

TRUE NORTH (Geodetic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS80, Geoid12B



PLAT OF SURVEY OF:

PPN 26-174300
Theresa M. Yondo and Bruce A. Murphy
13796 Chillicothe Road

DEED OF RECORD:
 Volume 1181, Page 520

Situated in The	Month:	Page:
Township of Russell, County of Geauga and State of Ohio and known as being part of Original Section 3, in Tract 1, within said Township, and Township 7N, Range 9W in the Connecticut Western Reserve.	April	ONE
Year:	2018	ONE
Survey for:	Theresa M. Yondo and Bruce A. Murphy	

Checked on
 April 27th, 2018
 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 1936 State of Ohio Department of Highways (ODOH) Improvement Plans of Mentor-On-The-Lake-Aurora-Road, S.H. No. 651, Section E & F, Russell Twp & Chester Twp., Geauga County filed in the Ohio Department of Transportation (ODOT) records.
- *The 1939 ODOH Improvement Plans of Chillicothe Road, S.R. 306, S.H. 651, Section E & F, Geauga County, recorded in ODOT records.
- *The 1956 State of ODOH Improvement Plans of GEA-306-7.96, Chester and Russell Townships, Geauga County, filed in ODOT records.
- *The July 17th, 1977 survey of Farmount East Subdivision prepared by Smith & Stonebraker, Karl Dana Stonebraker, Registered Surveyor No. 5588, recorded on September 19th, 1977 in Plat Volume 11, Pages 35-38 in GCRD.
- *July, 1998 surveys prepared by John N. Francis, Professional Surveyor S-6916, recorded in Volume 1181, Page 520 and Volume 1181, Page 176 of GCRD.
- *The August, 1970 survey prepared by W.E. Holland Engineering Company, recorded in Volume 643, Page 851 of GCRD.

