

O-DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET

SITUATED IN THE TOWNSHIP OF CLARIDON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING SUB-LOTS NO. 16, 17, 18, 19, AND PART OF SUB-LOT NO. 20 IN THE TUXEDO LAND COMPANY'S AQUILLA LAKE SUBDIVISION NO. 1 AS RECORDED IN PLAT VOLUME 1, PAGE 50 OF GEAUGA COUNTY RECORDS AND DEEDS.

ENCROACHMENTS TO BE NOTED:

ADJASCENT LAND OWNER'S (J.E. MUKICS VOL. 1047, PG. 881) 6" PVC WELL CASING AND WELL IS APPROX. 0.41 FEET WEST OF THE EASTERLY PROPERTY LINE.

ADJASCENT LAND OWNER'S (AQUILLA VILLAGE VOL. 270, PG. 461) ASPHALT PVMT. IS APPROX. 3.8 FEET NORTH OF THE SOUTHERLY PROPERTY LINE ON THE WESTERLY SIDE OF SAID PVMT. AND APPROX. 2.3' NORTH OF THE SOUTHERLY PROPERTY LINE ON THE EASTERLY SIDE OF SAID PVMT.

ADJASCENT LAND OWNER'S (AQUILLA VILLAGE VOL. 270, PG. 461) BUILDING OVERHANG IS APPROX. 1.6 FEET NORTH OF THE SOUTHERLY PROPERTY LINE.

ADJASCENT LAND OWNER'S (AQUILLA VILLAGE VOL. 270, PG. 461) 4" PVC. GUTTER DRAIN ASSEMBLY IS APPROX. 1.5 FEET NORTH OF THE SOUTHERLY PROPERTY LINE.

PLAT OF SURVEY PREPARED BY: **Delmar B. Kosie & Associates**Registered Land Surveyors 11040 Madison Road Montville, Ohio 44064

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GOREDON DRIVE 40' 137.66' TOTAL rec 40 S/L 18 S/L 19 PP# 14-015600 5/8" IRON PIN SET PP# 14-015700 S/L 20 PP# 14-015800 **0.60 ACRE** S/L 21 **PARCEL** 5°14′00″ PP# 14-032200 (COMBINED TOTAL) **I'URNER** 9 J.F. MUKICS 90, 50, 53.89' calc. (53.75' rec.) VOL. 1047. DEED OF RECORD: K.B. KERN ွဲ PG. 881 **VOLUME 1832, PAGE 2045** PP# 14-015500 S/L 17 111.42' calc. (111.24' rec.) 6" PVC WELL CASING 0.41' WEST OF PP# 14-015400 PROPERTY LINE 4" PVC. FR. OVERHANG S/L 16 **GUTTER-**OIL TANK AREA DRAIN 150.07' TOTAL calc. 3/4" O.D. IRON PIPE FD.: <u>-</u>1.6' 115.07' calc. (114.98' rec.) 0.02' NORTH, 0.86' EAST SOUT _3.8' 2.3' N89°52'00"E 5/8" IRON PIN SET S/L 20 CH. 1 1/2" 0.08' 5 **ASPHALT** PP# 14-002300 S/L 15 PARKING

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.



KERRY B. AND DAVID KERN

I CERTIFY TO: -

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 PREMISES THAT WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGN ASSUMES NO LIABILITY FOR THE USE OF UNAUITHORIZED COPIES OF THIS PLAY OF SURVEY, NOR FOR ANY USE, OR RELIANCE UPON, BY PERSONS OTHER THAT THOSE SUFCIFICALLY NAMED HEREIN FOR

ROBERY L. KOSIE, P.S.
REDISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 8167





THE TUXEDO LAND COMPANY'S

PP# 14-701000

J.F. MUKICS

VOL. 1081.

PG. 353

LAKE AQUILLA SUBDIVISION NO. 1

1 STY FRAME BLDG-

"VILLAGE OF AQUILLA ESTABLISHED 1947"

AQUILLA VILLAGE VOL. 270, PG. 461

SUBDIVISION PLAT VOLUME 1, PAGE 50 (AUGUST, 1920)