

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



GRAPHIC SCALE: 1 inch equals 100 feet

- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 6167" set
- c. - Denotes calculated measurement
- d. - Denotes deed measurement
- p. - Denotes record measurement
- o. - Denotes observed measurement
- u. - Denotes used measurement
- m. - Denotes measured distance
- fd. - Denotes found monument
- DN - Denotes document number
- INST - Denotes instrument number
- AFN - Denotes automatic file number
- C/L - Denotes centerline
- R/W - Denotes right-of-way (margin)
- l. - Denotes lot line
- PL - 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"
- CH - Denotes "County Highway"
- GCER - Denotes "Gauga County Records and Deeds"
- ODOT - Denotes "Ohio Department of Transportation" formerly "Ohio Department of Highways"
- \* \* \* \* \* - Denotes existing pine tree row
- Δ - Denotes delta angle
- R - Denotes radius distance
- T - Denotes tangent distance
- L - Denotes length distance
- LC - Denotes chord distance
- LCB - Denotes chord bearing
- PI - Denotes point of angular intersection (vertex)
- POT - Denotes point on tangency

PLAT OF RE-SURVEY OF  
**PPN 21-003500, Joseph J. Petsche and Beth A. Petsche,**  
**PPN 21-033700, Joseph J. Petsche and Beth A. Petsche, 11626 Wilson Mills Road and**  
**PPN 21-034500, Wayne Edward Hamary, 11612 Wilson Mills Road**

DEEDS OF RECORD  
INST 2002000960223, Volume 2087 Page 1969,  
Volume 1205, Page 637 and  
INST 200200638130, Volume 1520, Page 474

This plat was prepared by  
**D.B. Kosie & Associates**  
Professional Land Surveying

11040 Madison Road  
Montville, Ohio 44064  
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Fax 440.968.3578  
[www.dbksurveys.com](http://www.dbksurveys.com)

Original Lot 159, Tract 3  
**CITY OF CHARDON**  
**THWING ROAD**  
(aka Chardon - Munson Town Line Road, CH 27, Section C, 60 feet wide)  
N 88°42'29" E

**MUNSON TOWNSHIP**  
Section 1, East Division

**COMMISSIONER'S PARCEL DATA**

CP1  
PPN 21-703222  
The Geauga County Board of County Commissioners  
Volume 417, Page 425

CP2  
PPN 21-703223  
The Geauga County Board of County Commissioners  
Volume 417, Page 595

CP3  
PPN 21-703224  
Board of Commissioners of Geauga County  
Volume 410, Page 59

C.L. INTERSECTION  
Thwing Road C.L. station  
52+22.00 GCER,  
Wilson Mills C.L. POT station  
177+04.70 FB3  
1" iron rebar with  
2" aluminum  
unreadable cap  
fd. and used

