PLAT OF SURVEY OF

The Estate of Shedrick Rodgers PPN 03-029-00-00-022-000

DEED OF RECORD: Volume 905, Page 157 (Survey No. P-01578)

Situated in The 2nd City of Aurora, County of Portage and November ONE State of Ohio and known as being part of Original Township Lot No. 29 within said Čity and Township 5, Range 9 of ONE the Connecticut Western Reserve Survey for: The Estate of Shedrick Rodgers

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.

1" iron pin

in epoxy

GEAUGA COUNTY

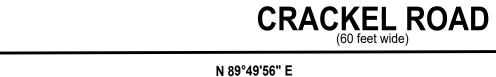
249.75' c.&u.

(250.00' p.)

249.76' c.

0.172 acres R/W

PORTAGE COUNTY



d. -Denotes deed measurement p. -Denotes plat measurement fd. -Denotes found monument u. -Denotes used measurement PPN -Denotes permanent parcel number DN -Denotes document number © /C.L. -Denotes centerline R/W -Denotes right-of-way (margin)

↓ -Denotes lot line ₱-Denotes property line

BCSU -Denotes monument found bent, coned, straightened and used

BCO -Denotes monument found bent, coned and observed MP -Denotes measured perpendicularly PCRD -Denotes "Portage County Records and Deeds"

GRAPHIC SCALE: 1" EQUILS 100'

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

c. -Denotes calculated measurement r. -Denotes record measurement

200

100 75 50 25 0

TRUE NORTH (Geodetic North)

ODOT VRS and CORS GNSS Network NAD83 (2011), NAVD88, GRS80, Geoid12B

EGGLESTON ROAD (60 feet wide) 1/2" iron pin fd. @ 28.19' from C.L. MP, not on R/W)

1" iron pin

in epoxy

fd. and used

-(•)-

1" iron pipe fd. 8.80' north, 0.13' west (@ 21.20' from C.L. MP, not on R/W) 1/2" iron pin fd. @ 29.87' from C.L. (not on R/W) and used

1897.72' c.&u. (1900.00' p.)

249.00' c.

(250.00' p.)

for property line

1" x 1.3' tall

iron pipe fd. 0.17' south of

property line (e/w)

and used for

property line (n/s)

PPN 03-029-00-029-000 Barbara Ann Martin Godfrey, Charles Edward Martin and

Edward Michael Martin

DN 201005270

1006 Eggleston Road

PPN 03-029-00-00-022-000

5.315 ACRE

PARCEL

Wooded/Vacant

(250.00' p.)

250.13' c.&u.

N 89°49'56" E

Shedrick Rodgers Volume 905, Page 157

(Survey No. P-01578)

1/2" iron pin fd.

@ 29.84' from C.L.

(not on R/W) and

used for property line

2871.99' total iron pin fd. to iron pin fd. c.

394.41' c.&u.

(393.62' p./c.)

1/2" iron pipe fd. 2.71' south, 4.32' east 1" x 1.6' tall iron pipe fd. 0.17' north of property line (e/w) and used for

> property line (n/s) _ (67.87' p.) 67.95' c.&u.

PPN 03-029-00-00-016-000 Maureen Gaal and Diane Ficere DN 200343776 997 Parker Road

1" x 1.3' tall iron pipe fd.

1.46' north of

property line (e/w)

fd. and used · -(•)- · -- · -- · -- · 724.52' c.&u. (723.70' p.) PARKER ROAD

(60 feet wide)
ORIGINAL LOT NO. 36
ORIGINAL LOT NO. 29 3/4" iron pipe fd. @ 29.62' from C.L. (MP, not on R/W)

REFERENCES

- *The December 12th, 1969 plat of survey for Jack Stepnicka prepared by Lucius F. Converse
- Registered Surveyor no. 1199 and filed as Survey No. P-00210 in PCRD.
 *The January 3rd, 1972 plat of survey for Martin Realty Company prepared by Lucius F. Converse
- Registered Surveyor no. 1199 and filed as Survey No. P-01578 in PCRD.
- *The May 18th, 1978 plat of survey for J.& Y. Habbyshaw prepared by Braun Prenosil Associates, Inc. (Joseph Prenosil, Registered Surveyor No. 5396) and filed as Survey No. P-05394 in PCRD.
- *The June 24th, 1981 plat of survey prepared by Connor & Associates, Inc. (James N. Connor, Registered Surveyor and Engineer No. 27429) and filed as Survey No. P-06728 in PCRD.

SURVEYOR'S CERTIFICATION

I certify to:

The Estate of Shedrick Rodgers

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, ĞEOID12B). 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.

> Registered Professional Land Surveyor No. 8167



DBK PLAT 945 2016

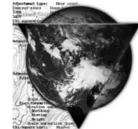






This plat was prepared by

D.B. Kosie & Associates Professional Land Surveying



11040 Madison Road Montville, Ohio 44064

440.286.2131

Fax 440.968.3578

www.dbksurveys.com