BOUNDARY RE-SURVEYS (UPDATE), LOT SPLIT, EASEMENT AND CONSOLIDATION OF

PPN 12-076-00-00-021-000 and PPN 12-076-10-00-052-000, Joseph T. Myers, II, Mary Myers MacCallum, and Lynne Myers Erbaugh & PPN 12-076-00-00-021-003 and PPN 12-076-10-00-052-001, Sandra L. Graham

Situated in The Township of Franklin, County of Portage, and State of Ohio and known as being part of Original Lots No. 75 and 76 within said Township and also known as being Parcel "A" Remainder and Parcel "D" as shown on The Property Subdivision Plat (Volume 33, Page 36) and Blocks "C-3RA" and "C-3RB" as shown on The Re-Plat of Block "C-3R" (Volume 33, Page 35), being a part of Block "C" in Greenwood Estates (Plat Book 5, Pages 59 and 60) of Portage County Records and Deeds.

Month:

Year:

Page: ONE of ONE

Survey for: Joseph T. Myers, II, Mary Myers MacCallum and Lynne Myers Erbaugh, and also Sandra L. Graham

BASIS OF RESEARCH AND RECORDS

All county ownership research data and previous survey records were obtained from The County Recorder's Office and 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 Records.

REFERENCES

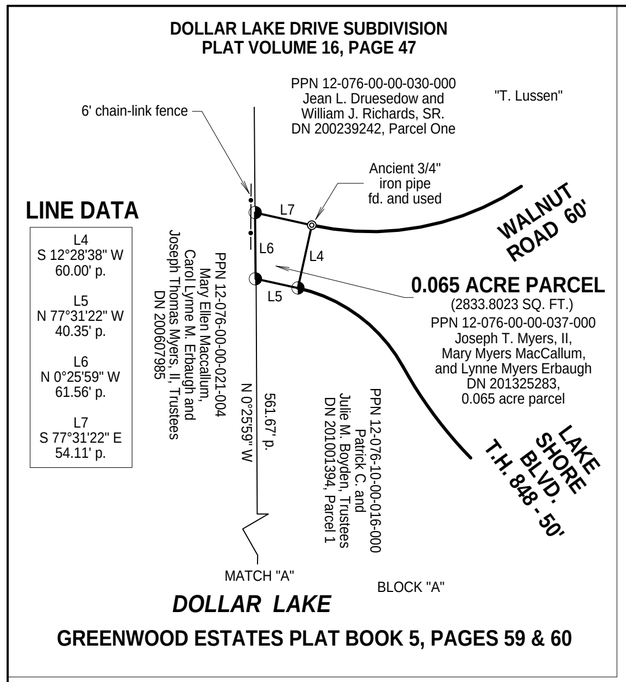
The June 11th, 1986 Property Subdivision Plat (Volume 33, Page 36), The June 11th, 1986 Replat of Block "C-3R" (Volume 33, Page 35) and The June 7th, 1985 Replat of Block "C" (Volume 32, Page 24) as prepared by James N. Conner, PS 4570, Survey No. P-07654,

The Greenwood Estates Subdivision Plat (Plat Book 5, Pages 59 and 60),

The December 3rd, 2013 Boundary Re-Survey Plat prepared by D.B. Kosie & Associates, Robert L. Kosie, PS 8167, Survey No. P-17329 (DBK Survey No. 712 2013),

