Situated in The	Month:	Page:
Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot No. 11, in Section No. 14, within said Township and Township 6, Range 6 of the Connecticut Western Reserve.	December	ONE
	Year: 2017	of ONE
Survey for: Bruce A. Schiffbauer and Lynn M. Schiffbauer		

Checked on December 11th, 2017 by RLK

TRUE NORTH (Geodetic North)

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

60 45 30 15 0 60 120 180

GRAPHIC SCALE: 1" EQUALS 60'

◯ -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
fd. -Denotes found monument u. -Denotes used measurement
PPN -Denotes permanent parcel number INST -Denotes instrument number
℄ / C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
℘ -Denotes property line
BCO -Denotes monument found bent, coned and observed
PI -Denotes point of angular intersection (vertex)
POT -Denotes point on tangency
GCRD -Denotes "Geauga County Records and Deeds"
GCER -Denotes "Geauga County Engineer's Records"
MP -Denotes measurement calculated perpendicularly

PLAT OF SURVEY OF:

PPN 25-005310
Bruce A. Schiffbauer and Lynn M. Schiffbauer

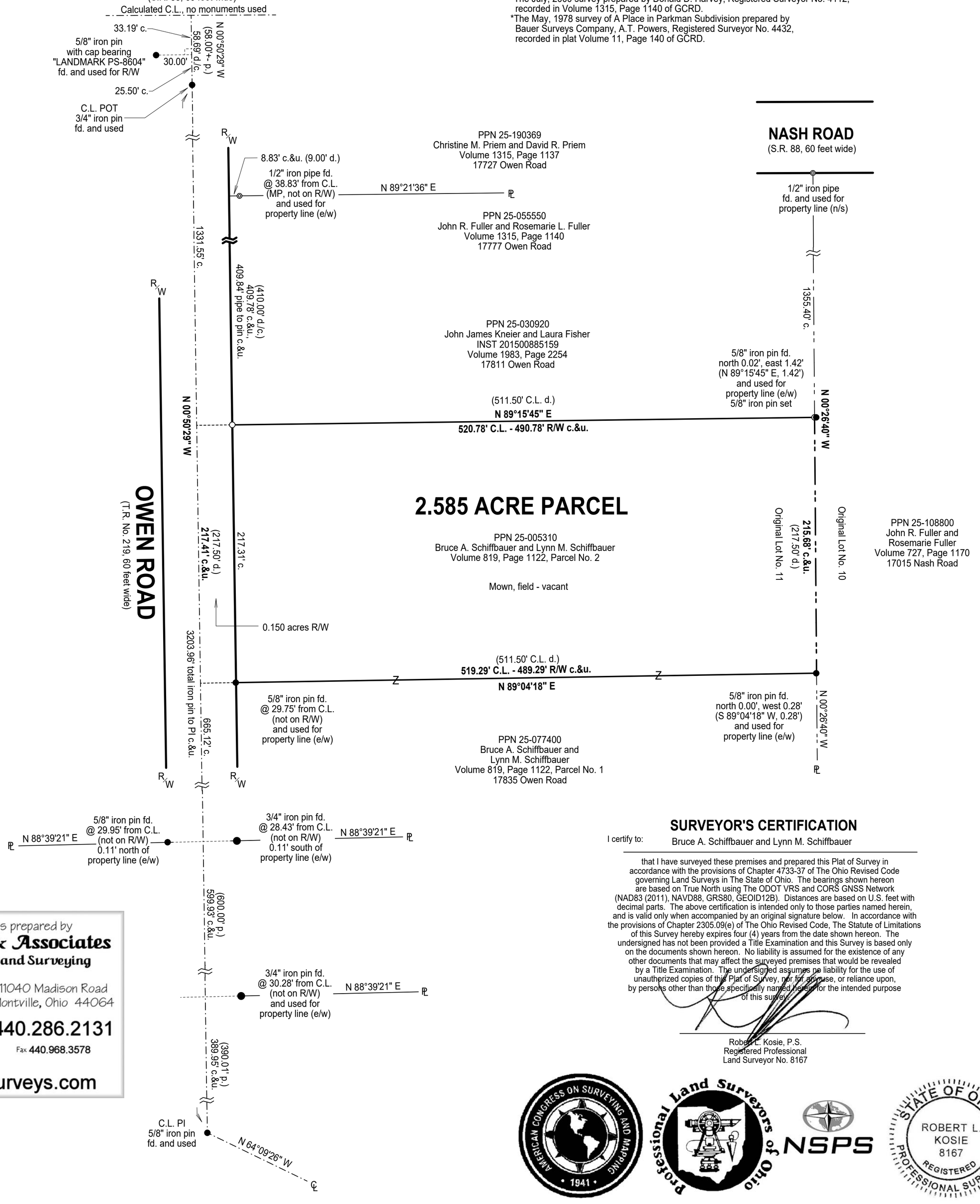
DEED OF RECORD:
Volume 819, Page 1122, Parcel No. 2

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 August 1996 survey prepared by Frank N. Riley, Registered Professional Engineer and Surveyor, recorded in INST 201500885159, Volume 1983, Page 2254 of GCRD.
*The July, 2000 survey prepared by Donald D. Harvey, Registered Surveyor No. 4112, recorded in Volume 1315, Page 1140 of GCRD.
*The May, 1978 survey of A Place in Parkman Subdivision prepared by Bauer Surveys Company, A.T. Powers, Registered Surveyor No. 4432, recorded in plat Volume 11, Page 140 of GCRD.



SURVEYOR'S CERTIFICATION

I certify to: Bruce A. Schiffbauer and Lynn M. Schiffbauer

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

STATE OF OHIO
ROBERT L. KOSIE
8167
REGISTERED
PROFESSIONAL SURVEYOR

This plat was prepared by
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DBK PLAT NO.: 1015 2017