



TRUE NORTH (Geodetic North)

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

- O - 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)
- ℄ - Denotes lot line ℄ - 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 MP - Denotes "measured perpendicularly"



Situated in The	Month:	Page:
Township of Hamden, County of Geauga and State of Ohio and known as being part of Original Lot No. 19, in Bond Tract, within said Township, and Township 9N, Range 7W in the Connecticut Western Reserve.	March	ONE
Survey for:	Year:	of
Francis R. Janek, Jr.	2018	ONE

Revised April 3rd, 2018

PLAT OF SURVEY OF:
PPN 15-069700
Bruce J. Barham
9658 Brakeman Road

DEED OF RECORD:
Volume 934, Page 953

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 1957-1958 State of Ohio Department of Highways Improvement Plans for Brakeman Road, Thompson Road, Geauga County, Thompson and Hamden Townships, County Road No. 22, Section A, Project S-275(2) & S-452(2), filed as CH-0007-A-H-THOMPSON ROAD 1958 PLANS (ALSO CH-0022-A-BRAKEMAN ROAD).pdf in the GCRD.
- *The September, 2003 survey prepared by J. Arthur Temple, Registered Surveyor No. 4761, recorded in INST 200300679733, Volume 1706, Page 258 of GCRD.
- *The May 31st, 2012 survey prepared by Rudy E. Schwartz, Registered Professional Surveyor No. 7193, recorded in INST 201200842953, Volume 1925, Page 3200 of GCRD.

ENCROACHMENTS

- E1 - Adjoiner's (PPN 15-069800, Daniel J. Tvergyak, II and Cheryl A. Tvergyak) septic system is 6.8' (east) and 1.2' (west) north of the property line.
- E2 - Adjoiner's (PPN 15-069800, Daniel J. Tvergyak, II and Cheryl A. Tvergyak) landscaping is north of the property line.

BRAKEMAN ROAD
(AKA North and South Road, North and South Center Road, Leroy Road, C.H. 22, 50 feet wide)

1.969 ACRE PARCEL

PPN 15-069700
Bruce J. Barham
Volume 934, Page 953
9658 Brakeman Road

PPN 15-069800
Daniel J. Tvergyak, II and Cheryl A. Tvergyak
INST 201700924178
Volume 2036, Page 1343
9690 Brakeman Road

PPN 15-077500
James A. Slapnik, Jr. and Caroline Slapnik
Volume 1286, Page 160
9570 Brakeman Road

PPN 15-703600
Hamden Township Board of Trustees
INST 201200842953
Volume 1925, Page 3200
13860 GAR Highway



SURVEYOR'S CERTIFICATION

I certify to: Francis R. Janek, Jr.

I 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 herein 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 herein. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown herein. 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



This plat was prepared by
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