCELS 1-7), AND THE COUNTRY STORE, LLC. VOL. 1417, PG. 485 (PARCELS 1 & 2)

• DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH O-DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET SET IN CONCRETE. - · - · - DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.) —×——×—DENOTES BARBED WIRE FENCE FOUND

⊕ -DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN

WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET

⊕ -DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 5276" SET

◆ DENOTES RAILROAD SPIKE SET

IN 1997 SURVEY FD. AND USED AND SET IN CONCRETE 1 1/4" IRON PIPE N 88°32'18" E FD. AND USED AND SET IN CONCRETE 488.68' rec. R.B. AND M.L. MASIELLO VOL. 820, PG. 1206 H.F. AND C.A. HOFFMAN 1 1/4" IRON VOL. 1159, PG. 33 "PINCHED" PIPE N 89°16'36" E FD. AND USED 5/8" IRON PIN FD.: 694.85' calc. 699.21' calc. 1/4" IRON "PINCHED" PIPE FD.: 0.00' NORTH, 0.26' WEST 0.39' NORTH, 0.00' WEST 5/8" IRON PIN SET 5/8" IRON PIN SET IN CONCRETE 1" IRON PIPE FOUND IN CONCRETE BENT & RE-STRAIGHTENED SET IN CONCRETE, AND USED H.D., JR. AND P.S. PARCEL NO. 6 WHITEHEAD VOL. 1287, PG. 943 N 88°56'55" E 190.20' calc. N 88°56'56" E 190.75' calc.

1/2" IRON PIN FD. BENT 3/4" IRON PIPE AND RE-STRAIGHTENED FD. AND USED AND SET IN CONCRETE, XS ENTERPRISES INC **N 88°54'52" E** AND USED SET IN CONCRETE PARCEL "C" VOL. 1683, PG. 589 1 1/4" IRON PIPE FD.: 197.36' calc. 9 45' NORTH. 0.88' EAST N 1°03'08" W 5/8" IRON PIN SET 11.93' calc. IN CONCRETE

500.54' calc.

500.70' calc.

N.L. PITORAK VOL. 1247, PG. 009 1/2" IRON PIN FD. @ 29.64' AND USED

FOR LINE

5/8" IRON PIN SET

IN CONCRETE

N 89°17'53" E

G.A.R. HIGHWAY

(U.S. ROUTE 6 - 60 FEET WIDE)

178.12' calc.

468.05' TOTAL calc.

STATE OF OHIO

RIGHT-OF-WAY

MONUMENT

WITH BRASS CAP

FD. AND USED

6" CONCRETE STATE OF OHIO

RIGHT-OF-WAY

WITH BRASS CAP

FD. AND USED

MONUMENT

6 FT. HIGH GALVANIZED METAL POSTS

289.93' calc.

THE STATE OF OHIO

VO. 229, PG. 19

6" CONCRETE

STATE OF OHIO

RIGHT-OF-WAY

MONUMENT WITH BRASS CAP

MONUMENT

FD. AND USED

1/2" IRON PIN

FD. AND USED

5/8" IRON PIN

SET IN CONCRETE

calc.

**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 GEAUGA 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.

1" IRON PIPE FD.

FOR LINE

5/8" IRON PIN SET

IN CONCRETE

@ 28.95' AND USED

PLAT OF SURVEY PREPARED BY: Delmar B. Kosie & Associates Registered Land Surveyors 202 South Street Chardon, Ohio 44024-1321 FAX: (440)285-4579 http://home.alltel.net/dbkadsl/home.htm

PARCEL NO. 1: 0.1890 GROSS ACRES - DEED OF RECORD: GEAUGA HOLDINGS, LLC VOL. 1139, PG. 873 #1 (PP# 20-070706) PARCEL NO. 2: 0.3703 GROSS ACRES - DEED OF RECORD: GEAUGA HOLDINGS, LLC VOL. 1139, PG. 873 #2 (PP# 20-070705) PARCEL NO. 3: 0.0865 ACRES - DEED OF RECORD: GEAUGA HOLDINGS, LLC VOL. 1139, PG. 873 #3 (PP# 20-070796) PARCEL NO. 4: 0.3985 ACRES - DEED OF RECORD: GEAUGA HOLDINGS, LLC VOL. 1139, PG. 873 #4 (PP# 20-070797) PARCEL NO. 5: 0.7366 GROSS ACRES - DEED OF RECORD: GEAUGA HOLDINGS, LLC VOL. 1139, PG. 873 #5 (PP# 20-024300) PARCEL NO. 6: 3.6575 ACRES - DEED OF RECORD: GEAUGA HOLDINGS, LLC. VOL. 1139, PG. 873 #6 (PP# 20-024650) PARCEL NO. 7: 0.2543 GROSS ACRES - DEED OF RECORD: GEAUGA HOLDINGS, LLC VOL. 1139, PG. 873 #7 (PP# 20-008430) PARCEL "A": 0.3512 COMBINED GROSS ACRES - DEED OF RECORD: THE COUNTRY STORE, LLC. VOL. 1417, PG. 485 (PP# 20-050150 & PP# 20-070731) PARCEL "B": 0.3516 GROSS ACRES - DEED OF RECORD: J. HEMLY VOL. 1501, PG. 791 (PP# 20-001700) PARCEL "C": 6.9102 GROSS ACRES - DEED OF RECORD: J. HEMLY VOL. 1427, PG. 1120 (PP# 20-041830)

SITUATED IN THE TOWNSHIP OF MONTVILLE, **COUNTY OF GEAUGA AND STATE OF OHIO** AND KNOWN AS BEING PART OF SECTION NO. 13 WITHIN SAID TOWNSHIP.

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DISTANCES ARE IN U.S. FEET WITH DECIMAL PARTS. BEARINGS ARE TO TRUE NORTH USING NAD 83 - JANUARY 2004.

L. BURGER VOL. 1235, PG. 638

174.32' C.L. - 144.24' R/W rec.

N 88°56'56" E

PARCEL "B"

N 88°59'37" E

166.60' C.L. - 136.52' R/W calc.

1 1/2" IRON PIPE FD.:

5/8" IRON PINS SET

1.20' SOUTH, 1.68' WEST

PARCEL NO. 2

N 89°43'12" W 162.62' C.L. - 132.58' R/W calc.

PARCEL NO. 1

160.74' C.L. - 130.67' R/W cald N 89°19'08" E

PARCEL "A"

128.08' calc.

156.98' calc.

345.12' calc.

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.



PARCEL NO. 4

196.27' TOTAL calc

151.23' calc.

PARCEL NO. 3

DRILL HOLE SET

IN CONCRETE

PARCEL NO. 5

1 1/4" IRON PIPE FD.:

@ 30.69' AND USED

FOR LINE

R.R. SPIKE SET

N 89°17'53" E

H.F. HOFFMAN JR. VOL. 912, PG. 346

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