

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
 c. -Denotes calculated measurement d. -Denotes deed measurement p. -Denotes plat measurement fd. -Denotes found monument u. -Denotes used measurement
 PPN -Denotes permanent parcel number DN -Denotes document number
 C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
 L -Denotes lot line RL -Denotes property line
 LCRD -Denotes "Lake County Records and Deeds"
 LCER -Denotes "Lake County Engineer's Records"
 FB -Denotes "Road Record Field Book"

PLAT OF SURVEY OF:
PPN 01-B-125-0-00-011-0
John H. Miller

DEED OF RECORD:
 DN 2018R017605

Situated in The Township of North Madison, County of Lake and State of Ohio and known as being part of Original Lots 9 and 10, in Tract 4, within said Township and Township 12N, Range 6W in the Connecticut Western Reserve.	Month: January	Page: ONE
	Year: 2019	of ONE
Survey for: John H. Miller		

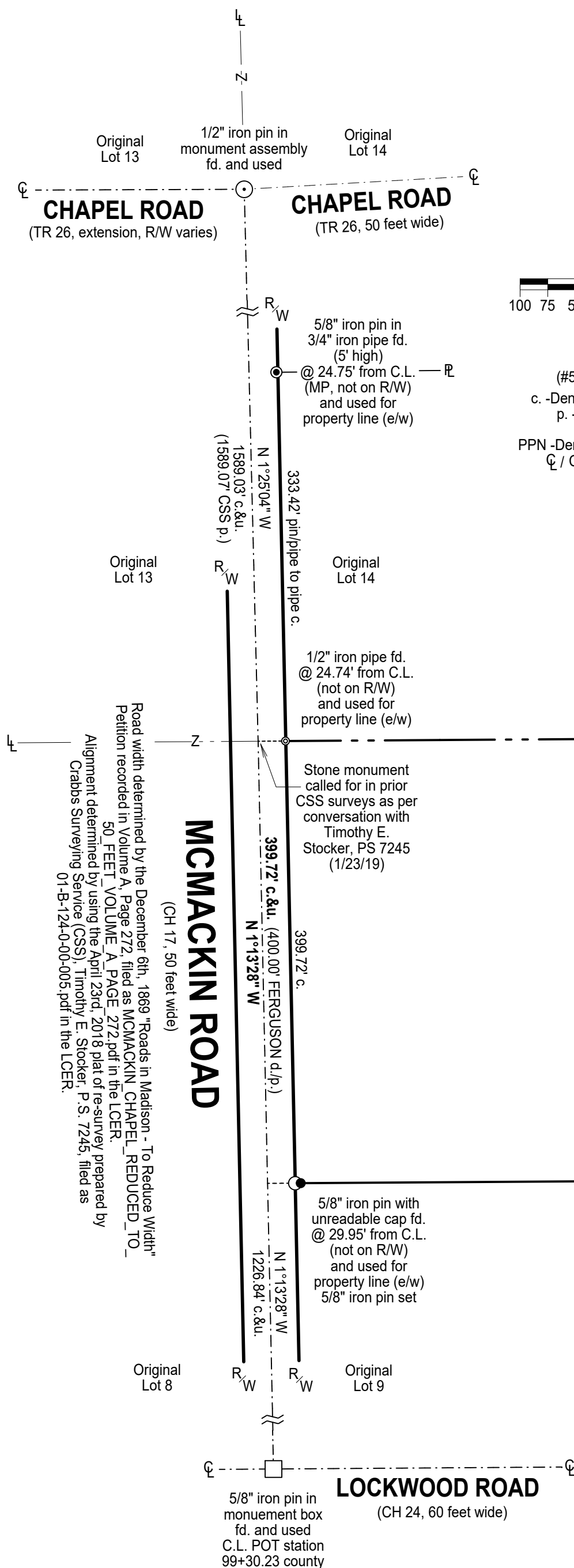
Checked on January 23rd, 2019 by RLK

REFERENCES

- *The December 6th, 1869 "Roads in Madison - To Reduce Width" Petition recorded in Volume A, Page 272, filed as MCMACKIN CHAPEL REDUCED TO 50 FEET VOLUME A PAGE 272.pdf in the LCER.
- *The LCER field book of McMackin Road filed as VOLUME_143_PAGE_139.pdf in the LCER.
- *The October, 1953 Survey of Land for Walter E. Melcher prepared by Clyde C. Hadden - Surveyor, filed as HADDEN SURVEY FOR MELCHER.pdf in the GCER.
- *The survey prepared by Harry E. Case, Registered Surveyor No. 3001, recorded in DN 2018R022057 of LCRD.
- *The survey prepared by Milton A. Boomhower, recorded in DN 2009R012942 of LCRD.
- *The August, 1998 survey prepared by Mitchell A. Ferguson, Professional Ohio Land Surveyor, recorded in DN 2018R017605 of LCRD, filed as FERGUSON SURVEY FOR SVIGEL.pdf in the LCER.
- *The June, 2001 survey prepared by William C. Vondra of LDC, Inc., P.S. No. 7478 recorded in DN 2001R034427 of LCRD.
- *The April 28th, 2011 McMackin Road Culvert Replacement Survey Control plat prepared by the Lake County Engineer, noted as being Lake County Project No. 11-013-12, filed as 11-013-02_CONTROL.pdf in the LCER.
- *The April 23rd, 2018 plat of re-survey prepared by Crabbs Surveying Service (CSS), Timothy E. Stocker, P.S. 7245, filed as 01-B-124-0-00-005.pdf in the LCER.

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.



PPN 01-B-129-0-00-012-0
 Noel P. Boggs, Jr.
 DN 2009R012942
 2155 McMackin Road

(725.63' C.L. BOOMHOWER d.)
 724.83' C.L. - 699.83' R/W c.&u.

2" x 4" concrete monument fd. 0.28' north of property line (e/w) and used for property line (n/s)

PPN 01-B-129-0-00-013-0
 Chapel Cove Development, Inc.
 DN 990035942 d.
 (DN 2003R072427 GIS)

Original Lot 14
 1113.79' c.

Original Lot 15

Original Lot 9

Original Lot 10

1/2" iron pipe fd. and used

N 1°31'16" W
 400.01' c.&u. (400.00' FERGUSON d./p.)

PPN 01-B-129-0-00-014-0
 Madison Township Board of Trustees
 DN 2001R034427
 5648 Chapel Road

PPN 01-B-125-0-00-002-0
 Linda Cover and Joseph P. Sutton
 DN 2018R022057
 2210 Haines Road

16.885 ACRE PARCEL

PPN 01-B-125-0-00-011-0
 John H. Miller
 DN 2018R017605

N 89°37'21" E
 1838.62' C.L. - 1813.62' R/W total c.&u.
 (1839.17' C.L. FERGUSON d./p.)

(1841.23' C.L. FERGUSON d./p.)
 1840.69' C.L. - 1815.69' R/W total c.&u.

N 89°37'49" E

PPN 01-B-125-0-00-045-0
 Edward L. Svigel and Carrie A. Svigel
 DN 2000R045439
 2255 McMackin Road

SURVEYOR'S CERTIFICATION

I certify to: John H. Miller

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 herein 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.

JANUARY 24th, 2018



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.: 1062 2019