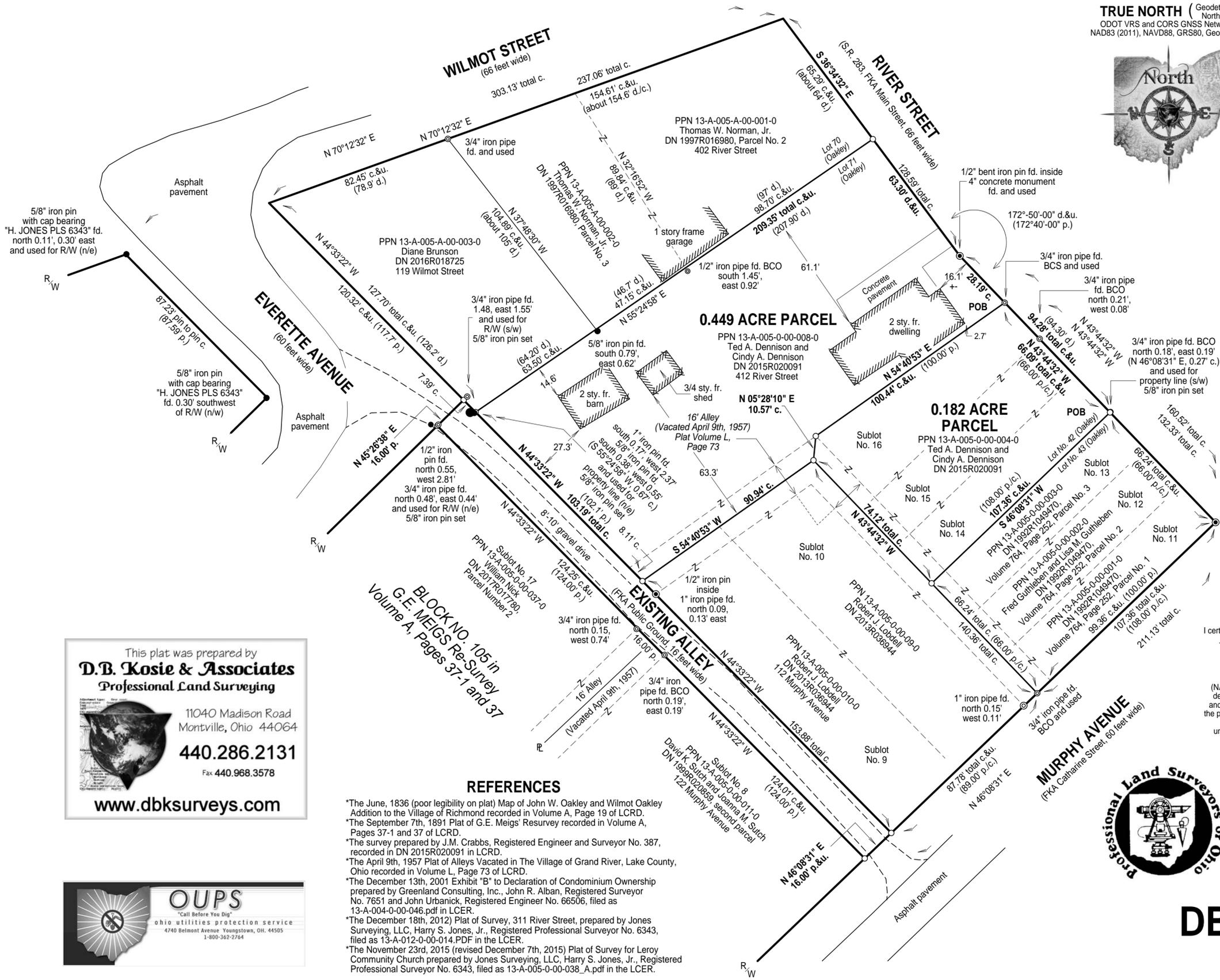


PLAT OF RE-SURVEY (UPDATE) OF:
PPN PPN 13-A-005-0-00-004-0 and 13-A-005-0-00-008-0
Ted A. Dennison and Cindy A. Dennison
412 River Street

Checked on
 April 18th, 2018
 by RLK

Sited in the Village of Grand River (formerly Richmond Village), County of Lake and State of Ohio and known as being Sublot 71 and part of Sublots 41, 42, 66 and 67 of the June, 1836 (poor legibility on plat) John W. Oakley and Wilmot Oakley Addition to the Village of Richmond, recorded in plat Volume A, Page 19 of LCRD, Sublots 14, 15 and 16, in Block 105, of the September 7th, 1891 G.E. Meigs' Re-survey, recorded in plat Volume A, Pages 37-1 and 37 of LCRD (MEIGS), and 1/2 (one-half) of a 16 foot wide Alley as Vacated April 9th, 1957 in plat Volume L, Page 73 of LCRD, originally shown on MEIGS, of part of Original Lot 22, Tract 4 within Original Painesville Township, and Township 11N, Range 8W of the Connecticut Western Reserve.		Month: April	Page: ONE
Survey for: Ted A. and Cindy A. Dennison		Year: 2018	of ONE

DEED OF RECORD:
 DN 2015R020091



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

GRAPHIC SCALE: 1" = 30'

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
 DN -Denotes document number R. -Denotes permanent property line
 C./C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
 BCS -Denotes monument found bent, coned and straightened
 BCO -Denotes monument found bent, coned and observed
 POB -Denotes point of beginning
 LCRD -Denotes "Lake County Records and Deeds"
 LCER -Denotes "Lake County Engineer's Records"
 FKA -Denotes "formerly known as being"
 (Oakley) -Denotes The June, 1836 (poor legibility on plat) Map of John W. Oakley and Wilmot Oakley Addition to the Village of Richmond recorded in Volume A, Page 19 of LCRD.

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.

NOTE: All subplot numbers shown hereon are in reference to the Plat of G.E. Meigs' Resurvey recorded October 2nd, 1891 in Volume A, Pages 37-1 and 37 of LCRD unless otherwise noted.



SURVEYOR'S CERTIFICATION

I certify to: Ted A. and Cindy A. Dennison

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.:
1030 2018

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

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- REFERENCES**
- *The June, 1836 (poor legibility on plat) Map of John W. Oakley and Wilmot Oakley Addition to the Village of Richmond recorded in Volume A, Page 19 of LCRD.
 - *The September 7th, 1891 Plat of G.E. Meigs' Resurvey recorded in Volume A, Pages 37-1 and 37 of LCRD.
 - *The survey prepared by J.M. Crabbs, Registered Engineer and Surveyor No. 387, recorded in DN 2015R020091 in LCRD.
 - *The April 9th, 1957 Plat of Alleys Vacated in The Village of Grand River, Lake County, Ohio recorded in Volume L, Page 73 of LCRD.
 - *The December 13th, 2001 Exhibit "B" to Declaration of Condominium Ownership prepared by Greenland Consulting, Inc., John R. Alban, Registered Surveyor No. 7651 and John Urbanick, Registered Engineer No. 66506, filed as 13-A-004-0-00-046.pdf in LCER.
 - *The December 18th, 2012 Plat of Survey, 311 River Street, prepared by Jones Surveying, LLC, Harry S. Jones, Jr., Registered Professional Surveyor No. 6343, filed as 13-A-012-0-00-014.PDF in the LCER.
 - *The November 23rd, 2015 (revised December 7th, 2015) Plat of Survey for Leroy Community Church prepared by Jones Surveying, LLC, Harry S. Jones, Jr., Registered Professional Surveyor No. 6343, filed as 13-A-005-0-00-038_A.pdf in the LCER.