September State of Ohio and known as being Sublot 9 in One Mont - Mere Colony Subdivision No. 1, recorded in plat Volume 9, Page 96 of GCRD, of part of Original Section 5 within said Township and Year: PLAT OF SURVEY OF: This plat was prepared by Township 9N, Range 6W in the Connecticut Western Reserve. 2020 D.B. Kosie & Associates PPN 20-065900, Michael J. Orlandi and Professional Land Surveying Mary Lisa Simone Orlandi, 17665 Burrows Road Survey for: Michael J. Orlandi and Mary Lisa Simone Orlandi 11040 Madison Road Montville, Ohio 44064 DEED OF RECORD: Checked on September 2nd, 2020 by RLK INST 201300858663 440.286.2131 Volume 1949, Page 66 Fax **440**.968.3578 SIDLEY ROAD (TR 58, 60 feet wide) No effort was made in determining the Geauga - Ashtabula county line in this survey. www.dbksurveys.com **GEAUGA** *ASHTABULA* COUNTY COUNTY **BURROWS ROAD** Trumbull Original Lot 37 Thompson Township (TR 60, Section D, 60 feet wide) 3772.91' total intersection to intersection c.&u. (3761.70' total GCER c.) N 88°43'57" E 1" (top) iron pin 2249.59' c.&u. (2249.61' p./c.) (TR 60, Section C, 60 feet wide) **149.92' c.&u.** (150.00' p.) fd. and used 1373.40' c. C.L. station 5/8" iron pin 150.22' pin to pipe c. 114+57.30 1940 GCER 309.78' c.&u. in epoxy 5/8" iron pin fd. BCO 3/4" iron pipe fd. 5/8" iron pin fd. 89°-33'-58" c.&u. fd. and used (310.00' p./c.) 0.103 acres R/W 3/4" iron pin fd. @ 29.64' from C.L. @ 29.68' from C.L @ 29.56' from C.L (89°-38'-00" 1940 GCER) @ 29.73' from C.L. (MP, not on R/W) C.L. PI Intersection (MP, not on R/W) (MP, not on R/W) 2.065 station 76+95.60 (MP, not on R/W) and used for and used for 5/8" iron pin fd. and used for property line (n/s) 1940 GCER p. property line (n/s) **ACRE** @ 29.32' from C.L. property line (n/s) (not on R/W) **PARCEL** and used for Hartsgrove Montville property line (n/s) Tree on R/W Township Sublot Sublot ROAD Sublot Sublot TRUE NORTH (Geodetic North Sublot 12 ODOT VRS and CORS GNSS Network NAD83 (2011), NAVD88, GRS80, Geoid18 **MONT - MERE COLONY** SUBDIVISON 1 plat Volume 9, Page 96 NSPS Original Section 5 SURVEYOR'S CERTIFICATION 3/4" iron pin fd.

and used for property line (n/s Dock I certify to: 100 75 50 25 0 100 Michael J. Orlandi and Mary Lisa Simone Orlandi **GRAPHIC SCALE:** 1 inch equals 100 feet Mont - Mere that I have surveyed these premises and prepared this Plat of Survey in Lake 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 (150.00' p.)  $\odot$  -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set (NAD83 (2011), NAVD88, GRS80, GEOID18). Distances are based on U.S. feet with 149.98' c.&u. decimal parts. The above certification is intended only to those parties named herein, N 88°43'35" E and is valid only when accompanied by an original signature below. In accordance with c. -Denotes calculated measurement r. -Denotes record measurement the provisions of Chapter 2305.09(e) of The Ohio Revised Code, The Statute of Limitations d. -Denotes deed measurement p. -Denotes plat measurement of this Survey hereby expires four (4) years from the date shown hereon. The o. -Denotes observed measurement u. -Denotes used measurement Sublot 43 Sublot 44 undersigned has not been provided a Title Examination and this Survey is based only m. -Denotes measured distance fd. -Denotes found monument on the documents shown hereon. No liability is assumed for the existence of any PPN -Denotes permanent parcel number INST -Denotes instrument number PPN 20-002650 other documents that may affect the surveyed premises that would be revealed DN -Denote's document number AFN -Denotes automatic file number PPN 20-032570 by a Title Examination. The undersigned assumes no liability for the use of Philip Zannella, III and Ç /C.L. -Denotes centerline R/W -Denotes right-of-way (margin) Robert J. Knop and unauthorized copies of this Platyof Survey, hor for any use, or reliance upon, Courtney Zannella Martha A. Knop 4 -Denotes lot line ₽-Denotes property line BCSU -Denotes monument found bent, coned, straightened and used INST 201300866347 by persons other than those specifically/named/herein for the intended purpose Volume 734, Page 1342 of this survey. Volume 1959, Page 2191 BCO -Denotes monument found bent, coned and observed 17664 Leggett Road 17650 Leggett Road 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" CR -Denotes "County Road" GCRD -Denotes "Geauga County Records and Deeds" Robert L. Kosie, P.S. GCER -Denotes "Geauga County Engineer's Records" ROBERT L Registered Professional PC -Denotes point of curve PT -Denotes point of Tangency KOSIE Land Surveyor No. 8167 PCC -Denotes point of compound curve PRC -Denotes point of reverse curve 8167 PI -Denotes point of angular intersection (vertex) POT -Denotes point on tangency Signed and sealed on this 1st day of September, 2020 -··-- Denotes approximate edge of water

## **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 1940 improvment plans for Montville-Thompson TWP.
Line Road SEC-D-, prepared by E.A. Fiedler, County Engineer,
filed as TR-0060-D-BURROWS ROAD 1940 PLANS.pdf in the GCER.
\*The July, 1970 plat of Mont-Mere Colony Subdivision No. 1
prepared by Delmar B. Kosie, Registered Surveyor 5276,
recorded in Volume 9, Page 96 of GCRD.
\*The March 1st, 2019 survey prepared by Schwartz Land
Surveying Inc, Rudy E. Schwartz, Registered Professional
Surveyor 7193, filed as THO\_00284\_PLAT.pdf in the GCER.

DBK PLAT 1126 2020

Situated in The

Township of Montville, County of Geauga and

Month: