

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



GRAPHIC SCALE: 1" equals 50'

- ⊙ - Denotes 3/4" iron "pinched pipe fd. and used unless otherwise noted.
- - 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 R℄ - 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"
- Δ - Denotes delta angle R - Denotes radius distance
- T - Denotes tangent distance L - Denotes length distance
- LC - Denotes chord distance LCB - Denotes chord bearing
- 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



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

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PLAT OF SURVEY OF:
PPN 06-044200
Diane F. Farinacci
11971 Wintergreen Drive
 DEED OF RECORD:
 INST 200900799329, Volume 1867, Page 152

Situating in The Township of Chardon, County of Geauga and State of Ohio and known as being Sublot 1 in Wintergreen Hills Subdivision No. 1, of part of Original Lot 127, Tract 3, within said Township, Township 9N, Range 8W in the Connecticut Western Reserve and recorded in plat Volume 8, Pages 45 and 45a of GCRD.	Month: November	Page: ONE of ONE
	Year: 2018	
Survey for: Diane F. Farinacci		

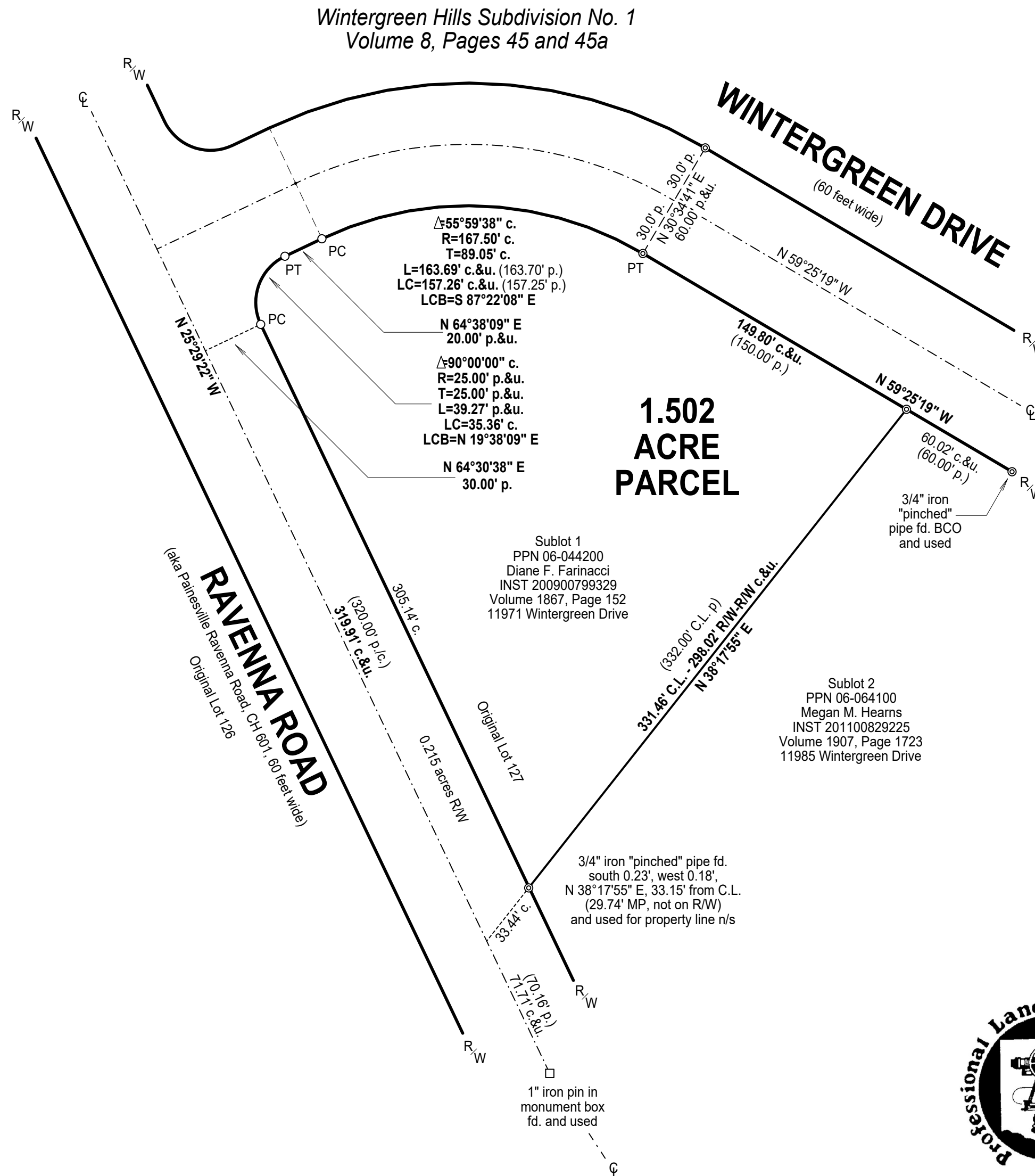
Checked on November 16th, 2018 by RLK

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 May, 1959 survey of Wintergreen Hills Subdivision No. 1 prepared by Fullerton and Kerr, Victor H. Kerr, recorded in Volume 8, Pages 45 and 45a in GCRD.



SURVEYOR'S CERTIFICATION

I certify to: Diane F. Farinacci

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.: 1058 2018