

PLAT OF RE-SURVEY AND CONSOLIDATION OF:
PPN 01-A-044-0-00-004-0, PPN 01-A-044-0-00-005-0 and PPN 01-A-044-0-00-010-0
Anthony L. Weiss and Bonita J. Weiss
5265 South Madison Road
DEED OF RECORD:
DN 1991R984980, Volume 596, Page 716, Parcels No. 1, 2 and 3

PLAT OF RE-SURVEY OF:
PPN 01-A-048-0-00-001-0
Timothy M. O'Donnell and Margaret F. O'Donnell
5297 South Madison Road
DEED OF RECORD:
Volume 73, Page 241

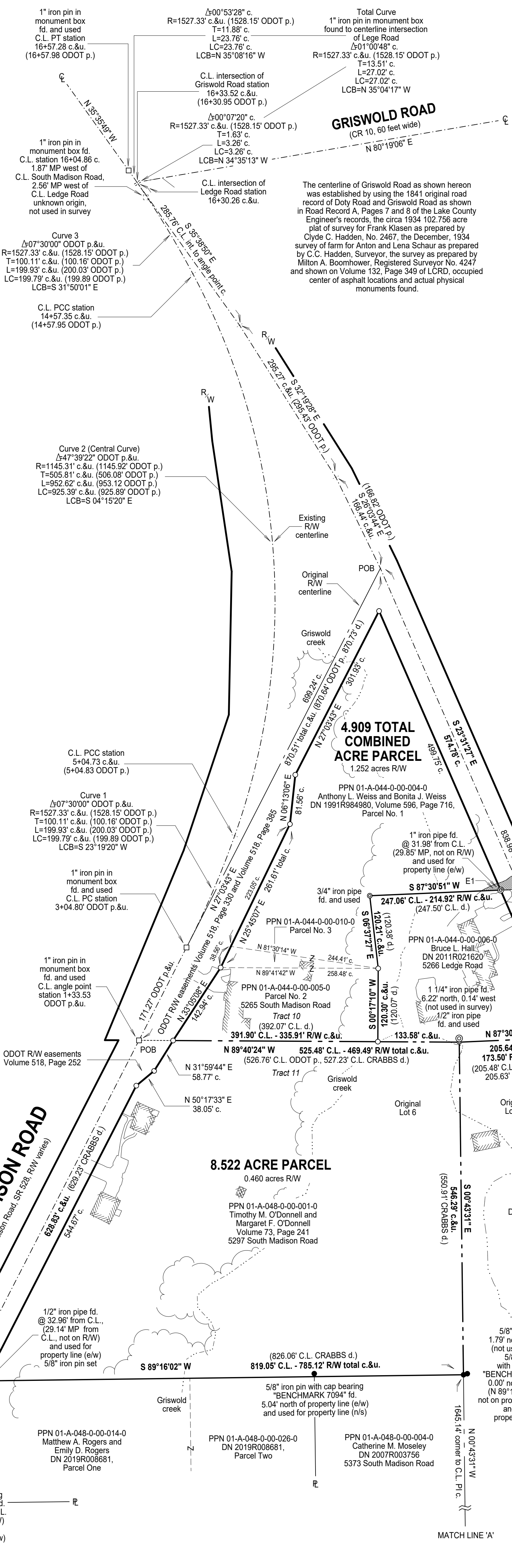
TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid12B



- O - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P. S. 8167"
- 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 e - 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"
- LCRD - Denotes "Lake County Records and Deeds"
- LCER - Denotes "Lake County Engineer's Records"
- 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
- Δ - Denotes delta angle R - Denotes radius distance
- T - Denotes tangent distance L - Denotes length distance
- LC - Denotes chord distance LCB - Denotes chord bearing
- rar - Denotes Road Alignment Record

