PPN 06-059701 David C. Lehmann and PLAT OF SURVEY OF: Renee R. Lehmann Volume 735, Page 320 Sublot 24, PPN 06-120954 11547 Clark Road Mathew J. Philpott and Ruth A. Philpott - Barnes 9040 Sandy Oaks Trail 1" iron pin DEED OF RECORD: Volume 2066, Page 1163 (21" above ground) fd north 1.70, west 3.58' not used in survey 5/8" iron pin set Sublot 25 PPN 06-120955 Joseph A. Grippe and Diane M. Grippe Volume 1709, Page 860 9020 Sandy Oaks Trail Sublot 18 PPN 06-120948 Stephen E. Turpin and Ann E. Turpin, Trustees Volume 2027, Page 2243 9025 Oakstone Trail 2.125 ACRE PARCEL Sublot 24 PPN 06-120954 5/8" iron pin with cap bearing 5/8" iron pin "BABCOCK S-6528" Mathew J. Philpott and with cap bearing fd. and used Ruth A. Philpott - Barnes "J.W. DANIEL" Volume 2066, Page 1163 RLS 6222" fd. 9040 Sandy Oaks Trail north 0.23', east 0.14' 3/4" iron pin fd. and used Twin Oaks Subdivision Cul-De-Sac 75' radius Recorded on October 4th, 1988 in plat Volume 17, Pages 59-61 of GCRD. N 89°15'48" E 75.00' total p.&u. Sublot 19 1" iron pin in 440.00' p.&u. PPN 06-120949 Ivica Medved and N 89°15'48" E fd. and used p.&u. 1 1" iron pin in Kari M. Medved Volume 2042, Page 2001 monument box fd. and used 9045 Oakstone Trail N 0°44'12" W Sublot 23 PPN 06-120953 SANDY Timothy McKenna and Patricia McKenna Volume 1796, Page 3040 9060 Sandy Oaks Trail **CURVE DATA** Curve CC **CURVE BB** ∆45°50'10" p.&u. △45°48'15" c.&u. (45°50'10" p.) R=75.00' p.&u. R=75.00' p.&u. T=31.71' p.&u. T=31.68' c.&u. (31.71' p.) L=60.00' p.&u. L=59.96' c.&u. (60.00' p.) S LC=58.41 p.&u. 3/4" iron pin fd. LC=58.37' c.&u. (58.41 p.) LCB=N 67°59'08" E @ 29.89' from C.L. LCB=N 22°09'55" E MP, not on R/W) RA| and used for property line (e/w) This plat was prepared by D.B. Kosie & Associates Professional Land Surveying 1" iron pin in 11040 Madison Road monument box Montville, Ohio 44064 fd. and used **€**-----**€** 440.286.2131 TWIN OAKS TRAIL Fax **440.968.3578** (60 feet wide) www.dbksurveys.com

Situated in The

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

Month: Page:

February ONE

Year: ONE

Survey for:

Mathew J. Philpott and Ruth A. Philpott - Barnes

Checked on February 11th, 2020 by RLK

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



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 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 ₱-Denotes property line

⟨ / 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 "Geauga County Records and Deeds"

GCER -Denotes "Geauga 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

100 75 50 25 0 100 200 300 400

GRAPHIC SCALE: 1" EQUALS 50'

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

