PLAT OF SURVEY PREPARED FOR: FRANK J. NICHOLSON

DEED OF RECORD: VOLUME 1061, PAGE 254

TOWNSHIP/CITY/MILLAGE: NEWBURY TOWNSHIP	MAY	ONE ONE
	YEAR: 2002	ONE
SURVEY FOR: FRANK J. NICHOLSON		



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.

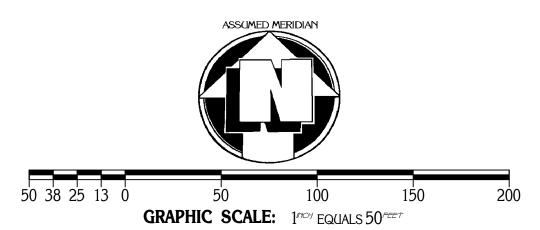
ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.

NOTE: THE INTENT OF THIS SURVEY IS TO RE-LOCATE
THE ORIGINAL BOUNDARY LOCATIONS AS RECORDED
IN THE TUXEDO LAND COMPANY'S KIWANIS LAKE SUBDIVISION
NO. 2 AS ACCURATELY AS POSSIBLE WITHOUT
RE-SURVEYING THE ENTIRE PREMISES OF SAID SUBDIVISON
WHICH WOULD ENTAIL A SCOPE OF RETRACEMENT THAT
CAN NOT BE JUSTIFIED BY THE CIRCUMATANCES
REQUIRING THIS SURVEY.

DUE TO THE COMPLETE ABSENCE OF ORIGINAL PHYSICAL MONUMENTATION AND THE AGE OF SAID KIWANIS LAKE SUBDIVISION, THE ACCURACY OF THIS SURVEY SHOULD BE TAKEN INTO CONSIDERATION.

CENTERLINE (C.L.)-RIGHT-OF-WAY (R/W) G. VOJTECH 1206-221 SUB-LOT NO. 76 SUB-LOT NO. 56 N 89°56'00" E 100.00' rec. SUB-LOT NO. 77 SUB-LOT NO. 55 0.0918 ACRES S.W. SPENCER O. DLUGAS 299-154 1303-1055 N 89°56'00" E 100.00' rec. SUB-LOT NO. 78 PP 23-250500 SUB-LOT NO. 54 ,00 120.00 0.2755 **TOTAL COMBINED** SUB-LOT NO. 53 **ACRES** S.W. SPENCER 1453-704 SUB-LOT NO. 79 PP 23-250600 0.04,00" DEED OF RECORD: - -Z-F.J. NICHOLSON VOL. 1061. PG. 254 SUB-LOT NO. 52 ွဲ SUB-LOT NO. 80 PP 23-250700 N 89°56'00" E ≥ 100.00' rec. N 0°04'00" ASPHALT PAVEMENT IS LOCATED APPROX. 10.5' SOUTH OF ACTUAL R/W CENTERLINE **SUNSET DRIVE 40'** 170.06

KINSMAN ROAD (S.R. 87)



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.)

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



PLAT OF SURVEY PREPARED BY

DELMAR B. KOSJE & ASSOCJATES



REGISTERED LAND SURVEYORS 202 SOUTH STREET CHARDON, OHIO 44024 (440) 286-2131