**PINEHURST DRIVE**  
(TR 838, 60 feet wide)

5/8" iron pin in monument box fd. and used

5/8" iron pin in monument box fd. and used

Woodbrook Subdivision  
plat Volume 20, Pages 40-42

**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 Original Road Records for Wilson Mills Road, Petitioned on December 7th, 1824 and approved on July 5th, 1825, recorded in Book B, Pages 238 to 240 in GCERD.
  - \*The June 20th, 1947 field notes taken for Wilson Mills Road, shown in Field Book 3, pages 10 to 22, filed as C.C.E. FIELD BOOK 003.pdf in the GCER.
  - \*The March, 1956 plat of Pomeroy Subdivision prepared by Root and Pomeroy Registered Surveyors, T.R. Root, Registered Surveyor 2888, recorded in Plat Volume 7 Page 20 of GCERD.
  - \*The August 21st, 1990 survey of Woodbrook Subdivision prepared by William R. Gray Associates, Terrence G. Gerson, Registered Surveyor 6662, recorded in plat Volume 20, Pages 40 to 42 of GCERD.
  - \*The July 30th, 1991 survey of Brookwood Subdivision prepared by Nail & Associates, Terrence G. Gerson, Registered Surveyor 6662, recorded in plat Volume 21, Pages 60 and 61 of GCERD.
  - \*The June, 1993 plat of Schneider's Farm Subdivision prepared by Anthony M. Picone, Registered Surveyor 6865 and Joseph Arthur Temple Registered Surveyor 4761, recorded in plat Volume 22 Pages 28 and 29 of GCERD.
  - \*The May 16th, 1996 Improvement Plans for C.H. No. 27, Thwing Road, Sections A & B, Chardon & Munson Townships prepared by Robert L. Phillips, Geauga County Engineer, filed as CH-0027-A-B-THWING ROAD 1996 PLANS (MYLARS) (ASBUILTS).pdf in the GCER.
  - \*The April 2001 Survey prepared by J. Arthur Temple, Registered Surveyor 4761, recorded in INST 200100598955, Volume 1363, Page 914 of GCERD.
  - \*The April 20th, 2020 monument reference plats prepared by The Geauga County Engineer's Office, Andrew W. Haupt, Registered Professional Surveyor 8010, Deputy Engineer, filed as CH-0027C MONUMENT REFERENCE PLAT APPROVED SSD.pdf in the GCER.