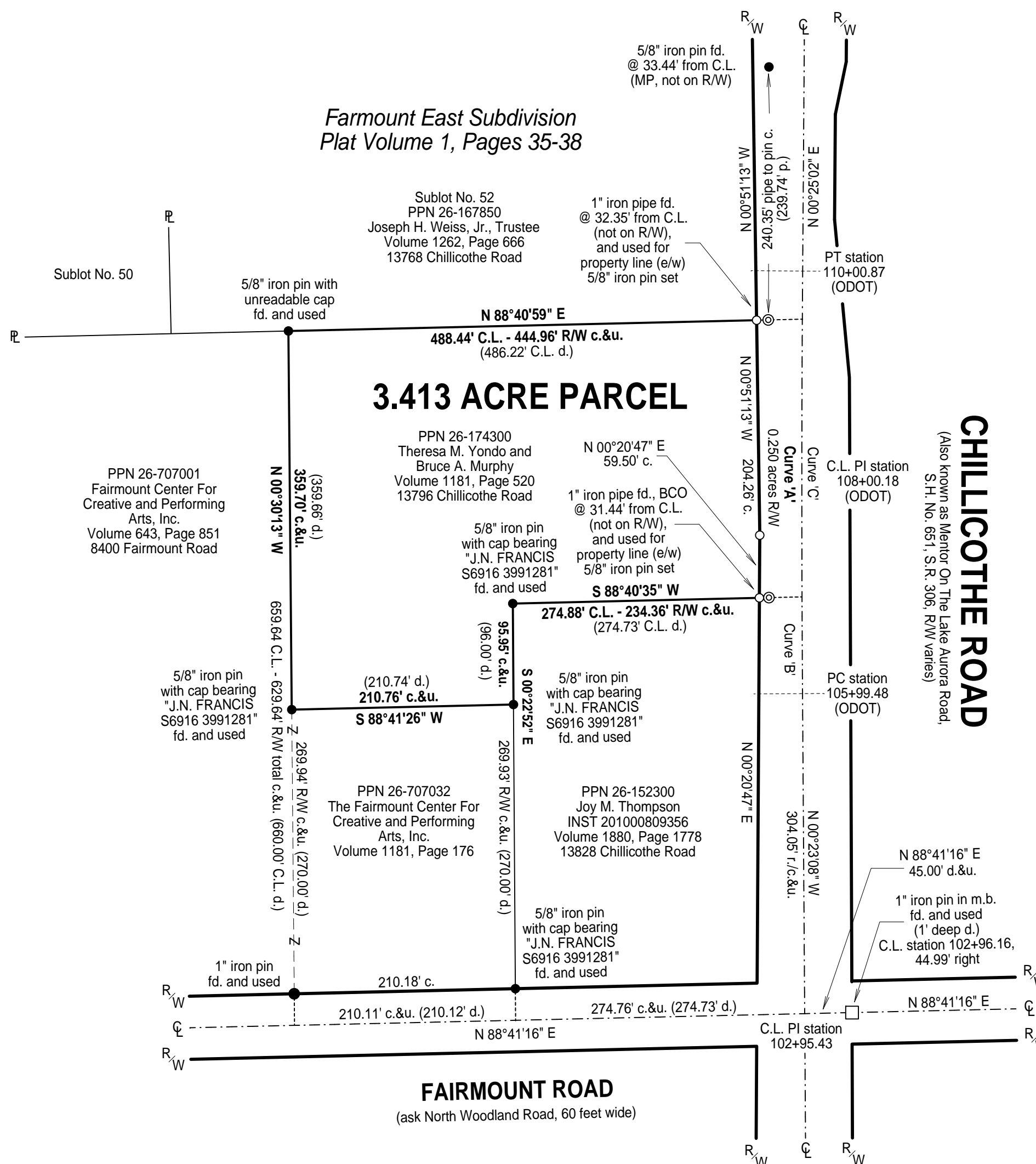
- -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- c. -Denotes calculated measurement r. -Denotes record measurement
- d. -Denotes deed measurement p. -Denotes plat measurement
- o. -Denotes observed measurement u. -Denotes used 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"
- GCRD -Denotes "Gauga County Records and Deeds"
- GCER -Denotes "Gauga County Engineer's Records"
- PC -Denotes point of curve PT -Denotes point of Tangency
- PCC -Denotes point of compound curve PRC -Denotes point of reverse curve
- PI -Denotes point of angular intersection (vertex) POT -Denotes point on tangency
- Δ - Denotes delta angle R -Denotes radius distance
- T -Denotes tangent distance L -Denotes length distance
- LC -Denotes chord distance LCB -Denotes chord bearing

CURVE INFORMATION

Curve 'A'
 $\Delta=00^{\circ}31'39"$ c. $\Delta=00^{\circ}11'02"$ c.
 $R=28647.82'$ r. $R=28647.82'$ r.
 $T=131.90'$ c. $T=45.95'$ c.
 $L=263.80'$ c. $L=91.89'$ c.
 $LC=263.80'$ c. $LC=91.89'$ c.
 $LCB=N 00^{\circ}03'44"$ E $LCB=N 00^{\circ}17'37"$ W

Curve 'B'
 $\Delta=00^{\circ}31'39"$ c. $\Delta=00^{\circ}11'02"$ c.
 $R=28647.82'$ r. $R=28647.82'$ r.
 $T=131.90'$ c. $T=45.95'$ c.
 $L=263.80'$ c. $L=91.89'$ c.
 $LC=263.80'$ c. $LC=91.89'$ c.
 $LCB=N 00^{\circ}03'44"$ E $LCB=N 00^{\circ}17'37"$ W

Curve 'C'
 (Total C.L. Curve)
 $\Delta=00^{\circ}48'10"$ r.
 $R=28647.82'$ r.
 $T=200.70'$ r.
 $L=401.39'$ r.
 $LC=401.39'$ r.
 $LCB=N 00^{\circ}00'57"$ E



SURVEYOR'S CERTIFICATION

I certify to: Theresa M. Yondo and Bruce A. Murphy

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, GEIOD12B). 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.:
1031 2018

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

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