

**PLAT OF RE-SURVEY PREPARED FOR: 150 PARKER COURT, LLC.**

TOWNSHIP/CITY/VILLAGE:  CITY OF CHARDON	MONTH:  YEAR:	PAGE: ONE OF ONE
SURVEY FOR: 150 PARKER COURT, LLC. (D.E. AND B.J. ALLEN)		



**GRAPHIC SCALE:** 1" = 100'

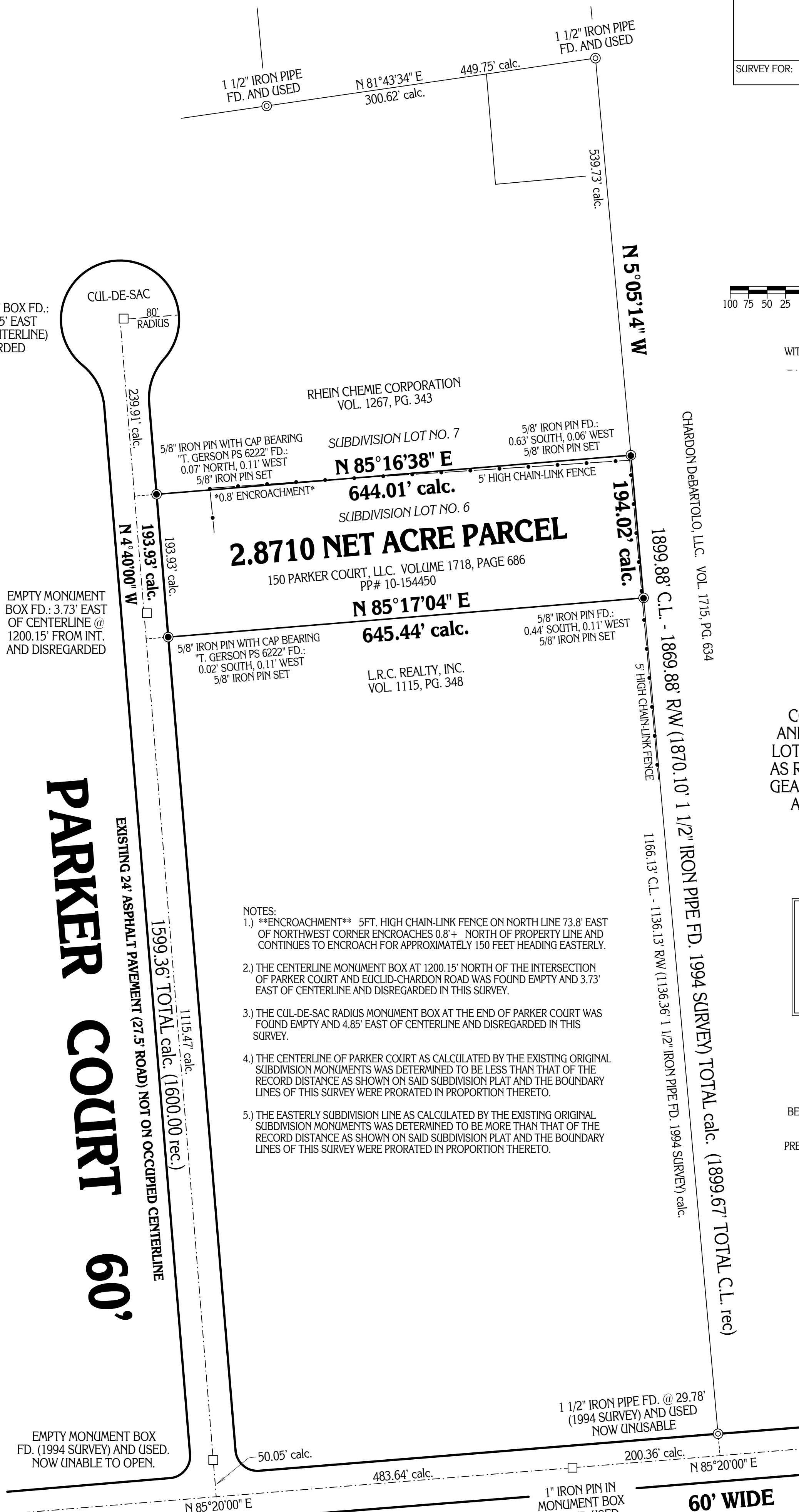
O - DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET  
 --- DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

EMPTY MONUMENT BOX FD.: 1.37' NORTH, 4.75' EAST (4.85' EAST OF CENTERLINE) AND DISREGARDED

EMPTY MONUMENT BOX FD.: 3.73' EAST OF CENTERLINE @ 1200.15' FROM INT. AND DISREGARDED

EMPTY MONUMENT BOX FD. (1994 SURVEY) AND USED. NOW UNABLE TO OPEN.

**PARKER COURT 60'**  
 EXISTING 24' ASPHALT PAVEMENT (27.5' ROAD) NOT ON OCCUPIED CENTERLINE



**NOTES:**

- 1.) \*\*ENCROACHMENT\*\* 5 FT. HIGH CHAIN-LINK FENCE ON NORTH LINE 73.8' EAST OF NORTHWEST CORNER ENCROACHES 0.8' + NORTH OF PROPERTY LINE AND CONTINUES TO ENCROACH FOR APPROXIMATELY 150 FEET HEADING EASTERLY.
- 2.) THE CENTERLINE MONUMENT BOX AT 1200.15' NORTH OF THE INTERSECTION OF PARKER COURT AND EUCLID-CHARDON ROAD WAS FOUND EMPTY AND 3.73' EAST OF CENTERLINE AND DISREGARDED IN THIS SURVEY.
- 3.) THE CUL-DE-SAC RADIUS MONUMENT BOX AT THE END OF PARKER COURT WAS FOUND EMPTY AND 4.85' EAST OF CENTERLINE AND DISREGARDED IN THIS SURVEY.
- 4.) THE CENTERLINE OF PARKER COURT AS CALCULATED BY THE EXISTING ORIGINAL SUBDIVISION MONUMENTS WAS DETERMINED TO BE LESS THAN THAT OF THE RECORD DISTANCE AS SHOWN ON SAID SUBDIVISION PLAT AND THE BOUNDARY LINES OF THIS SURVEY WERE PRORATED IN PROPORTION THERETO.
- 5.) THE EASTERLY SUBDIVISION LINE AS CALCULATED BY THE EXISTING ORIGINAL SUBDIVISION MONUMENTS WAS DETERMINED TO BE MORE THAN THAT OF THE RECORD DISTANCE AS SHOWN ON SAID SUBDIVISION PLAT AND THE BOUNDARY LINES OF THIS SURVEY WERE PRORATED IN PROPORTION THERETO.

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF SUBDIVISION LOT NO. 6 IN THE PARKER COURT SUBDIVISION AS RECORDED IN PLAT VOLUME 10, PAGE 61 OF GEauga COUNTY RECORDS AND DEEDS, BEING A PART OF ORIGINAL LOT NO. 153, TRACT NO. 3, IN SAID CITY.

PLAT OF SURVEY PREPARED BY:  
**Delmar B. Kosie & Associates**  
 Registered Land Surveyors  
 202 South Street  
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<http://home.alltel.net/dbkadsl/home.htm>

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.

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

**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.

**DBK PLAT NO. 586 2004C**