

PLAT OF SURVEY OF
PPN 03-A-016-0-00-006-0
Ashley Hlebak

DEED OF RECORD:
 INST 2020R029875

Situated in The	Month:	Page:
Township of Perry, County of Lake and State of Ohio and known as being part of Original Lot 38 in said Township and Township 11N, Range 7W in the Connecticut Western Reserve	June	ONE
Year:	2021	of ONE
Survey for:	Ashley Hlebak	

Checked on June 14th, 2021 by RLK
 Revised August 16th, 2023



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.

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

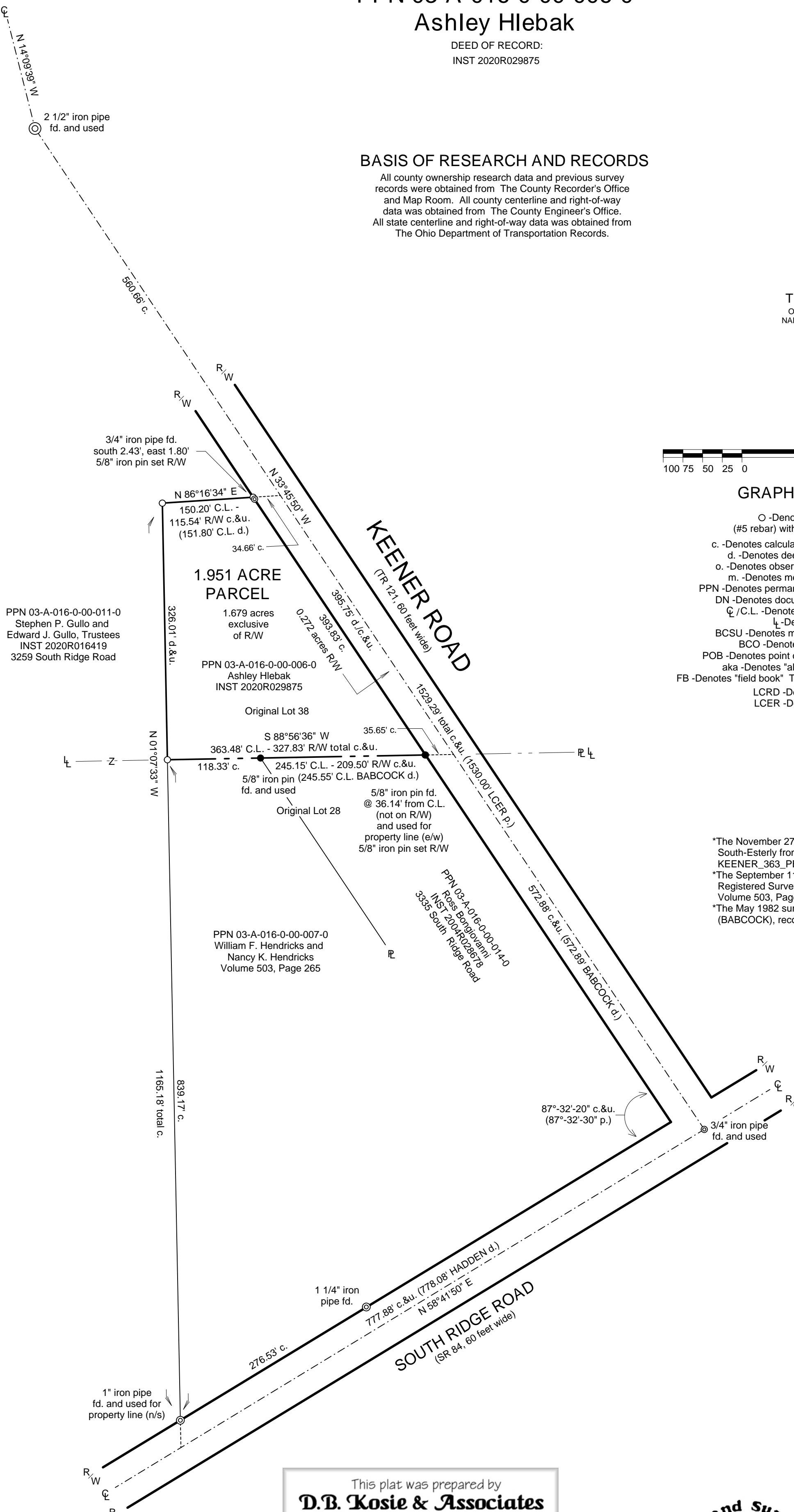


GRAPHIC SCALE: 1 inch equals 100 feet

- -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 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 ℄ -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"
- LCRD -Denotes "Lake County Records and Deeds"
- LCER -Denotes "Lake County Engineer's Records"

