City of Chardon, County of Geauga and State of Ohio and known as being Sublot 158 in Chardon Park Estates No. 2, TRUE NORTH (Geodetic North) recorded in Plat Volume 7, Pages 74-75, PLAT OF SURVEY OF: of part of Original Lot 143, Tract Three, within said City and Township 9N, ODOT VRS and CORS GNSS Network NAD83 (2011), NAVD88, GRS80, Geoid18 Sublot 158, PPN 10-130500,  $\odot$  -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set Range 8W in the
Connecticut Western Reserve. James A. Sanguedolce and c. -Denotes calculated measurement r. -Denotes record measurement Survey for: James A. Sanguedolce and Jo Ann M. Sanguedolce d. -Denotes deed measurement p. -Denotes plat measurement Jo Ann M. Sanguedolce 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 343 Sylvia Drive DN -Denotes document number AFN -Denotes automatic file number Ç /C.L. -Denotes centerline R/W -Denotes right-of-way (margin) 4 -Denotes lot line P-Denotes property line DEED OF RECORD: BCSU -Denotes monument found bent, coned, straightened and used BCO -Denotes monument found bent, coned and observed INST 200700767686 POB -Denotes point of beginning MP -Denotes "measured perpendicularly" aka -Denotes "also known as" fka -Denotes "formerly known as" Volume 1828, Page 2835 FB -Denotes "field book" TR -Denotes "Township Road" CR -Denotes "County Road"  $\Delta$ - Denotes delta angle R -Denotes radius distance HILLTOP DRIVE T -Denotes tangent distance L -Denotes length distance (60 feet wide) LC -Denotes chord distance LCB -Denotes chord bearing N 88°44'19" E 296.70' c.&u. (296.64' p.) — i 1/2" iron pin fd. and used JUDSAB<  $V < DO > = 4^{B \times A} > TXDOV 63^{?>>M}$ Sublot 49 PPN 10-096800 Sublot 157 Joseph J. McKenzie and PPN 10-163550 PL PL Elizabeth J. McKenzie Frank T. Surace and Volume 733, Page 786 △89°59'58" c.&u. (90°00'00" p.) Judith R. Surace 312 Cynthia Drive R=100.02' p.&u. Volume 653, Page 250 T=100.02' p.&u. 335 Sylvia Drive L=157.11'p.&u. LC=141.45' c. LCB=N 43°43'49" E -, p./c.&u. N 88°43'41" E N 88°43'41" E 170.00' p.&u. 30.00' p.&u. YLVIA Sublot 48 Sublot 158 PPN 10-002600 PPN 10-130500 Parker Ohio Properties LLC James A. Sanguedolce and 5/8" iron pin in INST 202000965219 Jo Ann M. Sanguedolce Volume 2095, Page 2794 monument box INST 200700767686 fd. and used 314 Cynthia Drive Volume 1828, Page 2835 DRIVE 343 Sylvia Drive N 88°43'41" E ohio utilities protection service N 88°43'41" E 165.00' p.&u. 4740 Belmont Avenue Youngstown, OH. 44505 1-800-362-2764 170.00' p.&u. 70.01' c.&u. (70.00' p., 69.85' to pin fd. c. Sublot 47 PPN 10-104800 Sublot 159 PPN 10-007880 Keith M. Dillworth, Jr. and Breanna M. West Elizabeth Lee Wanner Volume 928, Page 116 INST 201900945729 Volume 2066, Page 130 347 Sylvia Drive 316 Cynthia Drive

**BASIS OF RESEARCH AND RECORDS** 

Month:

July

2020

ONE

ONE

Situated in The

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 September, 1955 plat of Chardon Park Estates No. 1 subdivision prepared by Howell T. Davis, Registered Surveyor 4049, recorded in plat Volume 7, Page 6 of GCRD. \*The December, 1956 plat of Chardon Park Estates No. 2 Subdivision prepared by Howell F. Davis and Associates, Milton A. Boomhower, Registered Surveyor 4247, recorded in Plat Volume 7, Pages 74-75 of GCRD.

CYNTHIA DRIVE
(60 feet wide)

5/8" iron pin fd. 0.16' north,

0.43' west

## SURVEYOR'S CERTIFICATION

I certify to:

CHARDON PARK ESTATES NO. 2,

recorded January 28th, 1957,

Plat Volume 7, Pages 74 and 75

PK nail fd.

above bent

1/2" iron pin and used

S 88°46'22" W

CRICKETT ROAD (60 feet wide)

James A. Sanguedolce and Jo Ann M. Sanguedolce

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,

Land Surveyor No. 8167

Registered Professional



CHARDON PARK ESTATES NO. 1.

recorded October 31st, 1955,

Plat Volume 7, Page 6

**DBK PLAT** 1121 2020

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

**DRIVE** wide)

1/2" iron pin (reading)

fd. and used

396.78' (396.66' p.)



