ASSUMED MERIDIAN

60 45 30 15 0 60 120

GRAPHIC SCALE: 1 INCH EQUALS 60 FEET

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

—×———×—DENOTES BARBED WIRE FENCE FOUND

– · — · –DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 12, IN TRACT NO. 3, WITHIN SAID TOWNSHIP.

PLAT OF SURVEY PREPARED BY:

Delmar B. Kosie & Associates

Registered Land Surveyors

11040 Madison Road

Montville, Ohio 44064

(440) 286-2131

or (440) 968-3578

http://www.dbksurveys.com

PARCEL NO. 02-027000 H. AND D. BENJAMIN VOLUME 774, PAGE 22

N 89°09'49" W

150.00' rec.

55.33' rec.

5/8" IRON PIN FD. AND USED

5/8" IRON PIN FD. BENT & RE-STRAIGHTENED AND USED

PARCEL NO. 02-026900
H.O. AND J. BENJAMIN
VOLUME 304, PAGE 471
S/L NO. 5 (RESIDUAL)

99.84' rec.

20' SEWER EASEMENT

465.43' C.L. - 435.43' R/W calc.

465.72' C.L. - 435.72' R/W calc.

PARCEL NO. 02-356840
HOUSE NO. 8896
VALERIE KAY THOMAS
VOLUME 1302, PAGE 959
S/L NO. 8
1.6032 GROSS ACRES
(69836.30 SQ. FT.)

PARCEL NO. 02-383700
C.L. WALKER
VOLUME 732, PAGE 209
S/L NO. 9

PARCEL NO. 02-409900
R.W., JR. WINN
VOLUME 916 PAGE 616
S/L NO. 7

N 0°50'11" E

365.88' C.L. - 335.88' R/W calc.

1 1/2" IRON PIPE FD.:
6.62' SOUTH, 0.27' WEST
(0.17' WEST OF PROP. LINE)
5/8" IRON PIN SET

DEAD WEEPING WILLOW TREE OVER CORNER
5/8" IRON PIN FD. @ 28.58'
AND USED AS PROPERTY LINE
AND CORNER REFERENCE

HASKINS ROAD

5/8" IRON PIN FD. @ 28.13' AND USED FOR PROP. LINE

150.00' rec.

150.00' rec.

3/4" IRON PIPE IN MONUMENT BOX FD. AND USED

390.37' calc.

150.00' rec.

479.01' calc.

(EMPTY) MONUMENT BOX FD. AND USED

N 89°03'13" W

1019.38' M.B. - M.B. TOTAL calc.

—CRACKEL ROAD (60' WIDE)—

TOWNSHIP/CITY/VILLAGE: BAINBRIDGE TOWNSHIP	MONTH: 19TH NOVEMBER YEAR: 2009	PAGE: ONE OF ONE
SURVEY FOR: VALERIE KAY THOMAS		

HOMESTEAD ACRES SUBDIVISION NO. 1

PLAT VOLUME 8, PAGE 24

I CERTIFY TO: VALERIE KAY THOMAS

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 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

STATE OF OHIO
ROBERT L. KOSIE
NO. 8167
REGISTERED
PROFESSIONAL SURVEYOR