

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



30 23 15 8 0 30 60 90 120

GRAPHIC SCALE: 1" EQUALS 30'

- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- ⊗ - Denotes 1/2" (diameter) x 3/4" (deep) drill hole (circular boring), with four (4) stamped directional lines set in sidewalk

- c. - Denotes calculated measurement d. - Denotes deed measurement
- p. - Denotes plat measurement fd. - Denotes found monument
- u. - Denotes used measurement PPN - Denotes permanent parcel number
- INST - Denotes instrument number C./C.L. - Denotes centerline
- R/W - Denotes right-of-way (margin) L - Denotes lot line R - Denotes property line
- G.C.E.R. - Denotes "Geauga County Engineer's Records"
- G.C.R.D. - Denotes "Geauga County Records and Deeds"
- MP - Denotes measured perpendicularly from C.L.

Divisional Survey of Land for J.F. Howard Volume 1, Page 21

PPN 10-040700
 William R. Arotin and Linda A. Arotin
 Volume 1170, Page 196, first parcel
 111 Maple Avenue

PPN 10-165301
 Evan K. Smythe
 Volume 1170, Page 196, third parcel

PPN 10-017830
 William R. Branstedt
 Volume 702, Page 910, Parcel 1
 235 North Hamden Street

0.192 ACRE PARCEL

PPN 10-091000
 Evan K. Smythe
 INST 201600911702
 Volume 2019, Page 1186
 109 Maple Avenue

PPN 10-099850
 Rexford S. Roberts and Janelle Roberts
 Volume 784, Page 1190
 237 North Hamden Street

PUBLIC SQUARE
 Public Square was established by using information obtained from the December, 1982 Survey Plat for the Public Square Chardon Village (City) Geauga County, Ohio prepared by Burgess & Niple, Limited (Larry J. Woodlan, PS #S05798 and recorded in plat Volume 14, Page 67 of GCRD.

NORTH HAMB DEN STREET
 (99 feet wide, in this section)

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

Situated in The	Month:	Page:
City of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Village Lot No. 80, within said City, part of Sublots No. 1 and 2 in the Divisional Survey of Land for J.F. Howard as recorded in plat Volume 1, Page 21 of GCRD and Township 9, Range 8 in the Connecticut Western Reserve.	August	ONE
Survey for:	Year:	of ONE
Evan K. Smythe	2017	

Checked by RLK on August 23rd, 2017

PLAT OF SURVEY OF:
PPN 10-091000
Evan K. Smythe
109 Maple Avenue

DEED OF RECORD:
 INST 201600911702
 Volume 2019, Page 1186

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 April 24th, 1872 Plat of a Divisional Survey of Land for J.F. Howard prepared by M.L. Maynard, Surveyor, recorded in plat Volume 1, Pages 21 of GCRD.
- *The April, 1927 Extension of Maple Avenue in Chardon Village, Ohio prepared by F.R. Zethmayr, Engineer, recorded in plat Volume 3, Pages 13-14 of GCRD.
- *The original road records of Hunting Street as recorded in Volume E, Pages 147-152 of GCER.
- *The March, 1948 survey prepared by Richard Sperry, recorded in Volume 937, Page 563 and INST 201300853062, Volume 1941, Page 1396 of GCRD.
- *The October, 1950 survey prepared by Richard Sperry, recorded in INST 201600913402, Volume 2021, Page 2196 of GCRD.

SURVEYOR'S CERTIFICATION

I certify to:
 Evan K. Smythe

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, GEIOD12B). 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, 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



MAPLE AVENUE
 (50 feet wide)

G.A.R. HIGHWAY
 (U.S. Route 6, 60 feet wide)

HUNTINGTON STREET
 (42 feet wide as established by information obtained from the original road records of Hunting Street as recorded in Volume E Pages 147-152 of GCER)

HAMB DEN TOWNSHIP GRANT STREET
 (45 feet wide)
 CITY OF CHARDON

DBK PLAT NO.: 1003 2017