REFERENCES

- *The November 27th, 1911 Re-Survey and Location of The Road Running South-Easterly from Lane Sta To the South Ridge Road, filed as KEENER_363_PE.PDF in the LCER.
- *The September 11th, 1956 surveys prepared by Clyde C. Hadden, Registered Surveyor No. 926, recorded in INST 2005R037922 and Volume 503, Page 265 of LCRD.
- *The May 1982 survey prepared by William C. Babcock, P.S. #6528 (BABCOCK), recorded in INST 2001R05516 of LCRD.



PPN 03-A-016-0-00-011-0
 Stephen P. Gullo and Edward J. Gullo, Trustees
 INST 2020R016419
 3259 South Ridge Road

1.951 ACRE PARCEL
 1.679 acres exclusive of R/W

PPN 03-A-016-0-00-006-0
 Ashley Hlebak
 INST 2020R029875

PPN 03-A-016-0-00-007-0
 William F. Hendricks and Nancy K. Hendricks
 Volume 503, Page 265



SURVEYOR'S CERTIFICATION

I certify to: Ashley Hlebak

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. 8167

Signed and sealed on this 16th day of August, 2023



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



DBK PLAT 1155 2021

D.B. Kosie & Associates, LLC
Professional Land Surveying



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Montville, Ohio 44064

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1.951 ACRE PARCEL

0.272 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 03-A-016-0-00-006-0
Ashley Hlebak

Instrument Number (INST) 2020R029875 of Lake County Records and
Deeds (LCRD).

Situated in the Township of Perry, County of Lake and State of Ohio and known as being part of Original Lot 38 in said Township and Township 11N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at 3/4" iron pipe found at the centerline intersection of Keener Road (Township Road 121, 60 feet wide) and South Ridge Road (State Route 84, 60 feet wide).

Thence North 33°45'50" West, along the centerline of said Keener Road, 572.88 feet to the northeasterly corner of PPN 03-A-016-0-00-014-0 as conveyed to Ross Bongiovanni, recorded in INST 2004R028678 of LCRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 88°56'36" West, along the northerly line of said Bongiovanni's land, the northerly line of PPN 03-A-016-0-00-007-0 as conveyed to William F. Hendricks and Nancy K. Hendricks, recorded in Volume 503, Page 265 of LCRD, passing through a 5/8" iron pin set at 35.65 feet, a 5/8" iron pin found at 36.14 feet, a 5/8" iron pin found at 245.15 feet, a total distance of 363.48 feet to the northwesterly corner thereof, on an easterly line of PPN 03-A-016-0-00-011-0 as conveyed to Stephen P. Gullo and Edward J. Gullo, Trustees, recorded in INST 2020R016419 of LCRD, being the southwesterly corner of the parcel herein described.

Thence North 01°07'33" West, along said easterly line of Gullo's land, 326.01 feet to a 5/8" iron pin set, being the northwesterly corner of the parcel herein described.

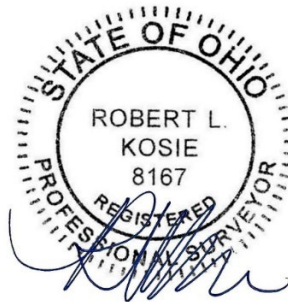
1.951 ACRE PARCEL (continued)

Thence North 86°16'34" East, along a southerly line of said Gullo's land, passing through a 5/8" iron pin set at 115.54 feet, a total distance of 150.20 feet to a southeasterly corner thereof, on the centerline of the aforesaid Keener Road, being the northeasterly corner of the parcel herein described.

Thence South 33°45'50" East, along said centerline, a frontage distance of 395.75 feet to **The Principal Place of Beginning of this Survey** and containing 1.951 acres of land, of which, 0.272 acres are within the R/W of said Keener Road, leaving 1.679 acres exclusive of said R/W, surveyed in August of 2023 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to more accurately describe PPN 03-A-016-0-00-006-0 as conveyed to Ashley Hlebak, recorded in INST 2020R029875 of LCRD.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".



Robert L. Kosie, Sr.,
Ohio Certified Registered
Professional Surveyor 8167
Signed and Sealed on

August 16th, 2023

Legal Description Approved for Transfer

Lake County Engineer – Tax Map Dept.

By: *Christopher Bernard* Date: 08/17/2023