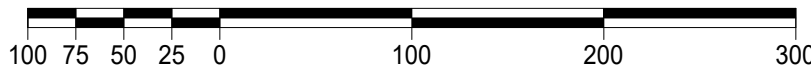


TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid12B



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 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)
L -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" et. al. -Denotes "and others"

PLAT OF SURVEY OF:
PPN 19-706185
Cardinal Board of Education

DEED OF RECORD:
INST 200400691530
Volume 1725, Page 243

PPN 18-091347
Ray Fritinger aka Raymond Fritinger et al. and
Claudette Fritinger aka Claudette W. Fritinger et al., Trustees
INST 201700925109
Volume 2037, Page 2234

3/4" iron pipe
with damaged cap
fd. and used
for property line (n/s)
1/2" iron pipe fd.
5.14' south and
used for
property line (n/s)

5.14' c.
Original Lot 19
Original Lot 22

792.02' total pipe to pin c.&u.
(792.91' SCHWARTZ p.)

5/8" iron pin
with cap bearing
"SCHWARTZ 7193" fd.
north 0.01', west 0.31'
(S 89°36'48" W, 0.31' c.)
0.31' west of
property line (n/s)
and used for
property line (e/w)

5/8" iron pin
with cap bearing
"SCHWARTZ 7193"
fd. and used

Middlefield Township

N 89°36'48" E
644.06' c.&u.
(643.62' SCHWARTZ p.)

Middlefield Village

**10.011 ACRE
PARCEL**

PPN 19-706185
Cardinal Board of Education
INST 200400691530
Volume 1725, Page 243

PPN 19-706196
Village of Middlefield
INST 200400691287
Volume 1724, Page 2485
16060 Almeda Drive

PPN 19-701200
Board of Education,
Cardinal Local School District
Volume 578, Page 105
16175 Almeda Drive

Cul-De-Sac
62.31' radius
5/8" iron pin in
monument box
fd. and used
5/8" iron pin
with cap bearing
"SKONIECZNY
S-6356" fd.
north 0.00', west 0.13'
and used for R/W (e/w)
5/8" iron pin
with cap bearing
"FORESIGHT ENG."
fd. and used
89.75' R/W to pin c.&u.
89.88' pin to pin c.
(89.83' p.)
N 01°41'54" W
184.96' c.
5/8" iron pin
with cap bearing
"SKONIECZNY
S-6356"
fd. and used
5/8" iron pin
with cap bearing
"SKONIECZNY
S-6356"
fd. and used

509.43' c.&u. (509.47' dedication p.)

N 89°40'27" E

ALMEDA DRIVE
(100 feet wide)

1241.50' c.&u. (1241.80' dedication p./c.)

Dedication Plat for Almeda Drive
Volume 40, Page 26

1153.08' total c.&u. (1153.28' dedication p./c.)

(643.81' dedication p.)
643.65' c.&u.

5/8" iron pin
with cap bearing
"FORESIGHT ENG."
fd. and used

(1569.76 SCHWARTZ p.)
1569.70' total c.&u.
677.67' c.&u.
(676.83' SCHWARTZ p.)

(676.83' SCHWARTZ p.)
676.99' c.&u.
N 00°57'54" W

Cardinal Board of Education

SURVEYOR'S CERTIFICATION

I certify to:

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



NSPS



DBK PLAT NO.: 1071 2019



This plat was prepared by
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Professional Land Surveying
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