Situated in The	Month:	Page:
Township of Newbury, County of Geauga and State of Ohio and known as being part of Original Lot No. 5, in Tract No. 2, within said Township and Township 7, Range 8 of the Connecticut Western Reserve	March	ONE of ONE
	Year: 2021	
Survey for: 11168 Kinsman Properties, Ltd. and Daniel E. Bond, Esquire		

Checked on March 29th, 2021 by RLK

PLAT OF SURVEY, CONTOUR AND MORPHOLOGY STUDY OF:

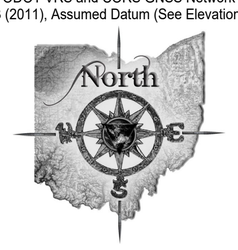
PPN 23-279700
11168 Kinsman Properties, Ltd.
11168 Kinsman Road

DEED OF RECORD:

INST 200700772303, Volume 1834, Page 1771

TRUE NORTH (Geodetic North)

ODOT VRS and CORS GNSS Network
NAD83 (2011), Assumed Datum (See Elevation Note)



○ -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set

○ -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)
℄-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"
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"
GCER -Denotes "Geauga County Engineer's Records"

50 38 25 13 0 50 100 150 200

GRAPHIC SCALE: 4%>JN:EL 83*

1234 2006 original contours prior to construction as shown on the 2015 improvement plans for Newbury Center Building #3, (based on the 2006 survey prepared by Schwartz Land Surveying, Inc.)

1234 2015 proposed contours provided for construction as shown on the 2015 improvement plans for Newbury Center Building #3 designed by George J. Hess, II, Professional Engineer E-56835

1234 2021 observed contours using 2006 Schwartz datum (see Elevation Datum)

+1.2 -Denotes the difference between proposed elevation and actual elevation observed

✓-Denotes proposed elevation is very close to existing elevation

✓-Denotes original grade is very close to existing elevation

SURVEYORS OBSERVATIONS AND NOTES

*The 2006 datum used by Schwartz Land Surveying, Inc. was based on an assumed datum as verified per conversation with Rudy Schwartz on March 26th, 2021. (See Elevation Datum).
*The Newbury Center Building #3 was built reasonably close to the proposed location.
*The Newbury Center Building #3 was built reasonably close to the proposed finish floor elevation.
*The existing concrete driveway and parking area was established considerably higher than was proposed, as shown hereon.
*The existing final grade indicates grading was done east of and encroaching easterly over the property line.
*The final finish grade is significantly higher in many areas as shown hereon.
*The existing retention pond was established in a different location than was designed (75'+).

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.