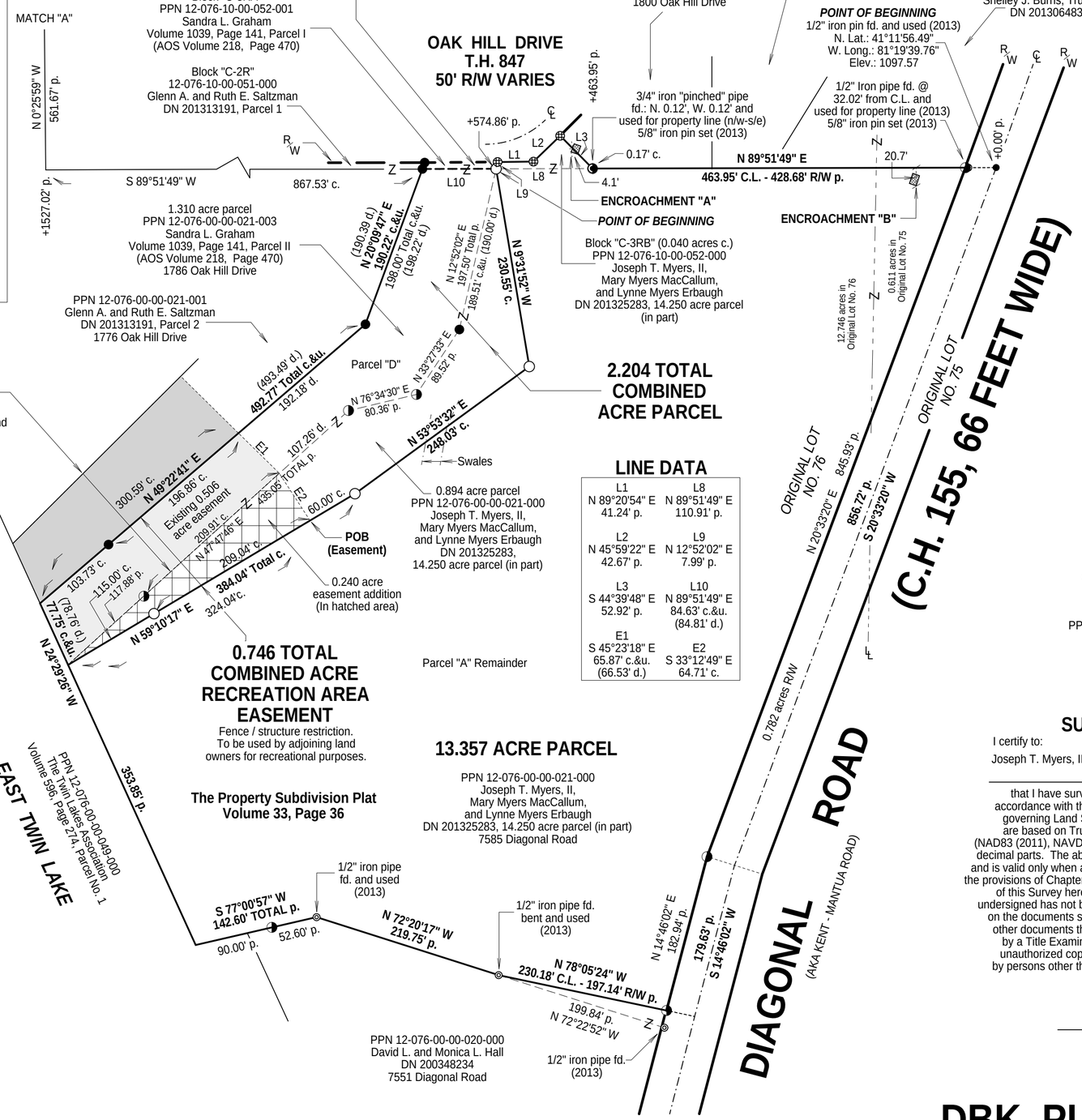
The Vacation and Re-Plat of Memory Lane (Volume 35, Page 29) and

The June, 1959 Dedication (Establishing) Plat of Dollar Lake Drive (Volume 16, Page 47) as prepared by Walter J. Stockman Surveyor.



LINE DATA

L4	S 12°28'38" W 60.00' p.
L5	N 77°31'22" W 40.35' p.
L6	N 0°25'59" W 61.56' p.
L7	S 77°31'22" E 54.11' p.



EXISTING RECREATION AREA EASEMENTS

(In shaded areas)
Fence / structure restriction. To be used by adjoining land owners for recreational purposes as shown on Plat Volume 33, Page 36.

ENCROACHMENTS:

ENROACHMENT "A" - Adjacent land owner's (PPN 12-076-10-00-008-000, Phillip and Christine Mondry, Trustees) 1 story frame skid shed is 4.1' southwest of northeasterly property line.

ENROACHMENT "B" - Adjacent land owner's (PPN 12-076-10-00-001-000, William J. and Shelley j. Burns, Trustees) 1 story frame shed is 20.7' south of northerly property line.

LINE DATA

L1	N 89°20'54" E 41.24' p.	N 89°51'49" E 110.91' p.
L2	N 45°59'22" E 42.67' p.	N 12°52'02" E 7.99' p.
L3	S 44°39'48" E 52.92' p.	N 89°51'49" E 84.63' c.&u. (84.81' d.)
E1	S 45°23'18" E 65.87' c.&u. (66.53' d.)	S 33°12'49" E 64.71' c.

TRUE NORTH (Geodetic North)

ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid12a

100 75 50 25 0 100 200 300

GRAPHIC SCALE: 1" EQUALS 100'

◯-Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set

◑-Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set (2013)

●-Denotes 3/4" iron pin found and used unless otherwise noted

⊕-Denotes 5/8" iron pin with cap bearing "CONNOR LS 4570" found and used (2013)

c. -Denotes calculated measurement r. -Denotes record measurement
d. -Denotes deed measurement p. -Denotes plat measurement
o. -Denotes observed measurement u. -Denotes used measurement
m. -Denotes measured distance fd. -Denotes found monument
PPN -Denotes permanent parcel number INST -Denotes instrument number
DN -Denotes document number AFN -Denotes automatic file number
℄ /C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
⅊-Denotes lot line ℙ-Denotes property line
POB -Denotes point of beginning AOS -Denotes Affidavit of Survivor

SURVEYOR'S CERTIFICATION

I certify to:

Joseph T. Myers, II, Mary Myers MacCallum and Lynne Myers Erbaugh, and also Sandra L. Graham

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 True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID12A). 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 No. 8167

NSPS

AMERICAN CONGRESS ON SURVEYING AND MAPPING • 1941 •

Professional Land Surveyors of Ohio

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying
11040 Madison Road
Montville, Ohio 44064
440.286.2131
Fax 440.968.3578
www.dbksurveys.com

DBK PLAT NO. 898 2015