

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



50 38 25 13 0 50 100
GRAPHIC SCALE: 1" = 50'

- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- d. - Denotes deed measurement
- c. - Denotes calculated measurement
- p. - Denotes plat measurement
- u. - Denotes used measurement
- fd. - Denotes found monument
- PPN - Denotes permanent parcel number
- INST - Denotes instrument number
- ℄ / C.L. - Denotes centerline
- R/W - Denotes right-of-way (margin)
- ℄ - Denotes property line
- 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"
- GCRR - Denotes "Geauga County Road Record"
- aka - Denotes "also known as"

- PC - Denotes point of curve
- PT - Denotes point of tangency
- 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

PPN 15-070210
 Old State Garage, LLC
 INST 201600914073
 Volume 2022, Page 2078
 9792 Old State Road

PPN 15-600300
 The Cleveland Electric
 Illuminating Company
 Volume 251, Page 106
 9806 Old State Road

PPN 15-001100
 David J. Phelps and
 Sheila D. Phelps
 Volume 1207, Page 1118
 9830 Old State Road

PPN 15-007100
 Nancy J. Sanborn
 INST 201400875037
 Volume 1970, Page 291
 13798 GAR Highway

PPN 15-082300
 Kyle Van Boxel and
 Nicole Van Boxel
 INST 201400882986
 Volume 1980, Page 2337
 13770 GAR Highway

0.882 ACRE PARCEL

PPN 15-082200
 Robert R. Wantz, Trustee
 INST 201500890255
 Volume 1990, Page 1028
 13784 GAR Highway

PLAT OF SURVEY OF:
PPN 15-082200
Robert R. Wantz, Trustee
13784 GAR Highway

DEED OF RECORD:
 INST 201500890255
 Volume 1990, Page 1028

NOTE: The road width of Old State Road shown hereon as being 66 feet in width was obtained from the 1802-1803 Original Road Records of Old State Road from Warren to The Mouth of The Grand River and recorded in GCRR Volume F, Pages 66-71 and modified in GCRR Volume A, Pages 458-461 of the GCER.

Situated in The Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot 18, Bond Tract, within said Township and Township 9N, Range 7W in the Connecticut Western Reserve.	Month: July	Page: ONE
	Year: 2018	of ONE
Survey for: Robert R. Wantz, Trustee	Revised on July 24th, 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 1944 State of Ohio Department of Highways Centerline and Improvement Plan of Chardon - Madison Road, S.H. 327, Sections C(PT.), I & A(PT.), Geauga County, Hambden Township GEA USR 6 3.79 - 6.79 filed in ODOT records.
- *The January, 1952 survey prepared by T.R. Root, Ohio Registered Survey No. 2888, recorded in Volume 251, Page 106 of GCRD.
- *The June, 1956 survey prepared by Root and Pomeroy, Reg. Surveyors, recorded in INST 200200630396, Volume 1489, Page 348 of GCRD.
- OTHER REFERENCES
- *The 1923 Ohio Department of Highways Title by Monumenting R/W Plans for US Route 6, GAR Highway filed as US-006 G.A.R. HIGHWAY 1923 RW-MONUMENTS-(CHARDON VIL TO SR-166)-RED.pdf in the GCER.
- *The 1933 Ohio Department of Highways Improvement Plans for US-006 GAR Hwy 1933 Plans (Chardon Village to Thompson Road) filed as US 006 GAR HIGHWAY 1933 PLANS (CHARDON VILLAGE TO THOMPSON ROAD).pdf in the GCER.