ELEVATION DATUM

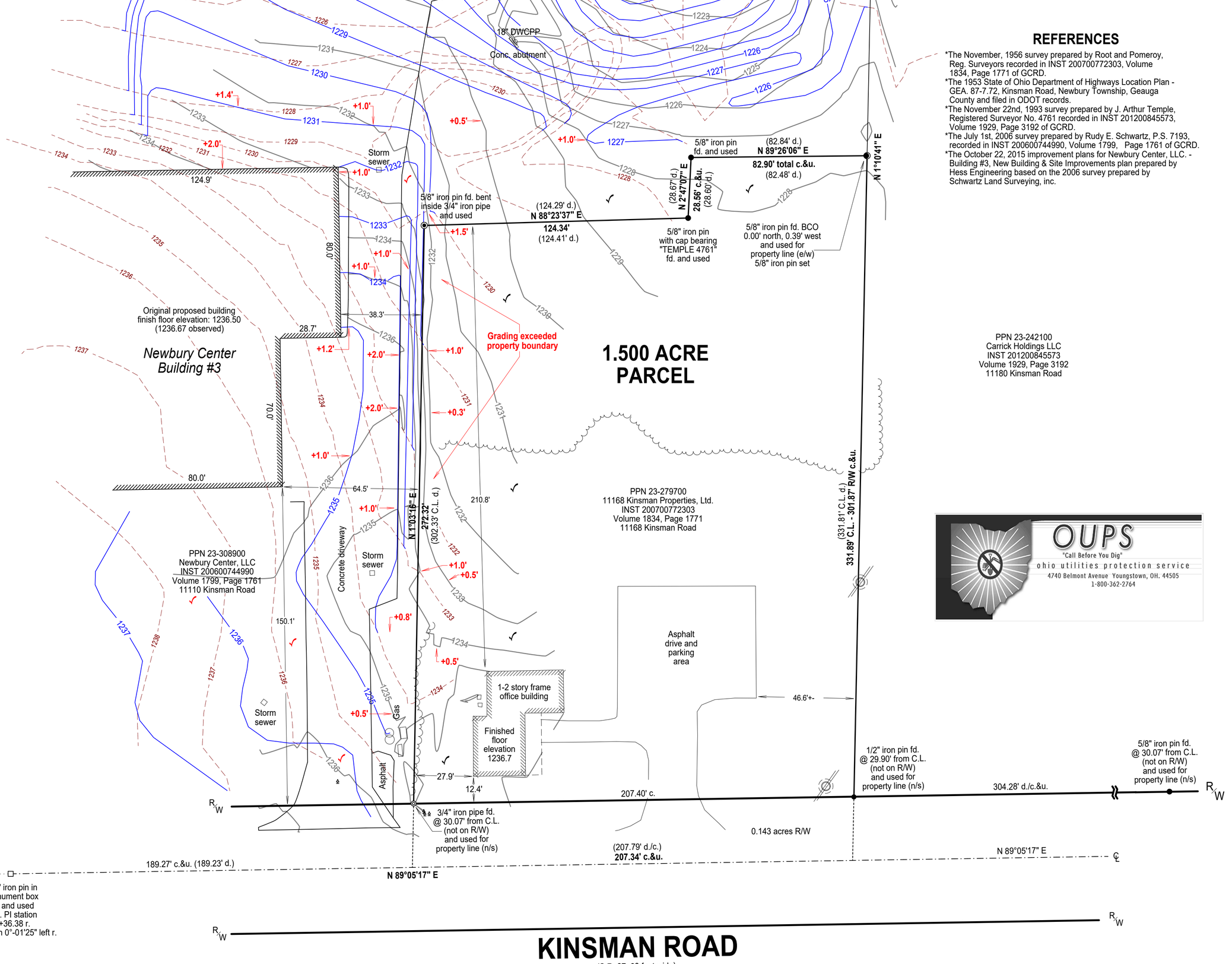
Elevations shown hereon are based on the 2006 assumed datum used by Schwartz Land Surveying, Inc., Rudy E. Schwartz, P.S. 7193 and was established by using the finish floor elevations shown on the October 22, 2015 improvement plans for Newbury Center, LLC. - Building #3, New Building & Site Improvements plan prepared by Hess Engineering based on the 2006 survey prepared by Schwartz Land Surveying, inc. This datum is 3.5 feet above the ODOT VRS and CORS GNSS Network and is also significantly higher than the contours on the Geauga Access (GIS).

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by digitized image photogrammetry and actual field measurement and and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence, location, condition, type or size of any structure shown hereon, any mistitling or malpropism, or that which is not shown on this drawing.

REFERENCES

*The November, 1956 survey prepared by Root and Pomeroy, Reg. Surveyors recorded in INST 200700772303, Volume 1834, Page 1771 of GCRD.
*The 1953 State of Ohio Department of Highways Location Plan - GEA. 87-7.72, Kinsman Road, Newbury Township, Geauga County and filed in ODOT records.
*The November 22nd, 1993 survey prepared by J. Arthur Temple, Registered Surveyor No. 4761 recorded in INST 201200845573, Volume 1929, Page 3192 of GCRD.
*The July 1st, 2006 survey prepared by Rudy E. Schwartz, P.S. 7193, recorded in INST 200600744990, Volume 1799, Page 1761 of GCRD.
*The October 22, 2015 improvement plans for Newbury Center, LLC. - Building #3, New Building & Site Improvements plan prepared by Hess Engineering based on the 2006 survey prepared by Schwartz Land Surveying, inc.



OUPS
"Call Before You Dig"
ohio utilities protection service
4740 Belmont Avenue Youngstown, OH. 44505
1-800-362-2764

NSPS

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

SURVEYOR'S CERTIFICATION

I certify to: 11168 Kinsman Properties, Ltd. and Daniel E. Bond, Esquire

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). 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.

Professional Land Surveyors of Ohio

STATE OF OHIO ROBERT L. KOSIE 8167 REGISTERED PROFESSIONAL SURVEYOR

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

Signed and sealed on this 29th day of March, 2021

DBK PLAT 1149 2021