

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



GRAPHIC SCALE: 4 3/4" = 100' ± 4.33\*

GEAUGA COUNTY  
Huntsburg Township

ASHTABULA COUNTY  
Windsor Township

LOT SPLIT OF:

PPN 61-021-00-001-00

James Lynch, Catherine Lynch,  
Randy D. George and Teresa M. George

DEED OF RECORD:

DN 2014-00012708, Volume 579, Page 397,  
Exhibit 'A', [First Parcel] (Description of a  
63.9587 Acre Parcel)

PPN 61-021-00-002-00  
James Lynch, Catherine Lynch,  
Randy D. George and Teresa M. George  
DN 2014-00012708  
Volume 579, Page 397, Exhibit 'A',  
[Second Parcel]  
(Description of a 16.5006 Acre Parcel)

PPN 61-021-00-001-00  
James Lynch, Catherine Lynch,  
Randy D. George and Teresa M. George,  
DN 2014-00012708  
Volume 579, Page 397,  
Exhibit 'A', [First Parcel]  
(Description of a  
63.9587 Acre Parcel)  
6979 State Route 86

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](http://www.dbksurveys.com)

Situated in The	Month:	Page:
Township of Windsor, County of Ashtabula and state of Ohio and known as being part of Original Lot 10, Range 10, within said Township and Township 8N, Range 5W within the Connecticut Western Reserve	March	ONE
Survey for:	Year:	of
James Lynch, Catherine Lynch, Randy D. George and Teresa M. George	2020	ONE

Checked on March 17th, 2020 by RLK

**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 August, 1929 State of Ohio Department of Highways Improvement Plans for Painesville - Warren Road S.H. (I.C.H.) No. 153, Section C2-D, Ashtabula County, Windsor Township, filed as SR-86 Windsor Twp. (ICH-153 Sec. C2-D) 01 of 17.pdf through SR-86 Windsor Twp. (ICH-153 Sec. C2-D) 08 of 17.pdf in the ACER.
- \*The 1930 State of Ohio Department of Highways Improvement Plan for Painesville - Warren Road, SH (ICH) 153, Sec. K, Pat. No. 6450, Geauga County, Huntsburg and Montville Twps filed in ODOT records.
- \*The 1939 Road Alignment Record for Ireland Road, TR 542, Section A, 60 feet wide (in this section) filed as 0542 (Sec.A-B) Ireland .DjVu in the ACER
- \*The December, 2014 survey prepared by James A. Pezar, P.S. 7772, recorded in DN 2014-00012708, Volume 579, Page 397, Exhibit 'A', [First Parcel] (Description of a 63.9587 Acre Parcel), and [Second Parcel] (Description of a 16.5006 Acre Parcel) of ACRD, filed as 61-021-00-001-00.pdf in the GCRD.

**SURVEYOR'S CERTIFICATION**

I certify to:  
James Lynch, Catherine Lynch,  
Randy D. George and Teresa M. George

