

# PLAT OF RE-SURVEY FOR: KAY NUNNALLY BROOKSHIRE

DEED OF RECORD: KAY NUNNALLY BROOKSHIRE PP# 06-030200 VOLUME 1836, PAGE 3119

TOWNSHIP/CITY/VILLAGE:	MONTH: 26TH OCTOBER	PAGE: ONE
CHARDON TOWNSHIP	YEAR: 2010	OF ONE
SURVEY FOR: KAY NUNNALLY BROOKSHIRE		

○ - 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.)

SUB-LOT NO. 83  
 PP# 06-066700  
 J.E. FRIEDEL  
 VOLUME 1834, PAGE 1812

SUB-LOT NO. 82  
 PP# 06-022100  
 J.M. VAN NESS  
 VOLUME 960, PAGE 568

SUB-LOT NO. 81  
 PP# 06-106900  
 T.P. AND E. LADAS  
 VOLUME 1270, PAGE 921

SUB-LOT NO. 96 PP# 06-115600  
 J.A. KRIZ VOLUME 1889, PAGE 1860

SUB-LOT NO. 97  
 PP# 06-030200  
 DEED OF RECORD:  
 KAY NUNNALLY BROOKSHIRE  
 VOLUME 1836, PAGE 3119  
 CHARDON TWP - CHARDON LSD  
 HOUSE NO. 11036

SUB-LOT NO. 98 PP# 06-005400  
 B.K. BEER VOLUME 1006, PAGE 928

**0.9993 ACRE PARCEL  
 (43528.9081 SQ. FT.)**

5/8" IRON PIN WITH CAP BEARING:  
 "BABCOCK JONES ASSOCIATES INC."  
 FD. AND USED FOR R/W

5/8" IRON PIN FD.:  
 NORTH 0.01', WEST 0.11'  
 AND USED FOR  
 PROPERTY LINE  
 5/8" IRON PIN SET

RAILROAD TIE

GRAVEL DRIVE

1.2' ENCROACHMENT

199.57' calc.

99.93' calc. (100.00 rec.)

99.93' calc.

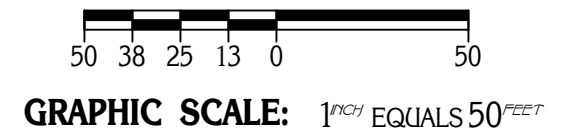
99.93' calc.

99.93' calc.

N 3°09'00" E

**HELMUT DRIVE (60 FEET WIDE)**

BERKSHIRE HEIGHTS ESTATES NO. 1  
 SUBDIVISION PLAT VOLUME 7, PAGE 67-67A (SEPT. 24TH, 1956)



SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING SUB-LOT NO. 97 IN THE BERKSHIRE HEIGHTS ESTATES SUBDIVISION NO. 1, BEING PART OF ORIGINAL TOWNSHIP LOTS NO. 160 AND 161, IN TRACT NO. 3, WITHIN SAID TOWNSHIP.

**ENCROACHMENT:  
 THE ADJOINER TO THE NORTH (SUB-LOT NO. 96 PP# 06-115600 J.A. KRIZ VOLUME 1889, PAGE 1860): RAILROAD TIE ON THE SOUTHERLY SIDE OF THE EXISTING GRAVEL DRIVEWAY IS ENCROACHING SOUTH OF THE PROPERTY LINE FOR 32'.**

I CERTIFY TO: KAY NUNNALLY BROOKSHIRE

THAT I HAVE SURVEYED THESE PREMESIS 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 PREMESIS THAT WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGN 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.

5/8" IRON PIN WITH CAP BEARING:  
 "BABCOCK JONES ASSOCIATES INC."  
 FD. AND USED

**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.

PLAT OF SURVEY PREPARED BY:  
**Delmar B. Kosie & Associates**  
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 or (440) 968-3578  
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 REGISTERED PROFESSIONAL LAND SURVEYOR  
 REGISTRATION NO. 8167