**ENGINEER'S APPROVAL**

**SURVEYOR'S CERTIFICATION**

I certify to:  
Joseph J. Petsche, Beth A. Petsche and Wayne Edward Hamary

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. 6167

Signed on April 28th, 2020

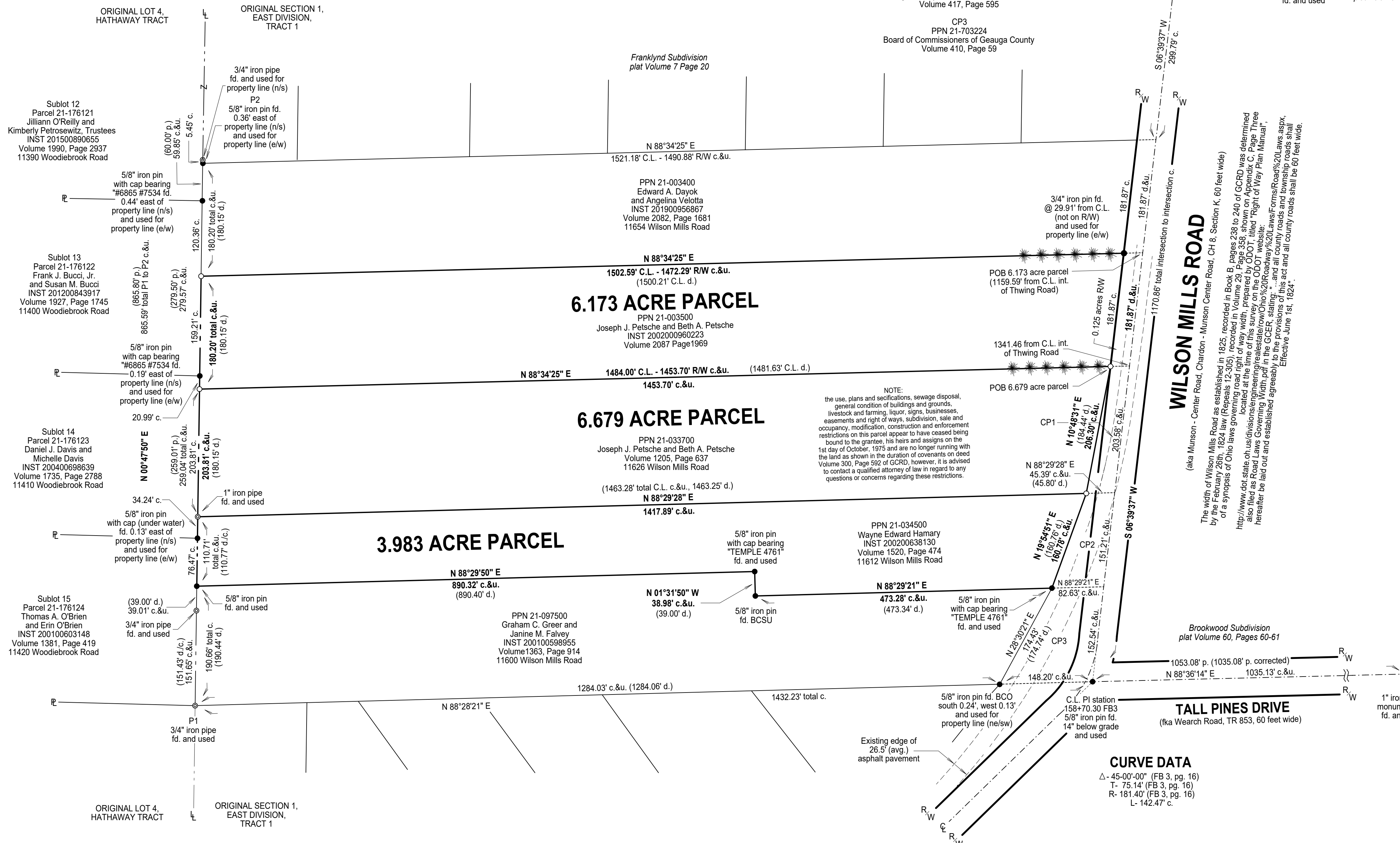


**DBK PLAT 1111 2020**

**CURVE DATA**

Δ=18°33'13" c.&u. (18°33'12" p.)  
R=691.82 p.&u.  
T=113.00 p.&u.  
L=224.03' c.&u. (224.02' p.)  
LC=223.05' p.&u.  
LCB=N 79°20'33" E

**SURVEY PLAT & LEGAL DESCRIPTION**  
APPROVED PER R.C. 315.251  
5/05/2020  
GEOGA COUNTY ENGINEER  
TAX MAP DEPT.



Schneider's Farm Subdivision  
Volume 22, Pages 28 and 29

ORIGINAL LOT 4,  
HATHAWAY TRACT

ORIGINAL SECTION 1,  
EAST DIVISION,  
TRACT 1

Sublot 12  
Parcel 21-176121  
Jillann O'Reilly and  
Kimberly Petrowicz, Trustees  
INST 201500890657  
Volume 1990, Page 2937  
11390 Woodbrook Road

Sublot 13  
Parcel 21-176122  
Frank J. Bucco, Jr.  
and Susan M. Bucco  
INST 201200843917  
Volume 1927, Page 1745  
11400 Woodbrook Road

Sublot 14  
Parcel 21-176123  
Daniel J. Davis and  
Michelle Davis  
INST 200400698639  
Volume 1735, Page 2788  
11410 Woodbrook Road

Sublot 15  
Parcel 21-176124  
Thomas A. O'Brien  
and Erin O'Brien  
INST 200100603148  
Volume 1381, Page 419  
11420 Woodbrook Road

PPN 21-003400  
Edward A. Dayok  
and Angelina Velotta  
INST 201900956867  
Volume 2082, Page 1681  
11654 Wilson Mills Road

**6.173 ACRE PARCEL**  
PPN 21-003500  
Joseph J. Petsche and Beth A. Petsche  
INST 2002000960223  
Volume 2087 Page 1969

**6.679 ACRE PARCEL**  
PPN 21-033700  
Joseph J. Petsche and Beth A. Petsche  
Volume 1205, Page 637  
11626 Wilson Mills Road

**3.983 ACRE PARCEL**  
PPN 21-097500  
Graham C. Greer and  
Janine M. Falvey  
INST 200100598955  
Volume 1363, Page 914  
11600 Wilson Mills Road

PPN 21-034500  
Wayne Edward Hamary  
INST 200200638130  
Volume 1520, Page 474  
11612 Wilson Mills Road