AUDITOR'S APPROVAL

SURVEYOR'S CERTIFICATION

I certify to: **Robert R. Wantz, Trustee**

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



DBK PLAT
NO.: 1048 2018

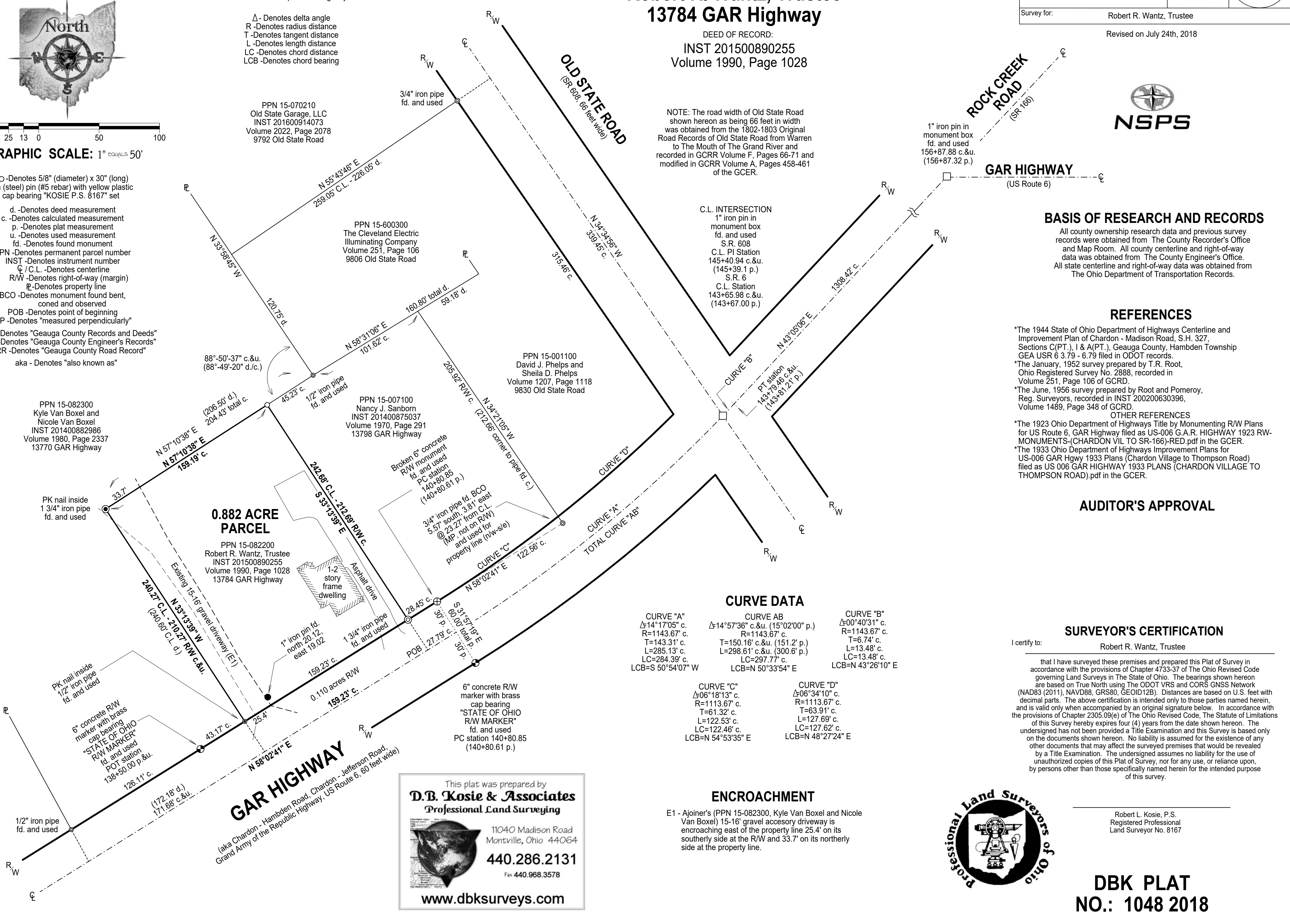
ENCROACHMENT

E1 - Ajoiner's (PPN 15-082300, Kyle Van Boxel and Nicole Van Boxel) 15-16' gravel accessory driveway is encroaching east of the property line 25.4' on its southerly side at the R/W and 33.7' on its northerly side at the property line.

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



CURVE DATA

CURVE "A" $\Delta=14^{\circ}17'05''$ c. $R=1143.67'$ c. $T=143.31'$ c. $L=285.13'$ c. $LC=284.39'$ c. $LCB=S 50^{\circ}54'07'' W$	CURVE AB $\Delta=14^{\circ}57'36''$ c.&u. (15'02'00" p.) $R=1143.67'$ c. $T=150.16'$ c.&u. (151.2' p.) $L=298.61'$ c.&u. (300.6' p.) $LC=297.77'$ c. $LCB=N 50^{\circ}33'54'' E$	CURVE "B" $\Delta=00^{\circ}40'31''$ c. $R=1143.67'$ c. $T=6.74'$ c. $L=13.48'$ c. $LC=13.48'$ c. $LCB=N 43^{\circ}26'10'' E$
CURVE "C" $\Delta=06^{\circ}18'13''$ c. $R=1113.67'$ c. $T=61.32'$ c. $L=122.53'$ c. $LC=122.46'$ c. $LCB=N 54^{\circ}53'35'' E$	CURVE "D" $\Delta=06^{\circ}34'10''$ c. $R=1113.67'$ c. $T=63.91'$ c. $L=127.69'$ c. $LC=127.62'$ c. $LCB=N 48^{\circ}27'24'' E$	