

# PLAT OF SURVEY PREPARED FOR: FRANK J. NICHOLSON

DEED OF RECORD: VOLUME 1061, PAGE 254

TOWNSHIP/CITY/VILLAGE:	MONTH:	PAGE:
NEWBURY TOWNSHIP	MAY	ONE
	YEAR:	OF
	2002	ONE
SURVEY FOR: FRANK J. NICHOLSON		



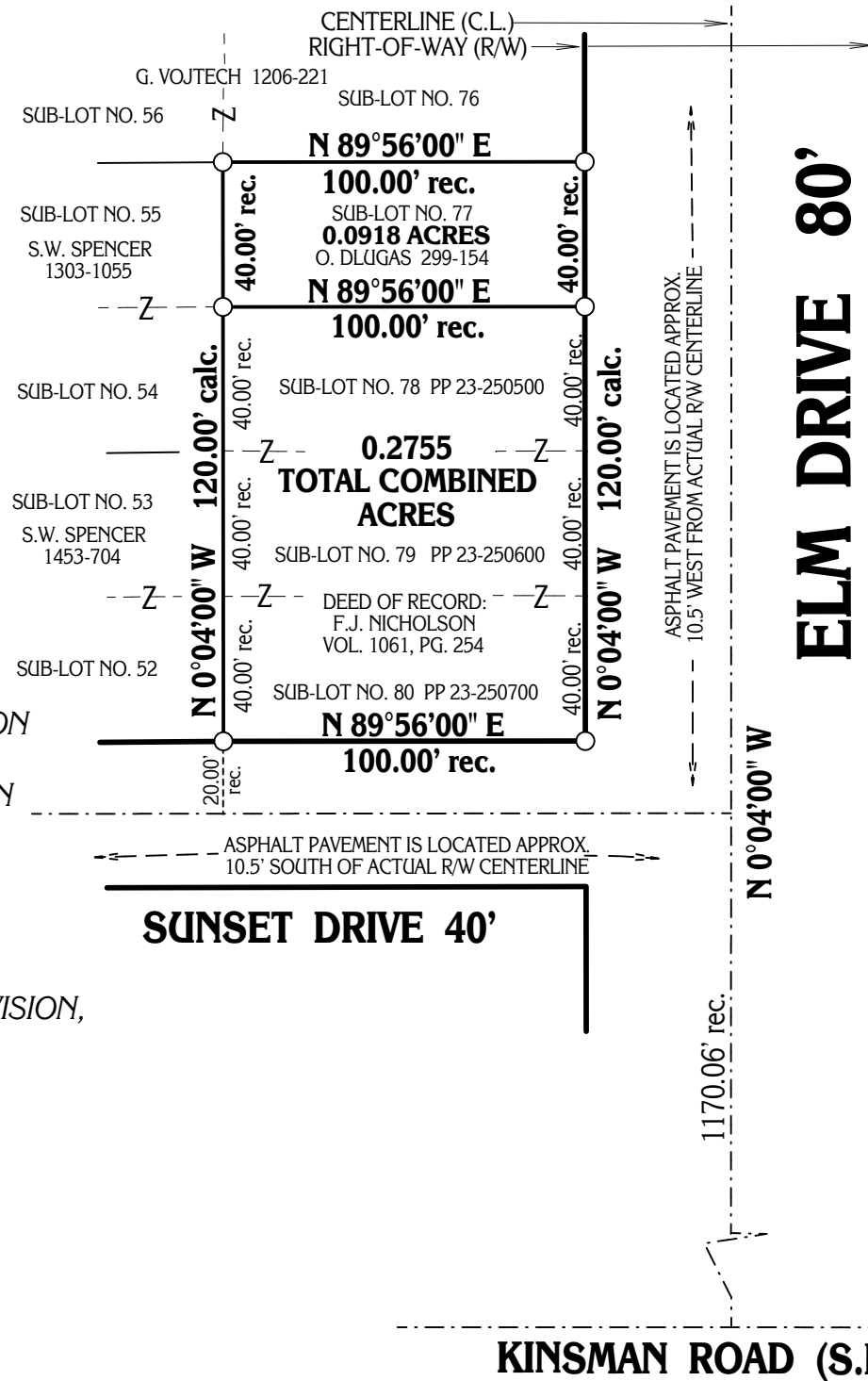
### BASIS OF RESEARCH AND RECORDS

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 SUBDIVISION WHICH WOULD ENTAIL A SCOPE OF RETRACEMENT THAT CAN NOT BE JUSTIFIED BY THE CIRCUMSTANCES 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.*

PLAT OF SURVEY PREPARED BY  
**DELMAR B. KOSIE & ASSOCIATES**  
 REGISTERED LAND SURVEYORS  
 202 SOUTH STREET  
 CHARDON, OHIO 44024  
 (440) 286-2131



**GRAPHIC SCALE: 1" = 50 FEET**  
 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

