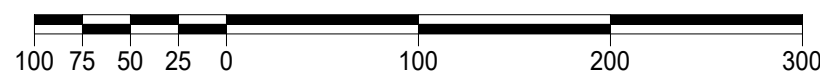




TRUE NORTH (Geodetic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS80, Geoid12B



GRAPHIC SCALE: 1" equals 100'

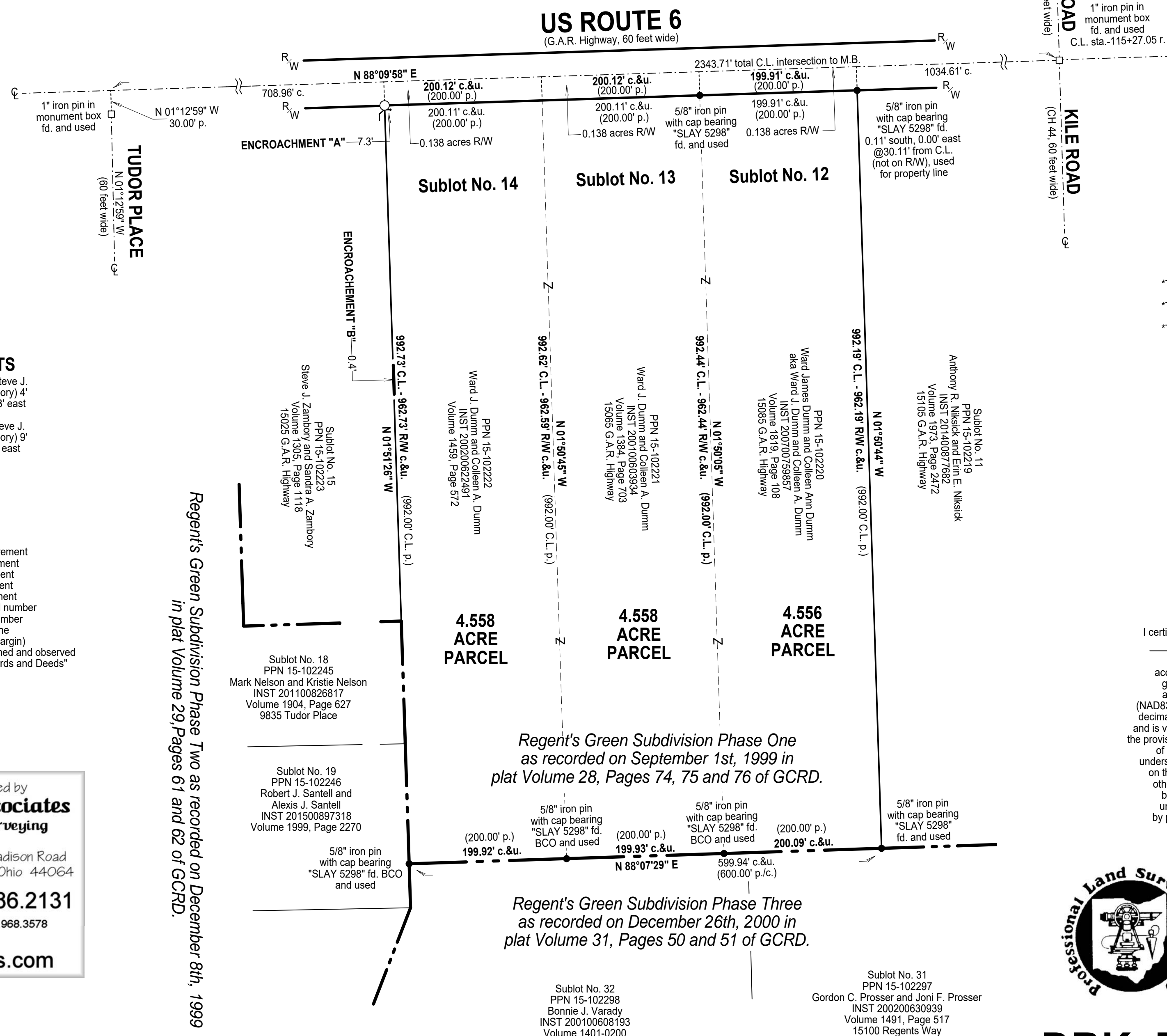
○ - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set

PLAT OF SURVEY OF:
PPN 15-102220, PPN 15-102221 and PPN 15-102222
Ward James Dumm and Colleen Ann Dumm
 (aka Ward J. Dumm and Colleen A. Dumm)
15065 G.A.R. Highway 15086 G.A.R. Highway

DEEDS OF RECORD:
 INST 200700759857, Volume 1819, Page 108
 INST 200100603934, Volume 1384, Page 703, and
 INST 200200622491, Volume 1459, Page 572

Sited in The Township of Hambden, County of Geauga and State of Ohio and known as being Sublots No. 12, 13 and 14 in Regent's Green Subdivision Phase One as recorded on September 1st, 1999 in plat Volume 28, Pages 74, 75 and 76 of GCRD, being a part of Original Lot No. 3, in Bond Tract, within said Township.	Month: 26th August	Page: ONE
	Year: 2016	of ONE
Survey for: Ward J. Dumm and Colleen A. Dumm		

Checked on August 29th, 2016 by RLK



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 Regent's Green Subdivision Phase One plat as recorded on September 1st, 1999 in plat Volume 28, Pages 74, 75 and 76 of GCRD.
- *The Regent's Green Subdivision Phase Two plat as recorded on December 8th, 1999 in plat Volume 29, Pages 61 and 62 of GCRD.
- *The Regent's Green Subdivision Phase Three plat as recorded on December 26th, 2000 in plat Volume 31, Pages 50 and 51 of GCRD.



SURVEYOR'S CERTIFICATION

I certify 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, GEOID12B). 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



DBK PLAT NO.: 937 2016

ENCROACHMENTS

- "A" Adjoiner's (PPN 15-102223, Steve J. Zambory and Sandra A. Zambory) 4' Plas. PVC split-rail fence is 7.3' east of the property line.
- "B" Adjoiner's (PPN 15-102223, Steve J. Zambory and Sandra A. Zambory) 9' Plas. PVC picket fence is 0.4' east of property line.

- c. - Denotes calculated measurement
- r. - Denotes record measurement
- p. - Denotes plat measurement
- fd. - Denotes found monument
- u. - Denotes used measurement
- PPN - Denotes permanent parcel number
- INST - Denotes instrument number
- ⊕ / C.L. - Denotes centerline
- R/W - Denotes right-of-way (margin)
- BCO - Denotes monument found bent, coned and observed
- GCRD - Denotes "Geauga County Records and Deeds"

This plat was prepared by
D.B. Kosie & Associates
 Professional Land Surveying

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