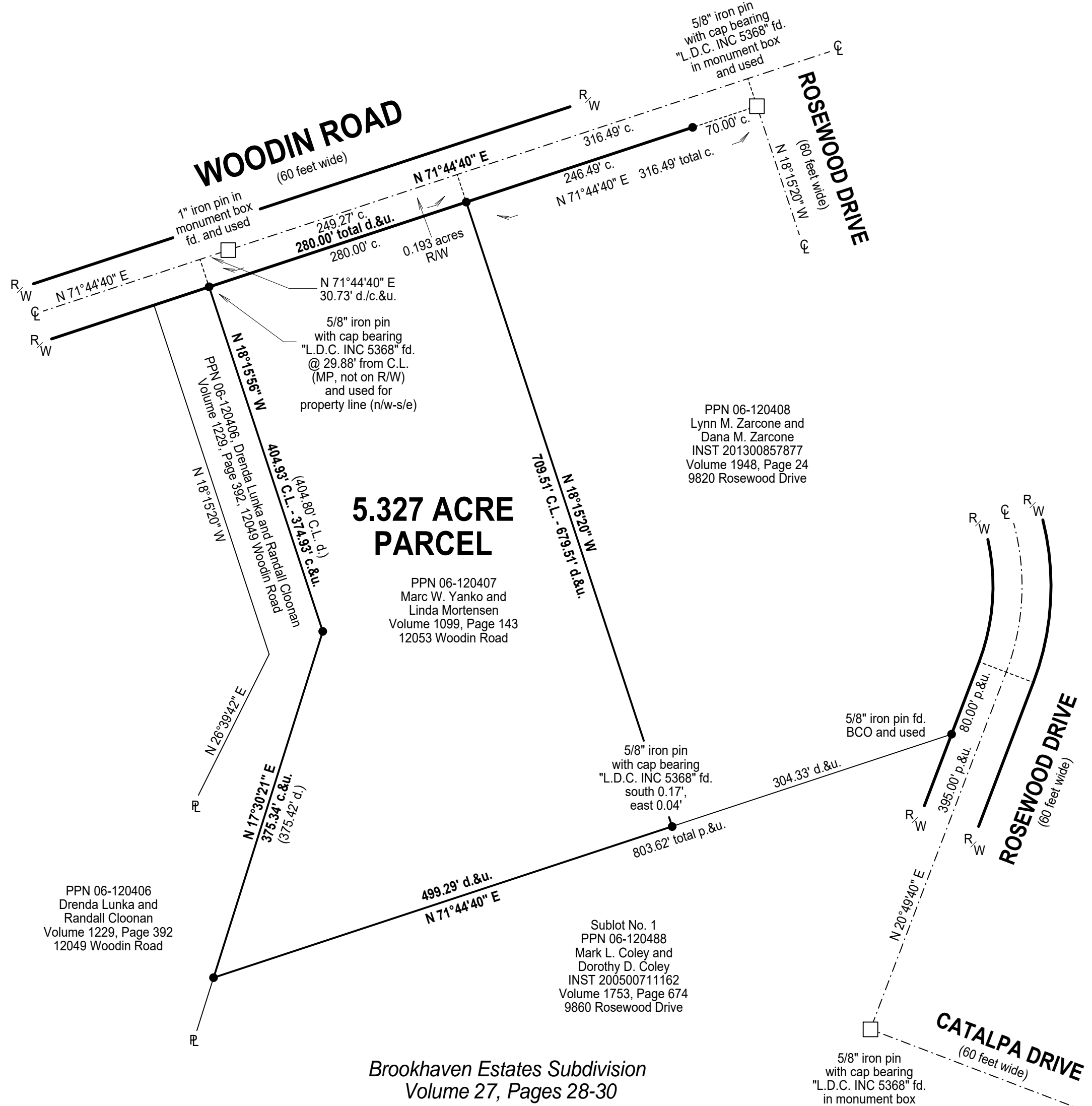


PLAT OF SURVEY OF:
PPN 06-120407, Marc W. Yanko and Linda Mortensen
12053 Woodin Road
 DEED OF RECORD:
 Volume 1099, Page 143

Situating in The Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Lot 30, Tract Two, within said Township, part of Parcel No. 1 of lands conveyed to Joseph P. and Judith E. Bolan, and Township 9N, Range 8W in the Connecticut Western Reserve.	Month: June	Page: ONE of ONE
	Year: 2018	
Survey for: Marc W. Yanko and Linda Mortensen		



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.

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



GRAPHIC SCALE: 1" EQUALS 100'

- -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- -Denotes 5/8" iron pin with cap bearing "L.D.C. INC 5368" fd. and used unless otherwise noted
- c. -Denotes calculated measurement d. -Denotes deed measurement
- p. -Denotes plat measurement p. -Denotes property line
- 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)
- BCO -Denotes monument found bent, coned and observed
- MP -Denotes "measured perpendicularly"
- GCRD -Denotes "Geauga County Records and Deeds"
- GCER -Denotes "Geauga County Engineer's Records"

REFERENCES

- *The April, 1996 surveys prepared by Rudy E. Schwartz, P.S. No. 7193 of LDC, Inc., recorded in Volume 1099, Page 143 and Volume 1229, Page 392 of GCRD.
- *The April, 1997 survey prepared by Richard A. Thompson, Jr. P.S. No. 7388 of LDC, Inc., recorded in INST 201300857877, Volume 1948, Page 24 of GCRD.
- *The May 7th, 1997 survey of Brookhaven Estates Subdivision prepared by James R. Pecoraro, P.S. No. 5388, recorded in plat Volume 27, Pages 28-30 of GCRD.

SURVEYOR'S CERTIFICATION

I certify to: Marc W. Yanko and Linda Mortensen

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, GEOD12B). 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



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

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 Montville, Ohio 44064
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DBK PLAT NO.: 1039 2018