TOWNSHIP/CITY/VILLAGE: ONE PLAT OF SURVEY PREPARED FOR: ORIGINAL LOT NO. 66 LEROY TOWNSHIP LAKE COUNTY, OHIO YEAR: ONE MARY LOU SHERER SURVEY FOR: MARY LOU SHERER DEED OF RECORD: LEONARD J. AND MARY LOU SHERER, TRUSTEES PP# 07-A-028-0-00-002-0 DOCUMENT NO. 2006R036199 BALCH ROAD 60 FEET WIDE POINT OF BEGINNING PK NAIL FOUND: 0.28' NORTH, 0.00' WEST OF CENTERLINE **BASIS OF RESEARCH AND RECORDS** N 88°45'03" E INTERSECTION 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 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. 461.45' calc. 2108.16' calc. N 88°45'03" E 463.16' calc. 8" ANCIENT WOODEN 5/8" IRON PIN LOCUST FENCE POST FOUND calc. WITH CAP BEARING 0.3184 ACRES R/W. AT 30.00 FEET AND USED (13868.4826 SQ. FT.) "JW DANIEL 6222" 5/8" IRON PIN SET @ FD. @ 31.17 FEET FROM C.L. AND USED FOR PROPERTY LINE 29.50 FEET FROM C.L. RW **60 FEET WIDE** RIGHT-OF-WAY (R/W) CENTERLINE (C.L.) (SEE DETAIL) 13, 5/8" IRON PIN SET 368. PP# 07-A-028-0-00-010-0 5/8° IRON PIN SET ON PROP. LINE LEONARD J. AND 500.0' R/W ca 2°09 MARY LOUISE SHERER, TRUSTEES DOCUMENT NO. 2008R019049 0.50° calc. 14590 BALCH ROAD Z RIGHT-OF-WAY 5/8" IRON PIN 8" ANCIENT WITH CAP BEARING LOCUST POST — ON PROP. LINE S 89°37'33" E "JW DANIEL 6222" FD: 0.02' SOUTH, 2.45' EAST AND USED FOR E/W PROPERTY LINE 338.24' calc. 5/8" IRON PIN SET N. 41°42'47.4367" LAT. N. 41°42'47.5117" LAT. W. 81°06'42.0069" LONG. W. 81°06'46.4655" LONG. NAD83 NGVD88 **GRS80 GEOID09** GRAPHIC SCALE: 1^{nct} EQUALS 100^{ret} O-DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN -·---DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.) N 0°23'09" ⋄-DENOTES FENCE POST SET ON PROPERTY LINE PP# 07-A-028-0-00-010-0 LEONARD J. AND MARY LOUISE SHERER, TRUSTEES DOCUMENT NO. 2008R019049 14590 BALCH ROAD 1°06'32" **BASIS OF GPS** GEAUGA COUNTY GPS MONUMENT NO. 1708 (WOOLPERT)
A CONCRETE MONUMENT WITH A 2 1/2" BRASS DISK STAMPED "1708")
LATITUDE 41° 41' 14.03286"N LONGITUDE 81° 06' 07.58897"W
ORTHOMETRIC ELEVATION (MSL): 1053.140 (321.0m GEOID99) LINE FOUND AND USED FOR PROPERTY LINE 14686 BALCH ROAD 42.6902 GROSS **ACRE PARCEL** 1/2" IRON PIN WITH CAP BEARING "SLAY 5293" FOUND: 16.43' EAST OF PROPERTY LINE 42.3718 ACRES LESS R/W (0.3184 ACRES - 13868.4826 SQ. FT.) obio utilities protection service 2009.66 LEONARD J. AND MARY LOU SHERER, TRUSTEES 2397.60' PP# 07-A-028-0-00-002-0 DOCUMENT NO. 2006R036199 CL. SITUATED IN THE TOWNSHIP OF LEROY, COUNTY OF LAKE, AND STATE OF OHIO AND KNOWN AS 2367.60' R/W rec. **BEING PART OF ORIGINAL LOT** NO. 66 WITHIN SAID TOWNSHIP. PP# 07-A-029-0-00-010-0 LAKE ERIE COLLEGE DOCUMENT NO. 2011R005865 PP# 07-A-028-0-00-003-0 C. JOHN AND MARIE A. CHESNIC VOLUME 774, PAGE 76 14670 BALCH ROAD This plat was prepared by D.B. Kosie & Associates Professional Land Surveying 847.64' calc. 11040 Madison Road Montville, Ohio 44064 423.82' calc. N. 41°42'27.7049" LAT. 423.82' calc. S 88°46'08" W N. 41°42'27.6583" LAT. W. 81°06'35.5334" LONG. 440.286.2131 W. 81°06'46.7085" LONG. Fax 440.968.3578 www.dbksurveys.com MARY LOU SHERER 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. N. 41°42'24.5366" LAT. THE ABOVE CERTIFICATION IS INTENDED ONLY TO THOSE PARTIES NAMED HEREIN, AND IS VALID ONLY WHEN ACCOMPANIED BY AN ORIGINAL SIGNATURE BELOW. THE UNDERSIGNED W. 81°06'46.7467" LONG. PP# 07-A-028-0-00-003-0 C. JOHN AND MARIE A. CHESNIC 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 VOLUME 774, PAGE 76 ORIGINAL LOT NO. 66 ORIGINAL LOT NO. 67 14670 BALCH ROAD 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 "LDC., INC." ORIGINAL LOT NO. 50 ORIGINAL LOT NO. 51 FD. AND USED ROBERT L. KOSIE, P.S. ROBERT I REGISTERED PROFESSIONAL LAND SURVEYOR KOSIE REGISTRATION NO. 8167 DBK PLAT NO. 659 2012