

**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.

**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
- c. - Denotes calculated measurement d. - Denotes deed measurement
- p. - Denotes plat measurement u. - Denotes used measurement
- fd. - Denotes found monument PPN - Denotes permanent parcel number
- INST - Denotes instrument number C/L - Denotes centerline
- R/W - Denotes right-of-way (margin) L - Denotes lot line R - Denotes property line
- BCSU - Denotes monument found bent, coned, straightened and used
- BCO - Denotes monument found bent, coned and observed
- GCRD - Denotes "Geauga County Records and Deeds"
- GCER - Denotes "Geauga County Engineer's Records"
- MP - Denotes measurement made perpendicular to centerline
- Δ - Denotes delta angle R - Denotes radius distance T - Denotes tangent distance
- L - Denotes length distance LC - Denotes chord distance LCB - Denotes chord bearing
- PC - Denotes point of curve PT - Denotes point of tangency
- PCC - Denotes point of compound curve PRC - Denotes point of reverse curve
- PI - Denotes point of angular intersection (vertex) POT - Denotes point on tangency

**DEED EXCEPTION NOTE**

Due to multiple errors on deed Volume 542, Page 1240 as calculated and described by R.C. Dillworth, Registered Surveyor No. 4215 and deed Volume 811, Page 185 as surveyed and described by John C. Skonieczny, Registered Surveyor No. 6356, a records request was made on November 17th, 2016 to Crabbs Surveying Service for any original "R.C. Dillworth" survey map(s) and/or calculation data showing his original intention as to the property line locations. The drawing labeled "Plat of Land for S.R.S." is filed as DBK Plat No. 947B 2016 and was used in determining the intention of the deed exception.

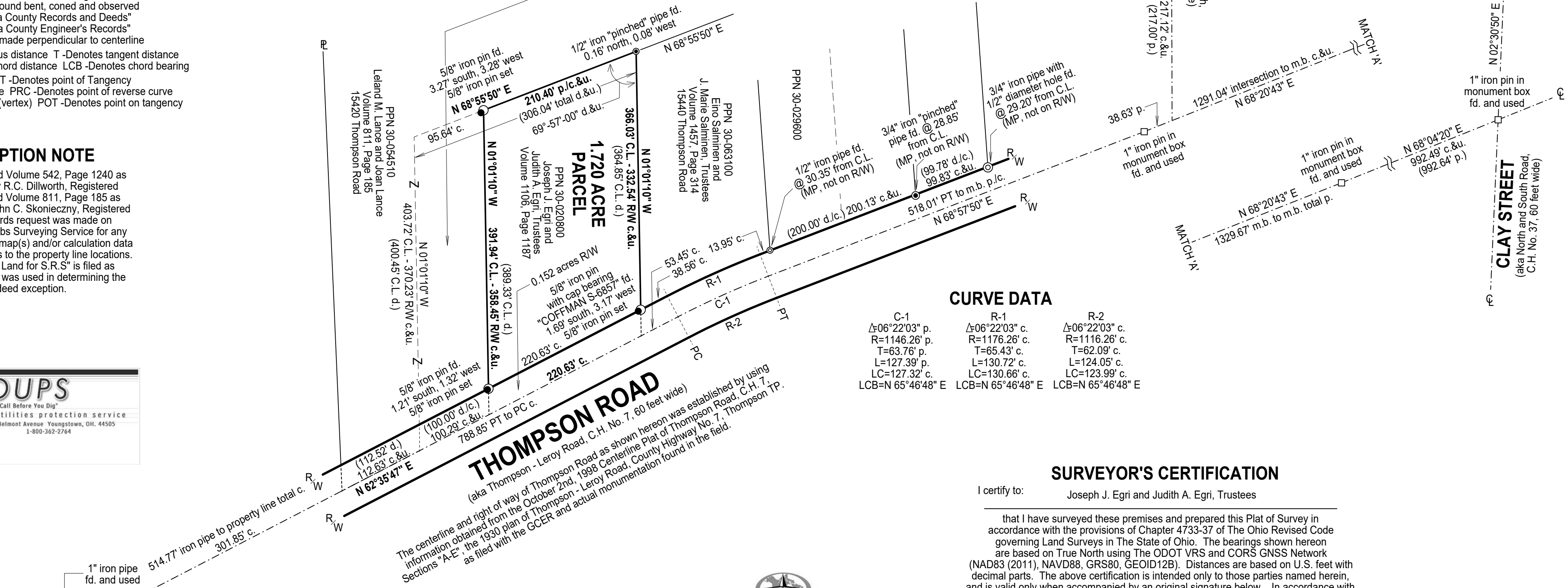
PLAT OF RE-SURVEY OF:  
**PPN 30-020800**  
**Joseph J. Egri and Judith A. Egri, Trustees**  
 DEED OF RECORD:  
 Volume 1106, Page 1187

**REFERENCES**

- \*The survey(s) and calculated and described legal descriptions of Crabbs Surveying Service (R.C. Dillworth, Registered Surveyor No. 4215) as recorded in Volume 1106, Page 1187, Volume 1457, Page 314, INST 201600902377, Volume 2006, Page 974, Volume 1168, Page 450 and INST 200700765786, Volume 1826, Page 1287 of GCRD.
- \*The May, 2011 survey of Timothy E. Stocker, Registered Professional Surveyor No. 7245 as recorded in INST 201100826254, Volume 1903, Page 1239 of GCRD.
- \*The survey of John C. Skonieczny, Registered Surveyor No. 6356 as recorded in Volume 811, Page 185 of GCRD.
- \*The 1930 plan of Thompson - Leroy Road, County Highway No. 7, Thompson TP. as filed in the GCER.
- \*The October 2nd, 1998 Centerline Plat of Thompson Road, C.H. 7, Sections "A-E" as filed in the GCER.
- \*The November 20th, 2002 plat of Proposed Lot Splits for Dennis Batties prepared by AAA Land Surveying, Inc. (Keith B. Jones, Registered Professional Surveyor No. S-7794) and filed as THO 00010 PLAT.pdf in the Geauga County Tax Map Department.
- \*The drawing labeled "Plat of Land for S.R.S." as prepared by R.C. Dillworth, Registered Surveyor No. 4215 and filed as DBK Plat No. 947B 2016.

**0.818 ACRE DEED EXCEPTION**

As recorded on July 18th, 1972 from Joseph J. Higgins and Edith I. Higgins to Douglas K. Yates and Rosemary Yates and recorded in Volume 542, page 1240 (see Deed Exception Note)



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

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 Montville, Ohio 44064  
**440.286.2131**  
 Fax 440.968.3578

[www.dbksurveys.com](http://www.dbksurveys.com)



**SURVEYOR'S CERTIFICATION**

I certify to: Joseph J. Egri and Judith A. Egri, Trustees

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.: 947 2016**