

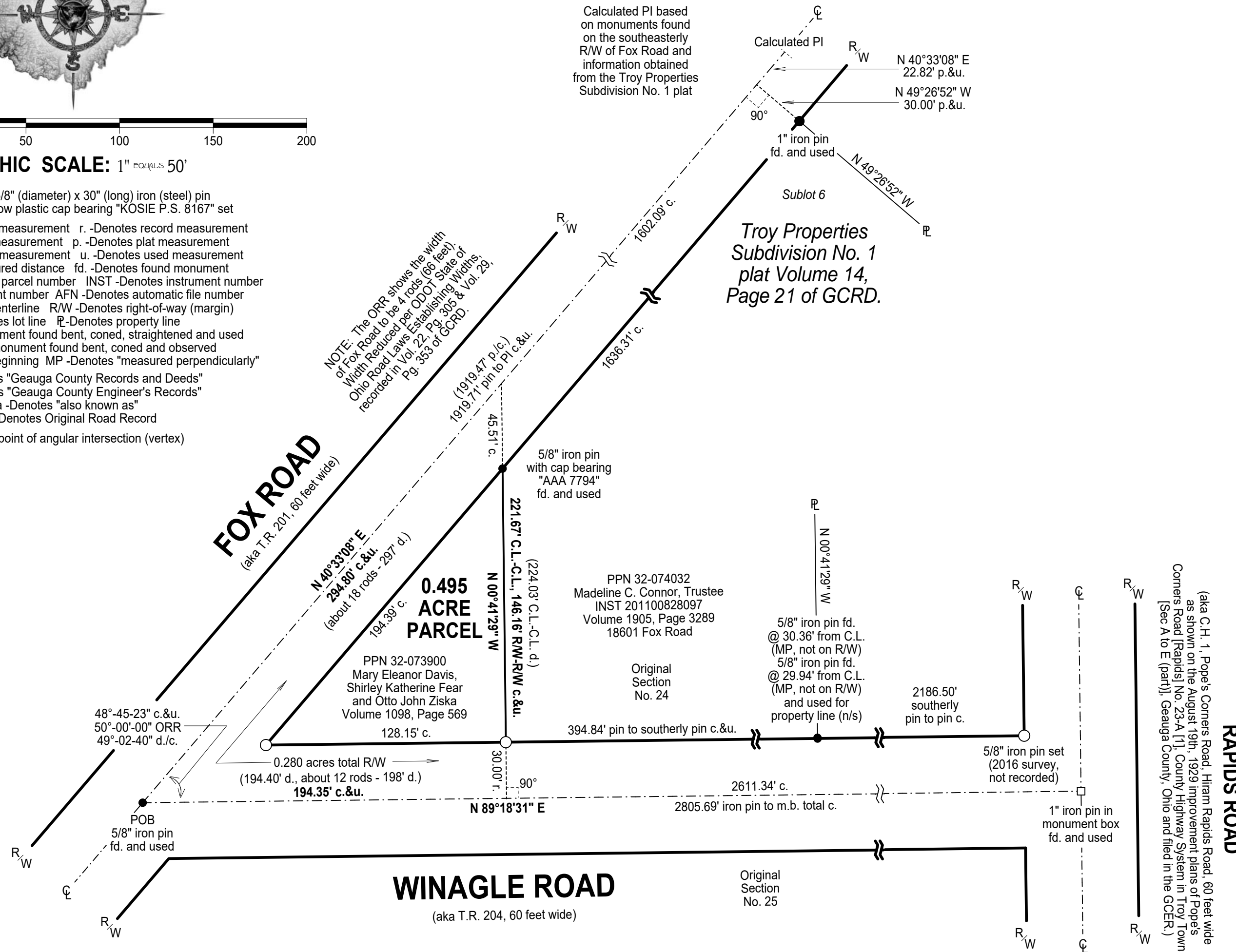
TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid12B



GRAPHIC SCALE: 1" equals 50'

- -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 "Geauga County Records and Deeds"
- GCER -Denotes "Geauga County Engineer's Records"
- aka -Denotes "also known as"
- ORR -Denotes Original Road Record
- PI -Denotes point of angular intersection (vertex)

NOTE: The ORR shows the width of Fox Road to be 4 rods (66 feet) Width Reduced per ODOT State of Ohio Road Laws Establishing Widths recorded in Vol. 22, Pg. 305 & Vol. 20, Pg. 333 of GCRD.



PLAT OF SURVEY OF:
PPN 32-073900
Mary Eleanor Davis, Shirley Katherine Fear and Otto John Ziska

DEED OF RECORD: Volume 1098, Page 569

Situated in The	Month:	Page:
Township of Troy, County of Geauga and State of Ohio and known as being School House Lot in Sub-District 7, of part of Original Section 24 within said Township, Township 6N, Range 7W in the Connecticut Western Reserve.	July	ONE
	Year:	of ONE
	2018	
Survey for: Mary Eleanor Davis, Shirley Katherine Fear and Otto John Ziska		

Checked on July 26th, 2018 by RLK
Revised August 1st, 2018

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 Original Road Record of Fox Road as filed as GEAGA COUNTY ORIGINAL ROAD RECORDS VOLUME-F_PAGES-044 (T.C.R.R. VOLUME-1_PAGES-044).pdf
- *The August 19th, 1929 improvement plans of Pope's Corners Road [Rapids] No. 23-A [1], County Highway System in Troy Township [Sec A to E (part)], Geauga County, Ohio and filed in the GCER.)
- *The May, 1979 survey prepared by Lawrence Wilson, Registered Surveyor No. 5807 and recorded in INST 201000815719 of GCRD.
- *The May, 1982 survey of Troy Properties Subdivision No. 1 prepared by Lawrence Wilson, Registered Surveyor No. 5807, recorded in plat Volume 14, Page 21 of GCRD.
- *The June, 1986 surveys prepared by James P. Russell, Registered Surveyor No. 5549 and recorded in INST 201500897827, Volume 2000, Page 1295 and INST 201600905394, Volume 2010, Page 1466 of GCRD.



AUDITOR'S APPROVAL

SURVEYOR'S CERTIFICATION

I certify to: Mary Eleanor Davis, Shirley Katherine Fear and Otto John Ziska

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

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

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DBK PLAT NO.: 1043 2018