

PROPOSED
BEAVER CREEK
ESTATES
ALLOTMENT
(NEVER RECORDED)

COURSE DETAIL

UTILITY EASEMENT

- U1: S84°30'00"E, 15.76' c.
- U2: N5°30'00"E, 9.86' c.
- U3: S84°30'00"E, 2.02' c.
- U4: S18°13'25"E, 9.31' c.
- U5: S44°39'40"E, 0.96' c.
- U6: S83°52'16"E, 21.34' c.
- U7: S80°15'43"E, 23.34' c.
- U8: N79°51'19"E, 5.46' c.
- U9: S82°59'18"E, 10.33' c.
- U10: S79°05'02"E, 46.05' c.
- U11: S55°25'57"E, 49.31' c.
- U12: DELTA: 5°36'23" c.
- U13: N68°45'59"W, 40.76' c.
- U14: N79°05'02"W, 47.46' c.
- U15: N82°59'18"W, 6.59' c.
- U16: S79°51'19"W, 5.95' c.
- U17: N80°15'43"W, 26.25' c.
- U18: N83°52'16"W, 27.91' c.
- U19: N44°39'40"W, 12.92' c.
- U20: N18°13'25"W, 12.19' c.

EXCAVATION EASEMENT

- E1: S84°30'00"E, 10.10' c.
- E2: S18°13'25"E, 2.25' c.
- E3: S44°39'40"E, 4.21' c.
- E4: S83°52'16"E, 23.12' c.
- E5: S80°15'43"E, 24.13' c.
- E6: N79°51'19"E, 5.59' c.
- E7: S82°59'18"E, 9.31' c.
- E8: S79°05'02"E, 49.29' c.
- E9: S68°45'59"E, 15.87' c.
- E10: S55°25'57"E, 28.51' c.
- E11: DELTA: 1°50'45" c.
- E12: THENCE N68°45'59"W, 42.19' c.
- E13: THENCE N79°05'02"W, 48.14' c.
- E14: THENCE N82°59'18"W, 7.60' c.
- E15: THENCE S79°51'19"W, 5.82' c.
- E16: THENCE N80°15'43"W, 25.46' c.
- E17: THENCE N83°52'16"W, 26.13' c.
- E18: THENCE N44°39'40"W, 9.67' c.
- E19: THENCE N18°13'25"W, 8.48' c.

ACCESS EASEMENT

- A1: S84°30'00"E, 45.23' C.L. - 15.23' R/W c.
- A2: S18°13'25"E, 12.19' c.
- A3: S44°39'40"E, 12.92' c.
- A4: N83°52'16"W, 60.09' C.L. - 30.09' R/W c.
- A5: N5°35'15"E, 18.78' c.

BOUNDARY RE-SURVEY, UTILITY, EXCAVATION
AND ACCESS EASEMENTS OF:

BEAVER CREEK ESTATES, INCORPORATED AND KENNETH S. AND LEAH K. GEORGEVITCH

DEEDS OF RECORD:
PARCEL 1: PPN 22-004200 KENNETH S. AND LEAH K. GEORGEVITCH
VOLUME 1045, PAGE 939 (PARCEL NO. 1) 12298 HILLCREST DRIVE
PARCEL 2: PPN 22-004100 KENNETH S. AND LEAH K. GEORGEVITCH
VOLUME 1045, PAGE 939 (PARCEL NO. 2)
PARCEL 3: PPN 22-001300 BEAVER CREEK ESTATES, INCORPORATED
VOLUME 255, PAGE 461 12291 HEATH ROAD

SITUATED IN THE TOWNSHIP OF MUNSON,
COUNTY OF GEauga, STATE OF OHIO AND
KNOWN AS BEING PART OF CHAMPION TRACT
WITHIN SAID TOWNSHIP.

TOWNSHIP/CITY/VILLAGE:	MONTH: 24TH JULY	PAGE: ONE
MUNSON TOWNSHIP CHAMPION TRACT	YEAR: 2014	OF ONE
SURVEY FOR: BEAVER CREEK ESTATES, INCORPORATED AND KENNETH S. AND LEAH K. GEORGEVITCH		

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 GAUGA 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.

ASSUMED MERIDIAN



THE ASSUMED BASIS OF BEARING OF THIS SURVEY WAS ESTABLISHED BY USING
THE NORTHERLY LINE OF PPN 22-004200 AS CONVEYED TO KENNETH S. & LEAH K.
GEORGEVITCH AND RECORDED IN VOLUME 1045, PAGE 939 (PARCEL NO. 1), OF GEAGA
COUNTY RECORDS AND DEEDS, ALSO KNOWN AS BEING 12298 HILLCREST DRIVE, AND
NOTED AS BEING S 84°30'00" E.



GRAPHIC SCALE: 1" = 20'

- - DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN
WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- c. - DENOTES CALCULATED MEASUREMENT r. - DENOTES RECORD MEASUREMENT
- d. - DENOTES DEED MEASUREMENT p. - DENOTES PLAT MEASUREMENT
- o. - DENOTES OBSERVED MEASUREMENT u. - DENOTES USED MEASUREMENT
- FD. - DENOTES FOUND MONUMENT C.L. - DENOTES CENTERLINE R/W - DENOTES RIGHT-OF-WAY
- TYP. - DENOTES TYPICAL MEASUREMENT POB - DENOTES POINT OF BEGINNING
- DENOTES PROPERTY LINE

HEATH ROAD 60'

PARCEL 3
0.028 ACRE PARCEL
(1219.61 SQ. FT.)
PPN 22-001300
BEAVER CREEK ESTATES, INCORPORATED
VOLUME 255, PAGE 461
12291 HEATH ROAD

PARCEL 2
0.153 ACRE PARCEL
(6679.52 SQ. FT.)
PPN 22-004100
KENNETH S. AND LEAH K. GEORGEVITCH
VOLUME 1045, PAGE 939 (PARCEL NO. 2)
(WATER LINE EASEMENT FILE NO. 114648)

"EXHIBIT A"
0.072 ACRE (3127.3 SQ. FT.)
UTILITY EASEMENT

"EXHIBIT B"
0.034 ACRE (1460.2 SQ. FT.)
EXCAVATION EASEMENT

"EXHIBIT C"
0.022 ACRE (969.0 SQ. FT.)
ACCESS EASEMENT

PARCEL 1
PPN 22-004200
KENNETH S. AND LEAH K. GEORGEVITCH
VOLUME 1045, PAGE 939 (PARCEL NO. 1)
12298 HILLCREST DRIVE

C-1
DELTA: 1°29'03" c.
RADIUS: 85.00' p.
LENGTH: 2.20' c.
CHORD: 2.20' c.
BEAR.: N 33°49'31" E c.

I CERTIFY TO: BEAVER CREEK ESTATES, INCORPORATED AND
KENNETH S. AND LEAH K. GEORGEVITCH

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. IN ACCORDANCE WITH
THE PROVISIONS OF CHAPTER 2305.09(E) OF THE OHIO REVISED CODE, THE STATUTE OF LIMITATIONS
OF THIS SURVEY HEREBY EXPIRES FOUR (4) YEARS FROM THE DATE SHOWN HEREON.
THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED
ONLY ON THE DOCUMENTS SHOWN HEREON. 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

1/2" IRON PIPE FD.
IN CONCRETE
AND USED

HILLCREST
DRIVE 60'
(50' WIDE P.)



This plat was prepared by
D.B. Kosie & Associates
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DBK PLAT NO. 861 2014