Situated in The	Month:	Page:
Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lots 21 and 22 within said Township, and Township 7N, Range 6W in the Connecticut Western Reserve.	June	ONE
	Year: 2020	of ONE
Survey for: Anderson Ohman, Jr.		

Checked on June 23rd, 2020 by RLK
Revised on September 24th, 2020

PLAT OF RE-SURVEY AND LOT SPLIT OF

PPN 18-073120
Anderson Ohman, Jr.

DEED OF RECORD
INST 201800931255
Volume 2046, Page 578

TRUE NORTH (Geodetic North)
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18

100 75 50 25 0 100 200 300 400

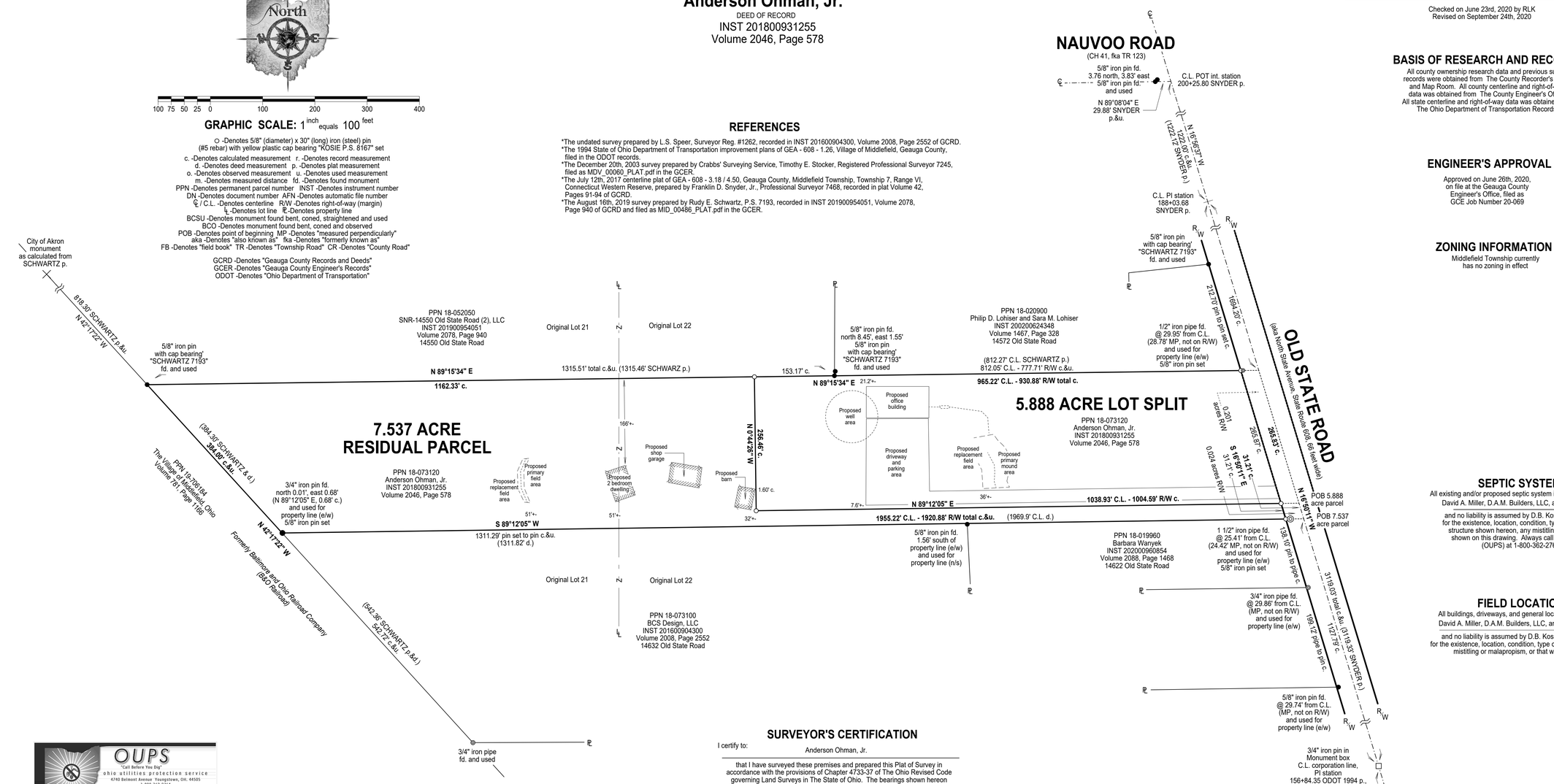
GRAPHIC SCALE: 1 inch equals 100 feet

O -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"
aka -Denotes "also known as" fka -Denotes "formerly known as"
FB -Denotes "field book" TR -Denotes "Township Road" CR -Denotes "County Road"

GCRD -Denotes "Geauga County Records and Deeds"
GCER -Denotes "Geauga County Engineer's Records"
ODOT -Denotes "Ohio Department of Transportation"

REFERENCES

*The undated survey prepared by L.S. Speer, Surveyor Reg. #1262, recorded in INST 201600904300, Volume 2008, Page 2552 of GCRD.
*The 1994 State of Ohio Department of Transportation improvement plans of GEA - 608 - 1.26, Village of Middlefield, Geauga County, filed in the ODOT records.
*The December 20th, 2003 survey prepared by Crabbs' Surveying Service, Timothy E. Stocker, Registered Professional Surveyor 7245, filed as MDV_00060_PLAT.pdf in the GCER.
*The July 12th, 2017 centerline plat of GEA - 608 - 3.18 / 4.50, Geauga County, Middlefield Township, Township 7, Range VI, Connecticut Western Reserve, prepared by Franklin D. Snyder, Jr., Professional Surveyor 7468, recorded in plat Volume 42, Pages 91-94 of GCRD.
*The August 16th, 2019 survey prepared by Rudy E. Schwartz, P.S. 7193, recorded in INST 201900954051, Volume 2078, Page 940 of GCRD and filed as MID_00486_PLAT.pdf in the GCER.



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.

ENGINEER'S APPROVAL

Approved on June 26th, 2020, on file at the Geauga County Engineer's Office, filed as GCE Job Number 20-069

ZONING INFORMATION

Middlefield Township currently has no zoning in effect

SEPTIC SYSTEM DISCLAIMER

All existing and/or proposed septic system information shown hereon was provided by: David A. Miller, D.A.M. Builders, LLC, and Kathy Bender, KRB Engineering Inc.

and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence, location, condition, type or size of any above or underground structure shown hereon, any mistitling or malapropism, or that which is not shown on this drawing. Always call The Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by: David A. Miller, D.A.M. Builders, LLC, and Kathy Bender, KRB Engineering Inc.

and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence, location, condition, type or size of any structure shown hereon, any mistitling or malapropism, or that which is not shown on this drawing.

OUPS
"Call Before You Dig"
ohio utilities protection service
4740 Belmont Avenue Youngstown, OH. 44505
1-800-362-2764

SURVEYOR'S CERTIFICATION

I certify to: Anderson Ohman, Jr.

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, GEOID18). 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

Professional Land Surveyors of Ohio

NSPS

Signed on June 25th, 2020

STATE OF OHIO
ROBERT L. KOSIE
8167
REGISTERED
PROFESSIONAL SURVEYOR

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying
11040 Madison Road
Montville, Ohio 44064
440.286.2131
Fax: 440.968.3578
www.dbksurveys.com

DBK PLAT NO.: 1102 2020