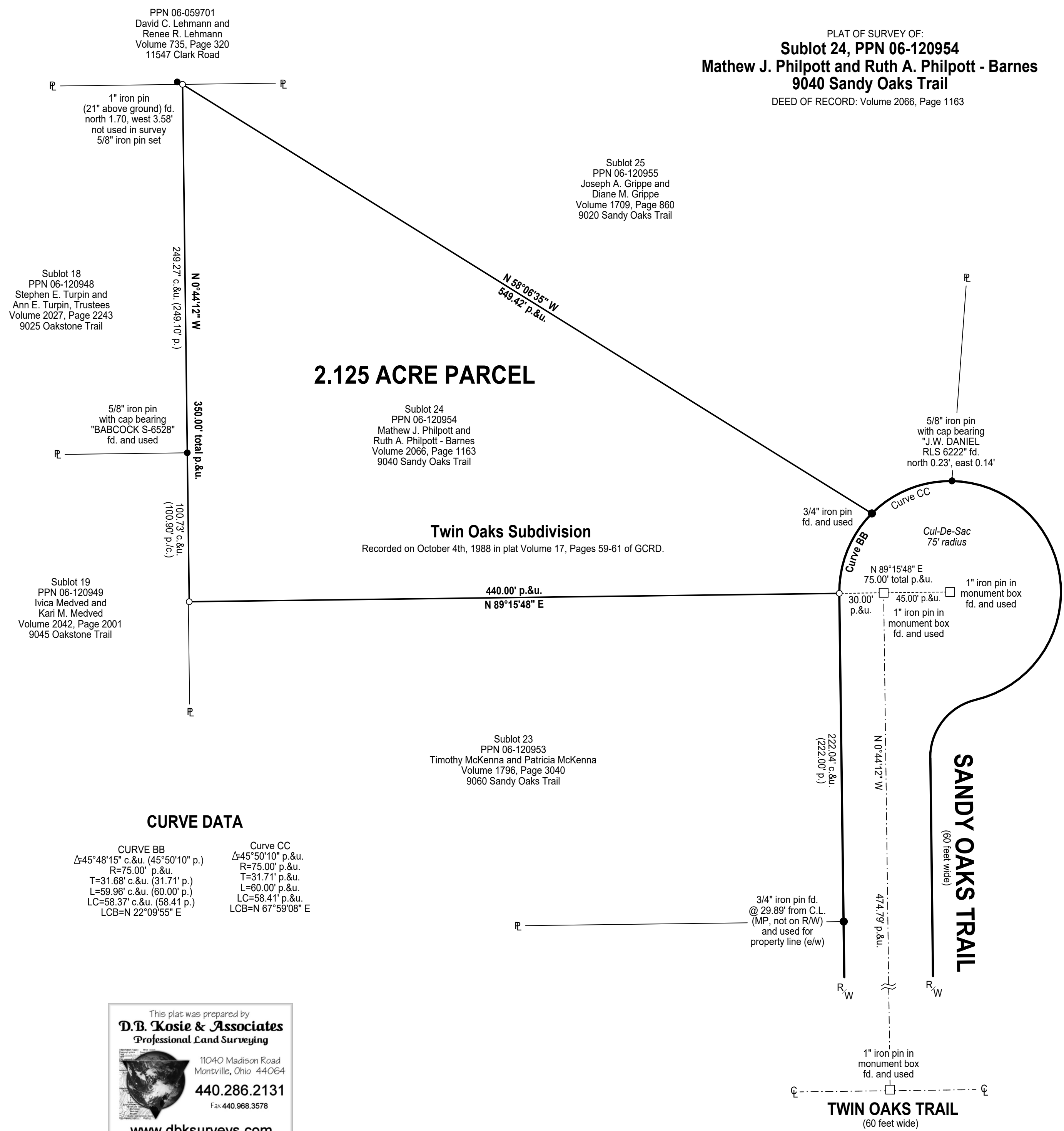


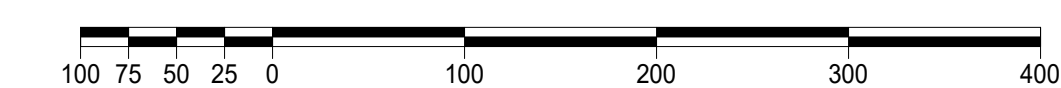
Situated in The	Month:	Page:
Township of Chardon, County of Geauga and State of Ohio and known as being Sublot 24 in Twin Oaks Subdivision as recorded in Volume 17, Pages 59-61 of GCRD, of part of Original Lot 11 in Tract 1 within said Township and Township 9N, Range 8W in the Connecticut Western Reserve	February	ONE
	Year:	ONE
	2020	
Survey for:	Mathew J. Philpott and Ruth A. Philpott - Barnes	

Checked on February 11th, 2020 by RLK

PLAT OF SURVEY OF:
Sublot 24, PPN 06-120954
Mathew J. Philpott and Ruth A. Philpott - Barnes
9040 Sandy Oaks Trail
 DEED OF RECORD: Volume 2066, Page 1163



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



- -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 u. -Denotes used measurement
- d. -Denotes deed measurement p. -Denotes plat measurement
- m. -Denotes measured distance fd. -Denotes found monument
- PPN -Denotes permanent parcel number
- DN -Denotes document number RL -Denotes property line
- C / C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
- BCSU -Denotes monument found bent, coned, straightened and used
- BCO -Denotes monument found bent, coned and observed
- GCRD -Denotes "Gauga County Records and Deeds"
- GCER -Denotes "Gauga County Engineer's Records"
- MP -Denotes "measured perpendicularly"
- Δ - Denotes delta angle R -Denotes radius distance
- T -Denotes tangent distance L -Denotes length distance
- LC -Denotes chord distance LCB -Denotes chord bearing

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.

REFERENCE

*The February 12th, 1988 Twin Oaks Subdivision plat prepared by Lawrence Wilson, Professional Surveyor 5807, recorded on October 4th, 1988 in plat Volume 17, Pages 59-61 of GCRD.

SURVEYOR'S CERTIFICATION

I certify to: Mathew J. Philpott and Ruth A. Philpott - Barnes

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

Signed on February 12th, 2020



CURVE DATA

CURVE BB $\Delta=45^{\circ}48'15''$ c.&u. (45°50'10" p.) R=75.00' p.&u. T=31.68' c.&u. (31.71' p.) L=59.96' c.&u. (60.00' p.) LC=58.37' c.&u. (58.41' p.) LCB=N 22°09'55" E	Curve CC $\Delta=45^{\circ}50'10''$ p.&u. R=75.00' p.&u. T=31.71' p.&u. L=60.00' p.&u. LC=58.41' p.&u. LCB=N 67°59'08" E
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This plat was prepared by
D.B. Kosie & Associates
 Professional Land Surveying

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