WATERSHED
Grand River below Mill Creek to above Paine Creek

FLOOD ZONE
Zone X, area of minimal hazard



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 October 16th, 1918 Record of Surveys, Survey of Lands of Libbie C. Postman prepared by the County Surveyor, recorded in Volume 4, Page 191 of LCR.
- *The July, 1936 Right of Way Plan, Ford Road, Leroy & Madison Townships, Lake County, Ohio, filed as Ford Alignment.pdf in the LCR.
- *The October 24th, 1939 Alignment, Ross Road - Madison Field Book prepared by Wilson, Jayne, Tear and Beebe, filed as FB_232_P_56_1939_ROSS_ALIGNMENT_528_TO_LEDGE.pdf in the LCR.
- *The Plat showing Alignment of Ross Road prepared by A.B. Wilson, Lake County Engineer, filed as APERTURE ROSS ALIGNMENT.pdf in the LCR.
- *The circa 1934 102.756 acres Plat of Survey for Frank Klusen as prepared by Clyde C. Hadden, No. 2467, filed as Hadden Surveys/28.pdf in the LCR.
- *The surveys prepared by Clyde C. Hadden - Surveyor, filed as Old Hadden Surveys/33.pdf in the LCR.
- *The December, 1934 survey of farm for Anton and Lena Schaur as prepared by C.C. Hadden, Surveyor, filed as Hadden Surveys/30.pdf in the LCR.
- *The November, 1935 Office of the County Engineer's plan of Emerson Road (Township Road No. 23), filed as Emerson Road Plan.pdf in the LCR.
- *The October, 1945 survey prepared by Clyde C. Hadden, Surveyor, recorded in DN 2006R037396, Parcel No. 1 of LCRD.
- *The April 4th, 1949 Survey of Land for Henry Novak prepared by Clyde C. Hadden - Surveyor, filed as Old Hadden Surveys/32.pdf in the LCR.
- *The October 20th, 1960 State of Ohio Department of Highways LAK - 528 - 1.24 Relocation, Centerline Survey of Madison Road, filed as N-52.pdf in the LCR, also filed in ODOT records.
- *The 1961 State of Ohio Department of Highways LAK-528-1.24, Madison Township, Lake County Right of Way and Improvement Plans for Madison Road, State Route 528, filed as LAK-528-1.24.pdf in the LCR, also filed in the Ohio Department of Transportation Records.
- *The survey as prepared by Milton A. Boomhower, Registered Surveyor No. 4247 as shown on Volume 132, Page 349 of LCRD.
- *The surveys prepared by Fullerton and Kerr and Associates, recorded in DN 1991R984980, Volume 596, Page 716, Parcel No. 3 and DN 2011R021620 of LCRD.
- *The survey prepared by Milton A. Boomhower, Registered Surveyor No. 4247, recorded in DN 2015R032818 of LCRD.
- *The survey prepared by J.M. Crabbs, Registered Engineer and Surveyor No. 387, recorded in Volume 73, Page 241 of LCRD.
- *The survey prepared by Ashtabula Land Surveys, recorded in DN 2013R029302, Parcel No. 1 of LCRD.
- *The October 29th, 2000 Lot Split of Lands prepared by Crabbs Surveying Service, T.E. Stocker, P.S. 7245, filed as 2622.pdf in CSS records (not filed or recorded).
- *The May 14th, 2004 survey prepared by Benchmark Survey Company, James A. Ziembra, Registered Professional Surveyor 7094, filed as 01-A-049-0-00-001.pdf in the LCR.
- *The December, 2004 Survey for Arnie Cowger (Survey No. 04-1634) as prepared by Willard F. Schade, Jr., R.S. 6008, filed as Schade Survey 01-A-062-0-00-002.003.pdf in the LCR.
- *The December 15th, 2005 surveys prepared by James A. Ziembra, Professional Surveyor #7094, recorded in DN 2006R012743 and DN 2007R003756 of LCRD and filed as 01-A-048-0-00-004_A.pdf in the LCR.
- *The April 20th, 2016 survey prepared by D.B. Kosie and Associates, Robert L. Kosie, Registered Professional Surveyor 8167, filed as 01-A-043-0-00-005.pdf in the LCR.
- *The July 6th, 2018 survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Surveyor 8167, filed as 01-A-048-A-00-010.pdf in the LCR.

ENCROACHMENTS

E1 - Adjoiner's (PPN 01-A-044-0-00-006-0, Bruce L. Hall) gravel driveway is encroaching north (varies, as shown) of the property line.

ENGINEER'S APPROVAL

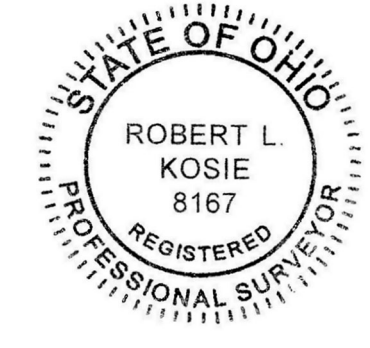
SURVEYOR'S CERTIFICATION

I certify to: Anthony L. Weiss and Bonita J. Weiss and Timothy M. O'Donnell and Margaret F. O'Donnell

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.

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying
11040 Madison Road
Montville, Ohio 44004
440.286.2131
Fax 440.968.3578
www.dbksurveys.com

Robert L. Kosie, P.S.
Registered Professional
Land Surveyor No. 8167



See The July 6th, 2018 survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Surveyor 8167, filed as 01-A-048-A-00-010.pdf in the LCR for intersection detail.