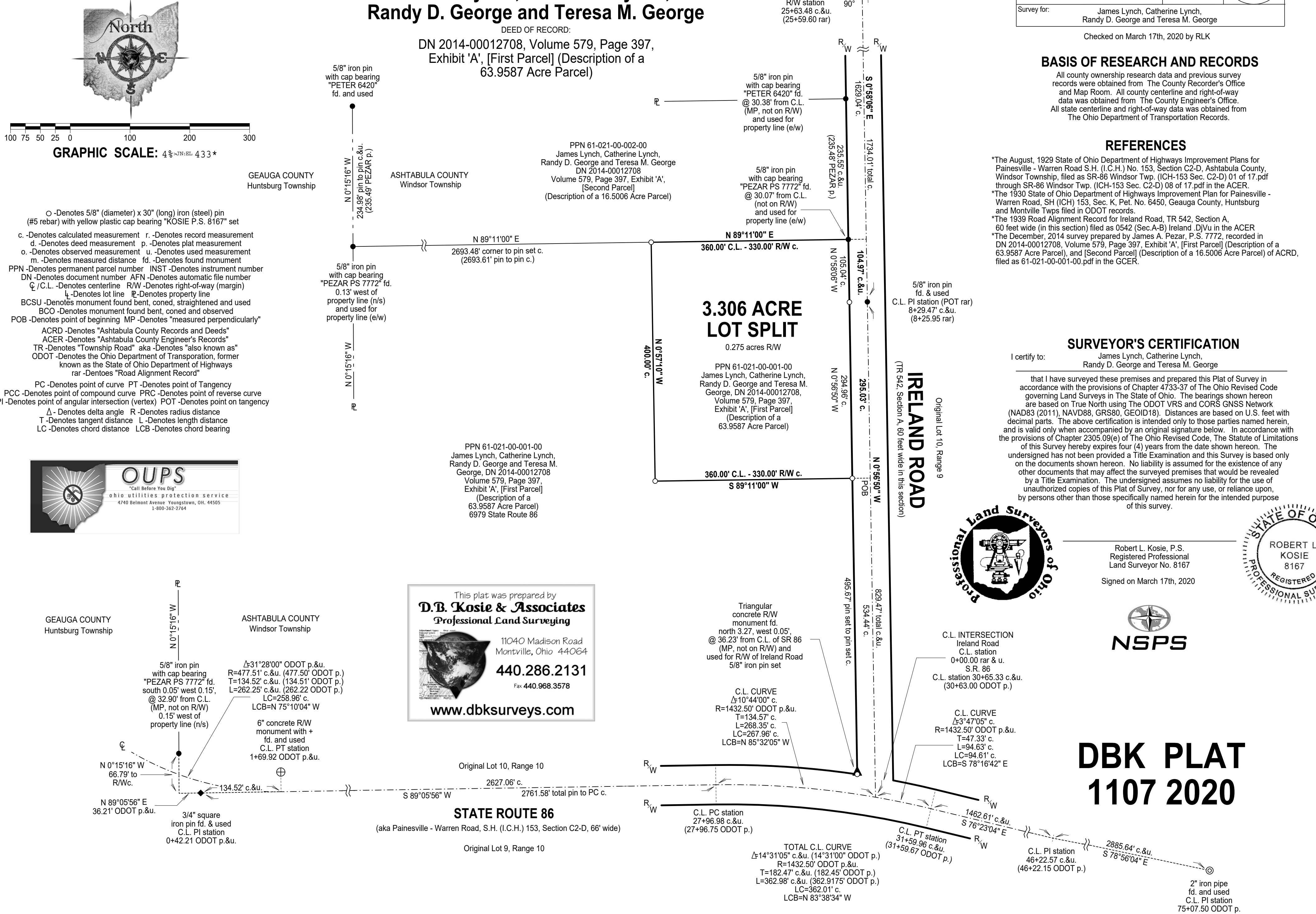
that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, 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 March 17th, 2020



**DBK PLAT  
1107 2020**



GEAUGA COUNTY  
Huntsburg Township

ASHTABULA COUNTY  
Windsor Township

Original Lot 10, Range 10  
STATE ROUTE 86  
(aka Painesville - Warren Road, S.H. (I.C.H.) 153, Section C2-D, 66' wide)  
Original Lot 9, Range 10

TOTAL C.L. CURVE  
Δ=14°31'05" c.&u. (14°31'00" ODOT p.)  
R=1432.50' ODOT p.&u.  
T=182.47' c.&u. (182.45' ODOT p.)  
L=362.98' c.&u. (362.9175' ODOT p.)  
LC=362.01' c.  
LCB=N 83°38'34" W

C.L. INTERSECTION  
Ireland Road  
C.L. station  
0+00.00 r/w & u.  
S.R. 86  
C.L. station 30+65.33 c.&u.  
(30+63.00 ODOT p.)

C.L. CURVE  
Δ=3°47'05" c.  
R=1432.50' ODOT p.&u.  
T=47.33' c.  
L=94.63' c.  
LC=94.61' c.  
LCB=S 78°16'42" E

C.L. PT station  
31+59.96 c.&u.  
(31+59.67 ODOT p.)

C.L. PI station  
46+22.57 c.&u.  
(46+22.15 ODOT p.)

2" iron pipe  
fd. and used  
C.L. PI station  
75+07.50 ODOT p.