

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 r. -Denotes record measurement
- d. -Denotes deed measurement p. -Denotes plat measurement
- o. -Denotes observed measurement u. -Denotes used measurement
- m. -Denotes measured distance fd. -Denotes found monument
- PPN -Denotes permanent parcel number INST -Denotes instrument number
- DN -Denotes document number AFN -Denotes automatic file number
- ℄ /C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
- ℓ -Denotes lot line P -Denotes property line
- BCSU -Denotes monument found bent, coned, straightened and used
- BCO -Denotes monument found bent, coned and observed
- POB -Denotes point of beginning
- GCRD -Denotes "Geauga County Records and Deeds"
- GCER -Denotes "Geauga County Engineer's Records"

PLAT OF SURVEY OF:

PPN 11-365820
Gabriel J. Sauvinsky, Jr. and
Nancy A. Pavell
11763 East Hill Drive

DEED OF RECORD:
 INST 201700926652
 Volume 2039, Page 2846
 Parcels No. 1 and 2

Situated in The Township of Chester, County of Geauga and State of Ohio and known as being part of Original Lots No. 22 and 23, in Tract One, within said Township and Township 8, Range 9 in the Connecticut Western Reserve.	Month: October	Page: ONE
Year: 2017	of ONE	
Survey for: Gabriel J. Sauvinsky, Jr. and Nancy A. Pavell		

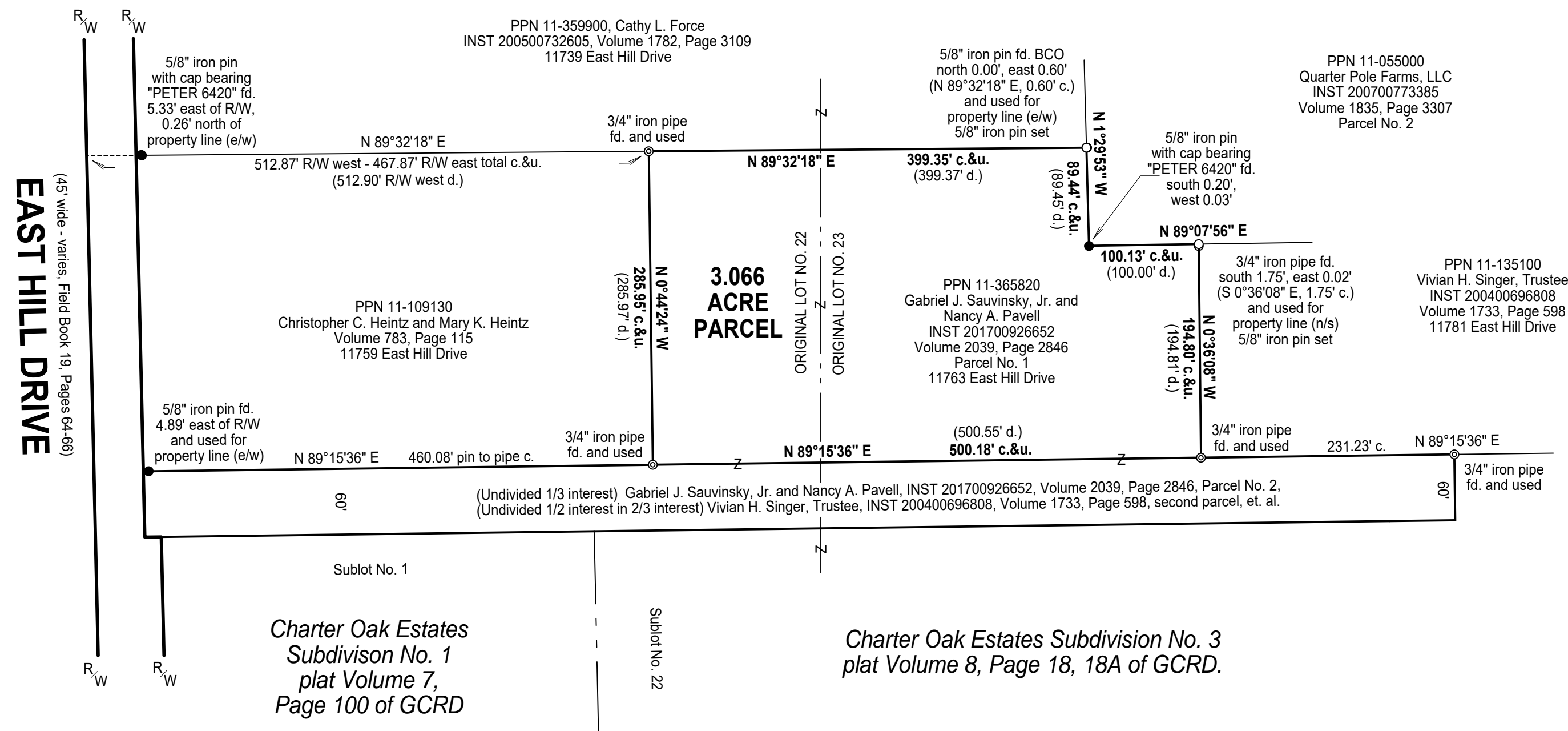
Checked on October 25th, 2017 by RLK

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 November, 1957 survey of Charter Oak Estates Subdivision No. 1 prepared by Howell F. Davis, Registered Surveyor No. 4094, recorded in plat Volume 7, Page 100 of GCRD.
- *The June 1958 survey of Charter Oak Estates Subdivision No. 3 prepared by Howell F. Davis and Associates (James H. Angel, Registered Surveyor No. 4424), recorded in plat Volume 8, Page 18, 18A of GCRD.
- *The March, 1967 survey prepared by S. John Sheahan, Registered Professional Surveyor No. 4795, recorded in INST 200700773385, Volume 1835, Page 3307, Parcel No. 2 of GCRD.
- *The survey prepared by Lawrence Wilson, Registered Surveyor No. 5807, recorded in Volume 783, Page 115 of GCRD.
- *The July, 1976 surveys prepared by Lawrence Wilson, Registered Surveyor No. 5807, recorded in INST 201700926652, Volume 2039, Page 2846, Parcels No. 1 and 2 and INST 200400696808, Volume 1733, Page 598, first and second parcels of GCRD.



SURVEYOR'S CERTIFICATION

I certify to:

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

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

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DBK PLAT NO.: 1011 2017