

○ -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/C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
L -Denotes lot line RL -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"
MP -Denotes "Measured Perpendicularly"

Situated in The Township of Munson, County of Geauga and State of Ohio and known as being Sublot No. 25 in The John Smoker's High View Subdivision No. 1, recorded in plat Volume 7, Page 4 of GCRD, of part of Original Lot No. 28, in Tract No. 3 within said Township and Township 8, Range 8 in the Connecticut Western Reserve.	Month: February	Page: ONE
Survey for: Randall E. Hedrick	Year: 2018	of ONE

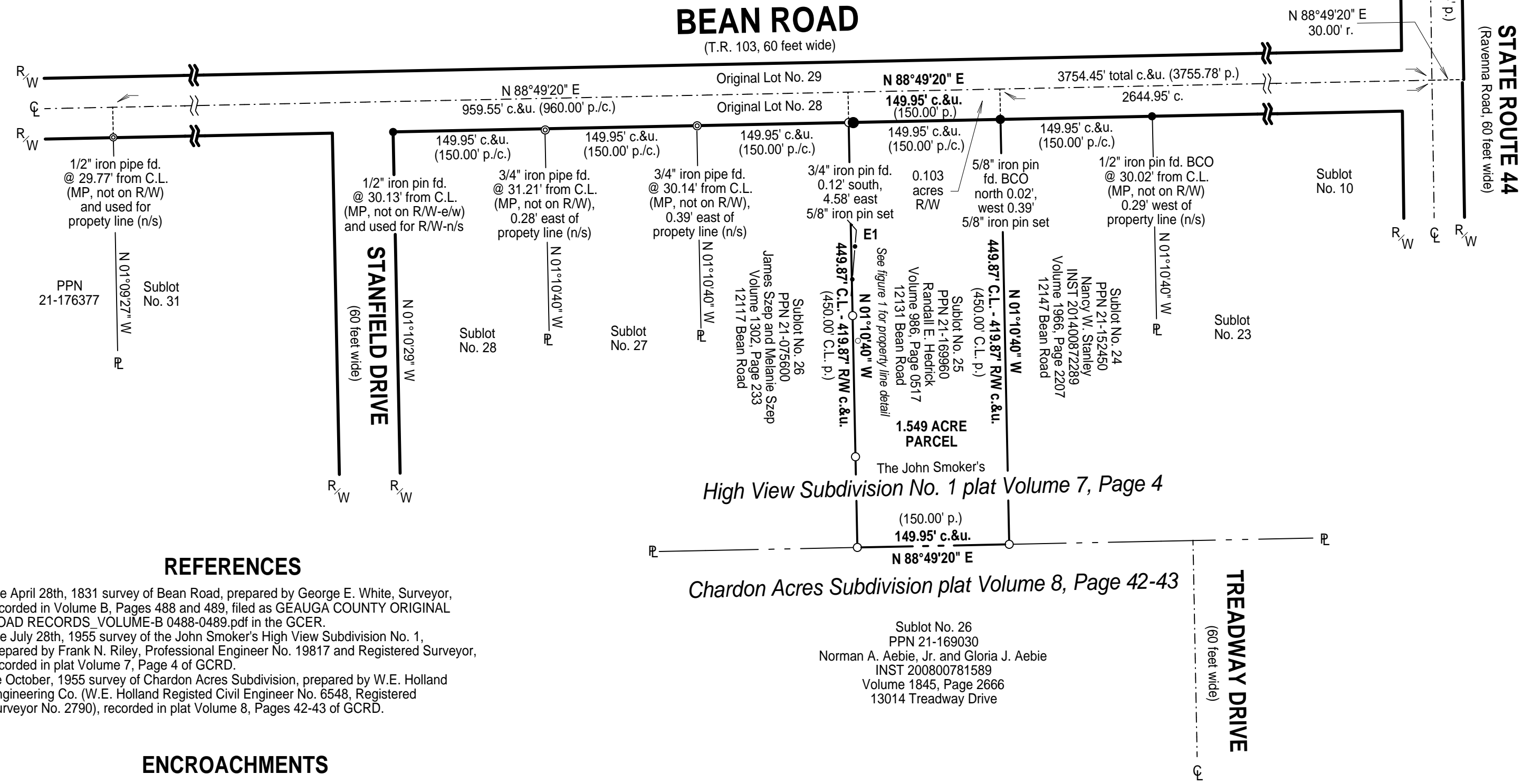
BASIS OF RESEARCH AND RECORDS

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.

PLAT OF SURVEY OF:
PPN 21-169960
Randall E. Hedrick
12131 Bean Road

Checked on February 1st, 2018 by RLK Revised February 7th, 2018

DEED OF RECORD:
Volume 986, Page 0517



REFERENCES

*The April 28th, 1831 survey of Bean Road, prepared by George E. White, Surveyor, recorded in Volume B, Pages 488 and 489, filed as GAUGA COUNTY ORIGINAL ROAD RECORDS_VOLUME-B 0488-0489.pdf in the GCER.
*The July 28th, 1955 survey of the John Smoker's High View Subdivision No. 1, prepared by Frank N. Riley, Professional Engineer No. 19817 and Registered Surveyor, recorded in plat Volume 7, Page 4 of GCRD.
The October, 1955 survey of Chardon Acres Subdivision, prepared by W.E. Holland Engineering Co. (W.E. Holland Registered Civil Engineer No. 6548, Registered Surveyor No. 2790), recorded in plat Volume 8, Pages 42-43 of GCRD.

ENCROACHMENTS

E1 - Adjoiner's (PPN 21-075600, James Szep and Melanie Szep) 4' chain-link fence is 5.4 feet east of the property line on it's northerly side and continues to encroach southerly for 53.7 feet as shown.

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



SURVEYOR'S CERTIFICATION

I certify to: Randall E. Hedrick

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.: 1024 2018