

**PROPOSED PLAT OF SURVEY PREPARED FOR:
BEAVER CREEK ESTATES, INCORPORATED AND
KENNETH S. AND LEAH K. GEORGEVITCH**

TOWNSHIP/CITY/VILLAGE: MUNSON TOWNSHIP CHAMPION TRACT	MONTH: YEAR:	PAGE: ONE OF ONE
SURVEY FOR: BEAVER CREEK ESTATES, INCORPORATED		

REVISED: NOVEMBER 11TH, 2011

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.



GRAPHIC SCALE: 1" = 20'

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.)

SITUATED IN THE TOWNSHIP OF MUNSON,
COUNTY OF GAUGA, STATE OF OHIO AND
KNOWN AS BEING PART OF CHAMPION TRACT
WITHIN SAID TOWNSHIP.

0.028 GROSS ACRE PARCEL

(1219.6102 SQUARE FEET)
BEAVER CREEK ESTATES, INCORPORATED
PP NO. 22-001300 VOLUME 255, PAGE 461
ADDRESS: 12291 HEATH RD.

0.1533 GROSS ACRE PARCEL

(6679.5168 SQUARE FEET)
KENNETH S. AND LEAH K. GEORGEVITCH
PP NO. 22-004100 VOLUME 1045, PAGE 939
(WATER LINE EASEMENT FILE NO. 114648)

**PROPOSED
0.0785 ACRE PARCEL**

(3420.6082 SQ. FT.)

KENNETH S. & LEAH K. GEORGEVITCH
PP NO. 22-004200 VOLUME 1045, PAGE 939
ADDRESS: 12298 HILLCREST DR.

HEATH ROAD 60'

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

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>



I CERTIFY TO: BEAVER CREEK ESTATES, INCORPORATED

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 UNDERSIGNED 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, P.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 8167

DELTA: 1°29'03" calc.
RADIUS: 85.00' rec.
TANGENT: 1.10' calc.
LENGTH: 2.20' calc.
CHORD: 2.20' calc.
BEAR.: N 33°49'31" E calc.

1" O.D. IRON PIPE FD.
IN CONCRETE AND
USED

CUL-DE-SAC

**HILLCREST
DRIVE 60'**



DBK PLAT NO. 634 11