Situated in The Township of Hambden, County of TRUE NORTH (Geodetic) Geauga and State of Ohio and known as being part of Original Lot 13, PLAT OF SURVEY OF: ODOT VRS and CORS GNSS Network Bond Tract, in said Township and NAD83 (2011), NAVD88, GRS80, Geoid12B PPN 15-056700 Township 9N, Range 7W in the Connecticut Western Reserve.  $\odot$  -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set **Diane Roach and Shirley Safko** Survey for: c. -Denotes calculated measurement r. -Denotes record measurement d. -Denotes deed measurement p. -Denotes plat measurement 13957 GAR Highway o. -Denotes observed measurement u. -Denotes used measurement Revised November 7th, 2018 m. -Denotes measured distance fd. -Denotes found monument PPN -Denotes permanent parcel number INST -Denotes instrument number DEED OF RECORD: DN -Denotes document number AFN -Denotes automatic file number Ç/C.L. -Denotes centerline R/W -Denotes right-of-way (margin) INST 201600914635, Volume 2023, Page 1278 կ -Denotes lot line ℙ-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" ODOT -Denotes "Ohio Department of Transportation" 50 38 25 13 0 150 200 GRAPHIC SCALE: 1" EQUALS 50' ohio utilities protection service 20CH CREEK ROAD **GAR HIGHWAY** Original Lot 19 Original 7 Lot 14 (aka Hambden - Andover Road, Montville Road, US Route 6, 60 feet wide) 6246.04' m.b. to m.b. total KOSIE p.&u. (6248.3 ODOT, 6246.54 KOSIE HAM 00058 p.) monument box Original Lot 19 N 88°33'17" E fd. and used 5894.34' c. 230.98' c.&u. 120.72' c.&u. POB (14 rods, 231.00' d.) (120.69' SCHWARTZ p.) Original Lot 18 0.159 acres R/W 5/8" iron pin 231.00' KOSIE p.&u. 1/2" iron pipe fd. north 0.10', east 0.14', 230.98' c. with cap bearing "KOSIE P.S. 5276" 5/8" iron pin 5/8" iron pin with cap bearing fd. in concrete GAR HIGHWAY with cap bearing "KOSIE P.S. 5276" "SCHWARTZ 7193" and used fd. and used fd. and used 1" iron pin in monument box fd. and used PPN 15-061600 Shawn C. Carlson INST 200900800608 Volume 1868, Page 2679 13987 GAR Highway 3.281 ACRE **PARCEL** 7 chains, 618.42' C.L. PPN 15-701400 N 00°55'04" W Original Lot 13 Hambden Township Trustees of aka Hambden Township Trustees INST 201700920125 Volume 2030, Page 2777 13887 GAR Highway PPN 15-056700 Consolidation Survey for Hambden Township prepared by Schwartz Land Surveying, Inc., Rudy Schwartz, P.S. #7193, filed as HAM 00267 PLAT (24X36-1P).pdf in the GCER. Diane Roach and Shirley Safko INST 201600914635 Volume 2023, Page 1278 13957 GAR Highway I certify to:

Property line established by using existing occupation and

information obtained in Volume 907, Page 1300 of GCRD: "parallel with the center line of the Montville Road",

"to the southwest corner of 3 acres of land".

5/8" iron pin

with cap bearing

"FORESIGHT

ENGINEERING" fd.

south 1.08', west 0.25'

5/8" iron pin set

(14 rods, 231.00' d.) 231.06' c.&u.

PPN 15-101864

Timothy J. Parsons and Lynn V. Parsons

Volume 907, Page 1300 9949 Old State Road

S 88°33'17" W

1/2" iron pipe fd.

north 0.00', east 0.29'

and used for

property line (e/w),

5/8" iron pin

with cap bearing "KOSIE P.S. 5276"

fd. and used

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



www.dbksurveys.com

Month: November ONE ONE 2018

> (TR 69, Section B, 60 feet wide) **BASCOM ROAD**

> > 1" iron pin in monument box fd. and used

Diane Roach and Shirley Safko

Checked on November 1st, 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 1938 State of Ohio Department of Highways Improvement Plan of Hambden - Andover Road GEA USR - 6, S.H. 475, Sec - A. & B., Hambden and Montville Townships, filed in ODOT records. also filed as US-006 GAR HGWY 1938 PLANS (HAMBDEN CTR TO SR 528) (000932).pdf in the GCER. \*The November 1998 Plat of Survey for Robert Clifford Fratcher prepared by Delmar B. Kosie & Associates, now known as D.B. Kosie & Associates, (Delmar B. Kosie, Registered Surveyor No. 5276), recorded in INST 200900800608, Volume 1868, Page 2679, filed in the GCER as HAM 00058 PLAT.pdf, and noted as being DBK Plat No. 735 1998.

\*The May 9th, 2006 Plat of Survey for J.J. and B.H. Chaloupka prepared by Delmar B. Kosie & Associates, now known as D.B. Kosie & Associates, (Delmar B. Kosie, Delmar B. Cosie, Delmar B. Cosie Registered Surveyor No. 5276), un-filed, un-recorded, noted as being DBK Plat No. 784 2006.

\*The September 3rd, 2013 Plat of Survey prepared for Daniel J. and Gayle I. Macfarlane, un-filed, un-recorded as being DBK Plat 704 2013. \*The February 12th, 2017 survey prepared by Rudy E. Schwartz, P.S. 7193, recorded in INST 201700920125, Volume 2030, Page 2779 of GCRD, being the The March 2nd, 2017

## **AUDITOR'S APPROVAL**

## SURVEYOR'S CERTIFICATION

Diane Roach and Shirley Safko

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.

and Su,

Registered Professional Land Surveyor No. 8167

Robert L. Kosie, P.S.



**DBK PLAT NO.:** 1060 2018