

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



○ -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 r. -Denotes record measurement  
 d. -Denotes deed measurement p. -Denotes plat measurement  
 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  
 DN -Denotes document number AFN -Denotes automatic file number  
 C.L. -Denotes centerline R/W -Denotes right-of-way (margin)  
 L -Denotes lot line P -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"  
 GCRD -Denotes "Geauga County Records and Deeds"  
 GCER -Denotes "Geauga County Engineer's Records"  
 x -Denotes 4' oak lath set at proposed building corner +0.1'



**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.

Situated in The	Month:	Page:
Township of Munson, County of Geauga and State of Ohio and known as being subplot 3 in Greenbrier Subdivision as recorded in Plat Volume 11, Pages 54 and 55, of part of Original Lot 10, Tract 3, within said Township and Township 8N, Range 8W in the Connecticut Western Reserve.	November	One
Survey for:	Year:	of
Julian Janoviak and Luciana M. Janoviak	2020	One

Checked on November 4th, 2020 by RLK

PLAT OF SURVEY OF:  
**PPN 21-063650, Julian Janoviak and Luciana M. Janoviak**  
**12880 Greenbrier Drive**

DEED OF RECORD:  
 Volume 2107, Page 1674

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)

**Greenbrier Subdivision**  
 Volume 11, Pages 54 and 55

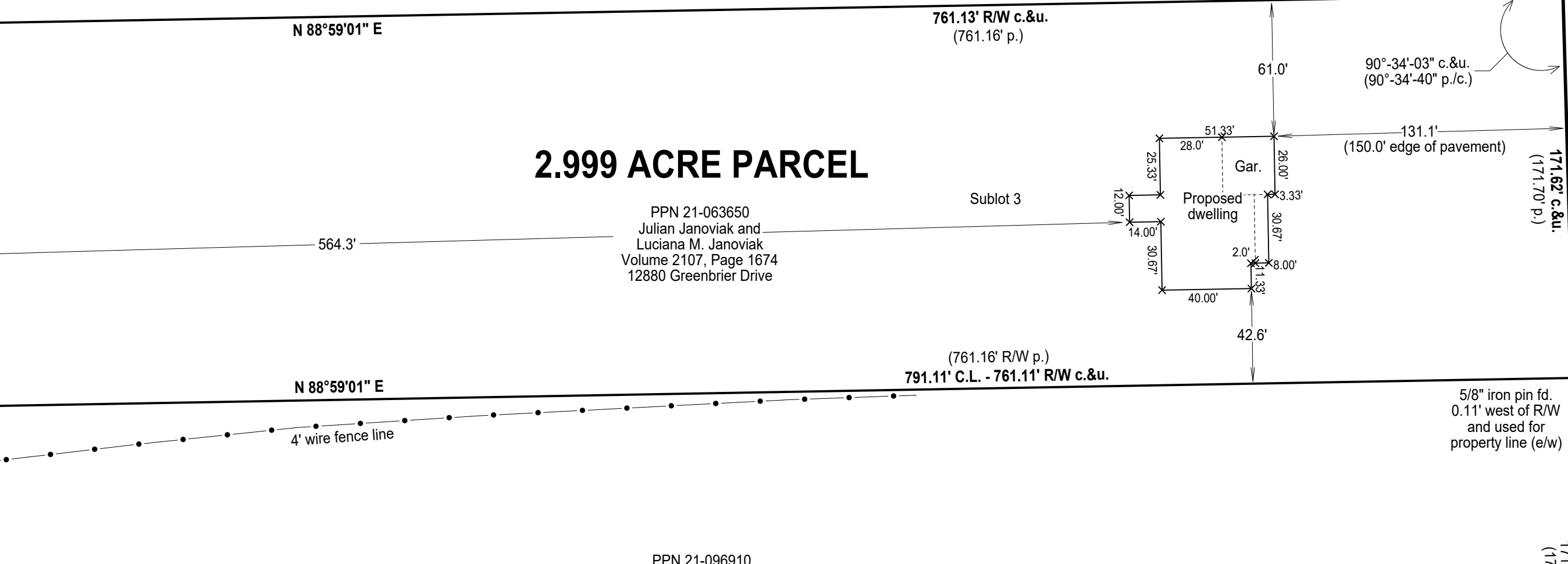
**2.999 ACRE PARCEL**

Parcel : 21-140800  
 James E. Mintus and Lisa B. Mintus  
 Volume 1084, Page 80  
 12853 Bass Lake Road

PPN 21-071300  
 Christopher Barstad  
 Volume 2008, Page 1270  
 12885 Bass Lake Road

PPN 21-110933  
 Mark J. Kolakowski  
 Volume 834, Page 1331  
 12860 Greenbrier Drive

PPN 21-096910  
 James H. Cohn and Tracy L. Cohn  
 Volume 1843, Page 3176  
 12890 Greenbrier Drive



**SURVEYOR'S CERTIFICATION**

I certify to: Julian Janoviak and Luciana M. Janoviak

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*  
 Robert L. Kosie, P.S.  
 Registered Professional  
 Land Surveyor No. 8167

Signed and sealed on November 4th, 2020

**REFERENCES**

Greenbrier Subdivision prepared by Debevec - Salo & Associates, Edward L. Debevec, Registered Surveyor 4515, Registered Engineer 25625, recorded in plat Volume 11, Pages 54 and 55 of GCRD.

**GREENBRIER DRIVE**  
 (60 feet wide)



**DBK**  
**PLAT**  
**1130**  
**2020**