

PP# 18-091201
LARRY AND BARBARA A. YODER
VOLUME 1762, PAGE 2212

PP# 18-064010
PAUL G. PECHURA
VOLUME 603, PAGE 910
(PARCEL NO. 1) AND
AQUELLA PECHURA
VOLUME 665, PAGE 183
(PARCEL NO. 1)

TOWNSHIP/CITY/VILLAGE:	MONTH:	PAGE:
MIDDLEFIELD TOWNSHIP CARDINAL LSD ORIGINAL LOT NO. 49	YEAR:	ONE OF ONE
SURVEY FOR: MARK, PAUL, CHESTER R., AND LINDA S. HERSHBERGER AND JOSEPH E. AND DORIS K. SHININGER		

BASIS OF RESEARCH AND RECORDS
ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDERS' 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.

RE-SURVEY, SUBDIVISION AND CONSOLIDATION PREPARED FOR: MARK, PAUL, CHESTER R., AND LINDA S. HERSHBERGER AND JOSEPH E. AND DORIS K. SHININGER

DEEDS OF RECORD:
PP# 18-071600 MARK AND PAUL HERSHBERGER VOLUME 1728, PAGE 3311,
PP# 18-032000 CHESTER R. AND LINDA S. HERSHBERGER VOLUME 609, PAGE 567, AND
PP# 18-015400 JOSEPH E. AND DORIS K. SHININGER VOLUME 1303, PAGE 720

PARCEL DATA

PARCEL "A": 0.9527 GROSS ACRES

(0.8221 NET ACRES LESS R/W)
DEED OF RECORD: PP# 18-071600
MARK AND PAUL HERSHBERGER
VOLUME 1728, PAGE 3311

PARCEL "B" 1.1937 GROSS ACRES

(1.1042 NET ACRES LESS R/W)
DEED OF RECORD: PP# 18-032000
CHESTER R. AND LINDA S. HERSHBERGER
VOLUME 609, PAGE 567

PARCEL "C" 0.0248 GROSS ACRES

(0.0212 NET ACRES LESS R/W)
DEED OF RECORD: PP# 18-015400
JOSEPH E. AND DORIS K. SHININGER
VOLUME 1303, PAGE 720

PARCEL "ABC" 2.1712 GROSS ACRES

(1.9475 NET ACRES LESS R/W)
DEEDS OF RECORD:
PP# 18-071600 MARK AND PAUL HERSHBERGER
VOLUME 1728, PAGE 3311,
PP# 18-032000 CHESTER R. AND LINDA S. HERSHBERGER
VOLUME 609, PAGE 567, AND
PP# 18-015400 JOSEPH E. AND DORIS K. SHININGER
VOLUME 1303, PAGE 720

PARCEL "D" 1.8116 GROSS ACRES

(1.7179 NET ACRES LESS R/W)
DEED OF RECORD: PP# 18-015400
JOSEPH E. AND DORIS K. SHININGER
VOLUME 1303, PAGE 720

MARK, PAUL, CHESTER R., AND LINDA S. HERSHBERGER AND
JOSEPH E. AND DORIS K. SHININGER

I CERTIFY TO:

THAT I HAVE SURVEYED THESE PREMISES AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.31 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

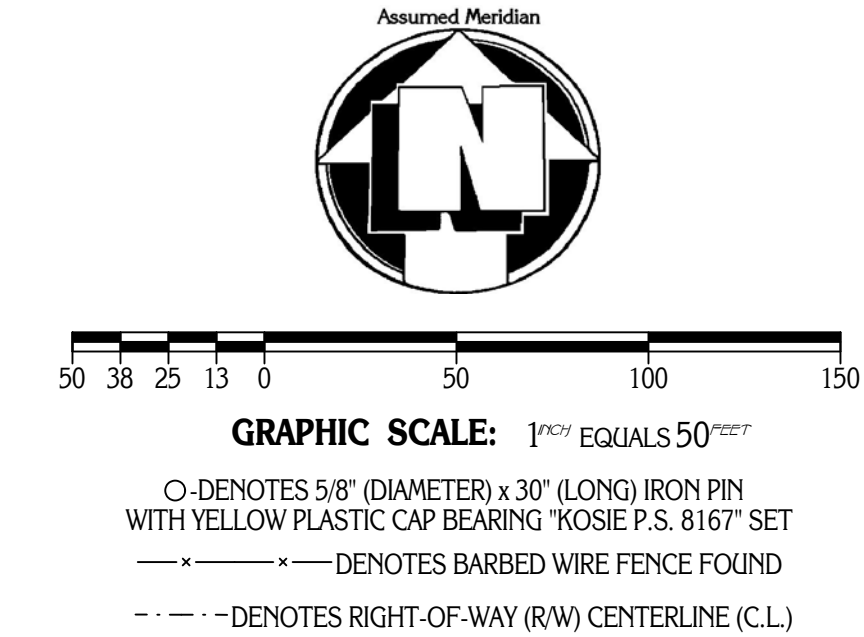
NO TOWNSHIP ZONING

10.6741 TOTAL GROSS ACRE PARCEL

(10.5818 NET ACRES LESS R/W)

DEED OF RECORD:
PP# 18-071600
MARK AND PAUL HERSHBERGER
VOLUME 1728, PAGE 3311

VACANT LAND



SITUATED IN THE TOWNSHIP OF
MIDDLEFIELD, COUNTY OF GEauga
AND STATE OF OHIO AND KNOWN AS
BEING PART OF ORIGINAL LOT NO. 49
WITHIN SAID TOWNSHIP.



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

MARK, PAUL, CHESTER R., AND LINDA S. HERSHBERGER AND
JOSEPH E. AND DORIS K. SHININGER

AND NO LIABILITY IS ASSUMED BY DELMAR 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.

PLAT OF SURVEY PREPARED BY:

Delmar B. Kosie & Associates
Professional Land Surveying
11040 Madison Road
Montville, Ohio 44064
(440) 286-2131
or (440) 968-3578
visit us online: www.dbksurveys.com

NEWCOMB ROAD
60 FEET WIDE

1" IRON PIN
"BOXLESS MONUMENT"
FD. AND USED

2374.62' rec.
N 89°01'52" E

1" IRON PIN IN
MONUMENT BOX
FD. AND USED

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

5/8" IRON PIN
WITH CAP BEARING
"DANIEL 6222"
FD. AND USED

PP# 18-090807
TOBIAS K. AND ESTHER STOLTZFUS
VOLUME 934, PAGE 271

5/8" IRON PIN
WITH CAP BEARING
"DANIEL 6222"
FD. AND USED

151.17' calc.
N 0°44'14" W

N 84°06'40" W
230.03'

PP# 18-091201 LARRY AND BARBARA A. YODER VOLUME 1762, PAGE 2212

739.17' C.L. - 709.17' R/W calc.
N 0°51'15" W

N 89°27'07" E
890.25' calc.

911.32' C.L. - 891.32' R/W TOTAL calc.
511.32' calc.

N 0°18'21" W

400.00' C.L. - 380.00' R/W rec.

40.00' WIDE

1" IRON PIN IN
MONUMENT BOX
FD. AND USED

SHEDD ROAD R/W VARIES

DBK PLAT NO. 639 11