

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



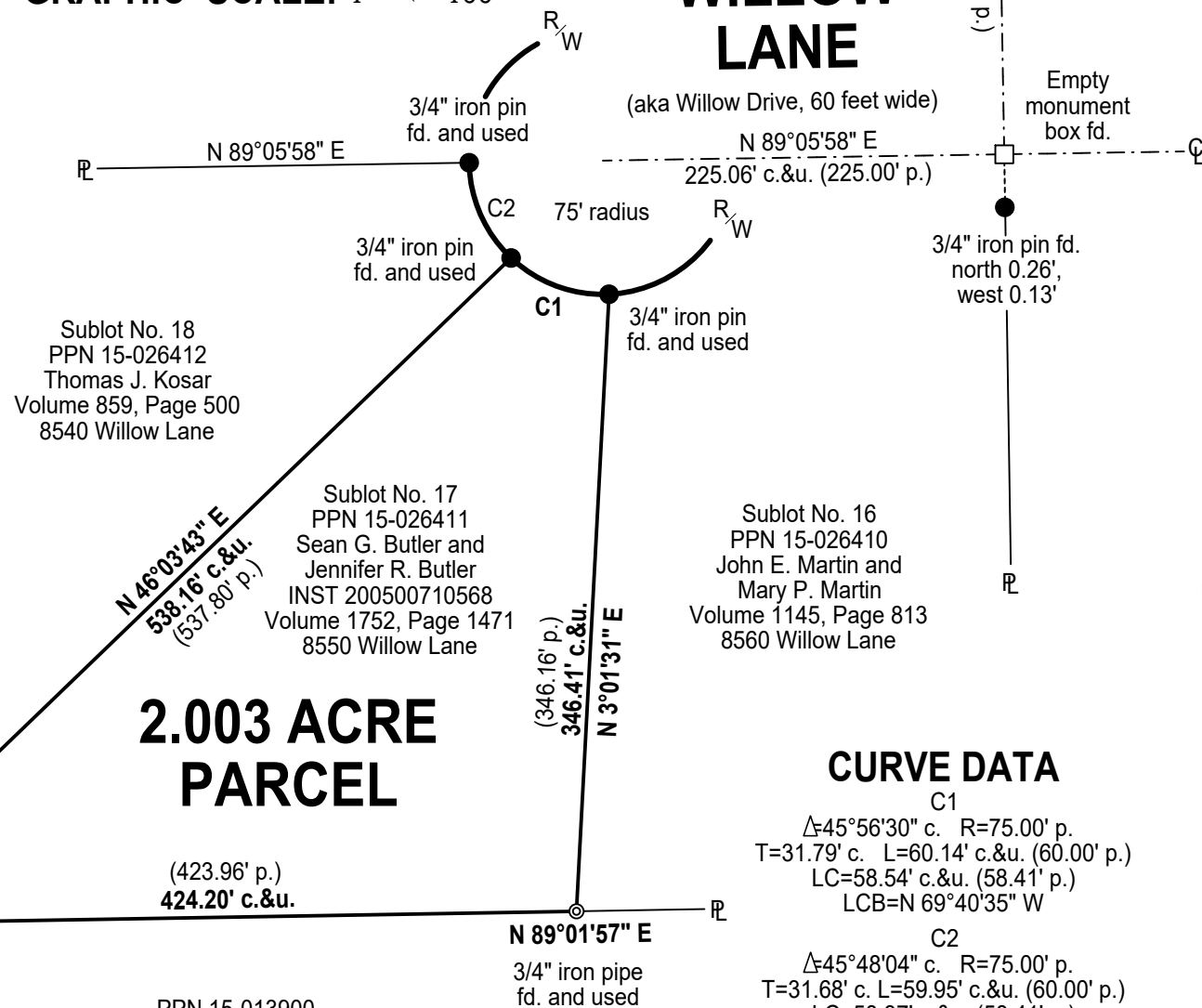
○ -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
 c. -Denotes calculated measurement
 d. -Denotes deed measurement p. -Denotes plat measurement
 fd. -Denotes found monument u. -Denotes used measurement
 PPN -Denotes permanent parcel number INST -Denotes instrument number
 C/C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
 PL -Denotes property line

GCRD -Denotes "Geauga County Records and Deeds"
 GCER -Denotes "Geauga County Engineer's Records"
 Δ - Denotes delta angle R -Denotes radius distance
 T -Denotes tangent distance L -Denotes length distance
 LC -Denotes chord distance LCB -Denotes chord bearing



GRAPHIC SCALE: 1" = 100'

WILLOW LANE
 (aka Willow Drive, 60 feet wide)



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

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 Fax 440.968.3578
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PPN 15-062700
 Hambden Hills Farm LLC
 INST 200700754881
 Volume 1812, Page 1765
 13645 Radcliffe Road

PPN 15-013900
 Lawrence L. Chapman and Geraldine Chapman, Trustees
 Volume 1045, Page 160,
 Parcel No. 1
 8604 Brakeman Road

Sited in The Township of Hambden, County of Geauga and State of Ohio and known as being Sublot No. 17 in Willow Farm Estates Subdivision, of part of Original Lot No. 7, in Parker Tract, within said Township, and recorded in plat Volume 11, Pages 119 and 120 of GCRD.	Month: October	Page: ONE of ONE	Checked on 10/25/17 by RLK
	Year: 2017		
Survey for: Sean G. Butler and Jennifer R. Butler			

PLAT OF SURVEY OF:
Sublot No. 17, PPN 15-026411
Sean G. Butler and Jennifer R. Butler
8550 Willow Lane
 DEED OF RECORD:
 INST 200500710568, Volume 1752, Page 1471

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, 1978 survey of Willow Farm Estates Subdivision prepared by Lawrence Wilson, Registered Surveyor No. 5807, recorded in plat Volume 11, Pages 119 and 120 in GCRD.
- *The August, 1974 survey prepared by Lawrence Wilson, Registered Surveyor No. 5807, recorded in Volume 1045, Page 160, Parcel No. 1 of GCRD.

SURVEYOR'S CERTIFICATION

I certify to: Sean G. Butler and Jennifer R. Butler

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.

(Signature)
 Robert L. Kosie, P.S.
 Registered Professional
 Land Surveyor No. 8167



DBK PLAT NO.: 1009 2017