

**EASEMENT LOCATION AND PLAT OF RE-SURVEY PREPARED FOR:
112 PARKER COURT, LLC. (RANDOLPH H. BENNETT) AND
SOUTH SHORE CABLE CONSTRUCTION, INC. (JIM DOLANCE)**

TOWNSHIP/CITY/VILLAGE: CITY OF CHARDON PART OF LOT NO. 153, IN TRACT NO. 3 PARKER COURT SUBDIVISION PLAT VOLUME 10, PAGE 61	MONTH: 22ND JUNE YEAR: 2009	PAGE: ONE OF ONE
SURVEY FOR: 112 PARKER COURT, LLC.		

PARKER COURT SUBDIVISION PLAT VOLUME 10, PAGE 61

NORTHCOAST TECHNOLOGIES PARTNERSHIP
VOLUME 1824, PAGE 459 PP# 10-085550

SUB LOT NO. 5

2.9809 TOTAL NET ACRES (LESS R/W)
DEED OF RECORD: 112 PARKER COURT, LLC.
VOLUME 1705, PAGE 799
SUB LOT NO. 2
PP# 10-164544
19' NON-EXCLUSIVE EASEMENT AGREEMENT
AND DEMISED PREMISES VOLUME 1009, PAGE 55
ASSIGNMENT OF LEASE AND EASEMENT
VOLUME 1211, PAGE 1169

678.90' C.L. - 648.90' R/W TOTAL rec.
448.90' rec.

NOT PART OF SUBDIVISION
PP# 10-164544

19' NON-EXCLUSIVE EASEMENT AGREEMENT
AND DEMISED PREMISES VOLUME 1009, PAGE 55
ASSIGNMENT OF LEASE AND EASEMENT
VOLUME 1211, PAGE 1169

N 85°18'41" E
100.00' rec.

9.4'

CHAIN-LINK FENCE WITH BARBED WIRE

TOWER AND BUILDING(S) AREA

EXHIBIT 'B'

N 5°57'40" W
100.00' rec.

6.5'

ELEC.

N 85°18'41" E
100.00' rec.

ELEC.

5/8" IRON PIN WITH CAP BEARING
"GWS 6357" FD.: SOUTH 2.0', EAST 1.37'
5/8" IRON PIN SET

1870.10' IRON PIPE TO IRON PIPE 1994 SURVEY
(1869.67' rec. - plat)

1869.86' TOTAL R/W calc. -
VOLUME 1715, PAGE 634 PP# 10-165667

N 5°05'00" W
200.02' calc.

470.29' calc.

1 1/2" O.D. IRON PIPE FD. @ 29.78'
(1994 SURVEY) AND USED
NOW DAMAGED (UNUSABLE)

5/8" IRON PIN WITH DAMAGED CAP FD.:
SOUTH 0.37', EAST 0.10'
5/8" IRON PIN SET

CHARDON DE BARTOLO LLC
VOLUME 1715, PAGE 634 PP# 10-165667

CFD TRUST #8
VOLUME 1486, PAGE 862
PP# 10-165611

SUB LOT NO. 2
GEAUGA PROPERTIES LTD.
VOLUME 574, PAGE 554 PP# 10-056910

SUB LOT NO. 3
LUCY CENTRACCHIO, TRUSTEE
VOLUME 1173, PAGE 934
PP# 10-156900

SUB LOT NO. 4
FRANKMANN ASSOCIATES LLC.
(ANIMAL CLINIC OF CHARDON)
VOLUME 1407, PAGE 486
PP# 10-156700

PARKER COURT SUBDIVISION PLAT VOLUME 10, PAGE 61



GRAPHIC SCALE: 1" = 100'

○ 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.)

PLAT OF SURVEY PREPARED BY:
Delmar B. Kosie & Associates
Registered Land Surveyors
11040 Madison Road
Montville, Ohio 44064
(440) 286-2131
or (440) 968-3578
http://www.dbksurveys.com



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



DBK PLAT NO. 619 09

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.



5/8" IRON PIN WITH CAP BEARING
"T. GERSON PS 6222" FD.:
0.01' SOUTH, 0.02' WEST

1 1/2" O.D. IRON PIPE
FD. AND USED
(1997 SURVEY)

465.77' calc.

N 4°40'00" W

EXISTING 24' ASPHALT PAVEMENT (27.5' ROAD) NOT ON OCCUPIED CENTERLINE

PARKER COURT 60'

199.74' calc.

N 4°40'00" W

449.96' calc.

50.09' calc.

DRILL HOLE SET IN CONCRETE APRON
19.20' rec.

N 85°13'19" E
318.52' calc.

ASPHALT PARKING AND DRIVEWAY
N 85°13'19" E
319.19' calc.

6.04' calc.

ELEC.

5/8" IRON PIN WITH CAP BEARING
"T.K. ENG. 8085" FD.:
0.59' NORTH, 0.22' EAST
5/8" IRON PIN SET

NOT PART OF SUBDIVISION

GEAUGA PROPERTIES, LTD.
VOLUME 550, PAGE 1347
PP# 10-056900

CENTERLINE (C.L.)
RIGHT-OF-WAY (R/W)

EMPTY MONUMENT BOX
FD. (1994 SURVEY) AND USED
(UNABLE TO OPEN - 2009)

**EUCLID - CHARDON ROAD
(AKA WATER STREET, U.S. RT. NO. 6)
60' WIDE**