

# PLAT OF RE-SURVEY PREPARED FOR: MICHAEL E. BAILEY

DEED OF RECORD: MICHAEL E. BAILEY  
VOLUME 1815, PAGE 2282



GRAPHIC SCALE: 1" EQUALS 30 FEET

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 NEWBURY,  
COUNTY OF GEauga AND STATE OF OHIO  
AND KNOWN AS BEING SUB-LOTS  
NO. 15, 16 AND 17 IN THE TUXEDO LAND  
COMPANY'S KIWANIS LAKE SUBDIVISION NO. 1  
AS RECORDED IN PLAT VOLUME 1, PAGE 44 OF  
GEAUGA COUNTY RECORDS AND DEEDS  
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>



SUB-LOT NO. 14  
PP# 23-190000  
C. DAVIS  
VOLUME 760, PG. 74

SUB-LOT NO. 18  
P# 23-176352  
B.D. BICE  
VOLUME 980, PAGE 117

PP# 23-305700  
L. SOPLATA  
VOLUME 808, PAGE 1026  
(FORMERLY THE CLEVELAND AND  
EASTERN RAILWAY COMPANY)

THE TUXEDO LAND COMPANY'S KIWANIS LAKE SUBDIVISION NO. 1  
PLAT VOLUME 1, PAGE 44

CURVE "A"  
DELTA: 06°07'10" calc.  
RADIUS: 844.02' calc.  
TANGENT: 45.11' calc.  
LENGTH: 90.14' calc.  
BEAR.: N 73°28'54" W calc.  
CHORD: 90.10' calc.

TOWNSHIP/CITY/VILLAGE:

NEWBURY TOWNSHIP

MONTH: 22  
JANUARY

YEAR: 2010

PAGE:  
ONE  
OF  
ONE

SURVEY FOR: MICHAEL E. BAILEY

### 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.



I CERTIFY TO: MICHAEL E. BAILEY

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 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 UNDERSIGNED 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

