

Situating in The Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lot 38 within said Township and Township 7N, Range 6W in the Connecticut Western Reserve.	Month: July	Page: ONE of ONE
	Year: 2021	
Survey for: Matthew G. Hershberger and Anna Marie Hershberger		

Checked on July 27th, 2021 by RLK
Revised July 28th, 2021

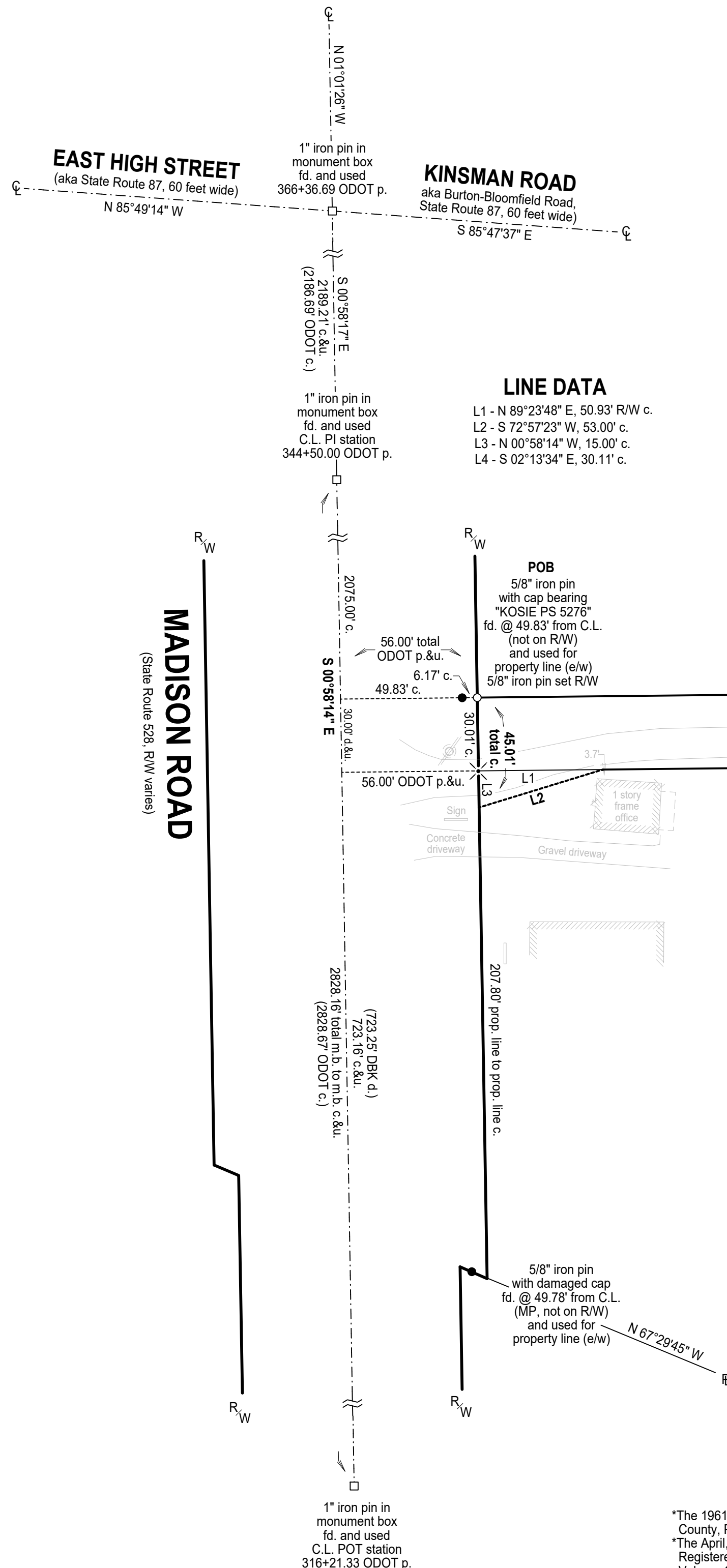
BASIS OF RESEARCH AND RECORDS

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.

PLAT OF EASEMENT AND RE-SURVEY (IN PART) OF:

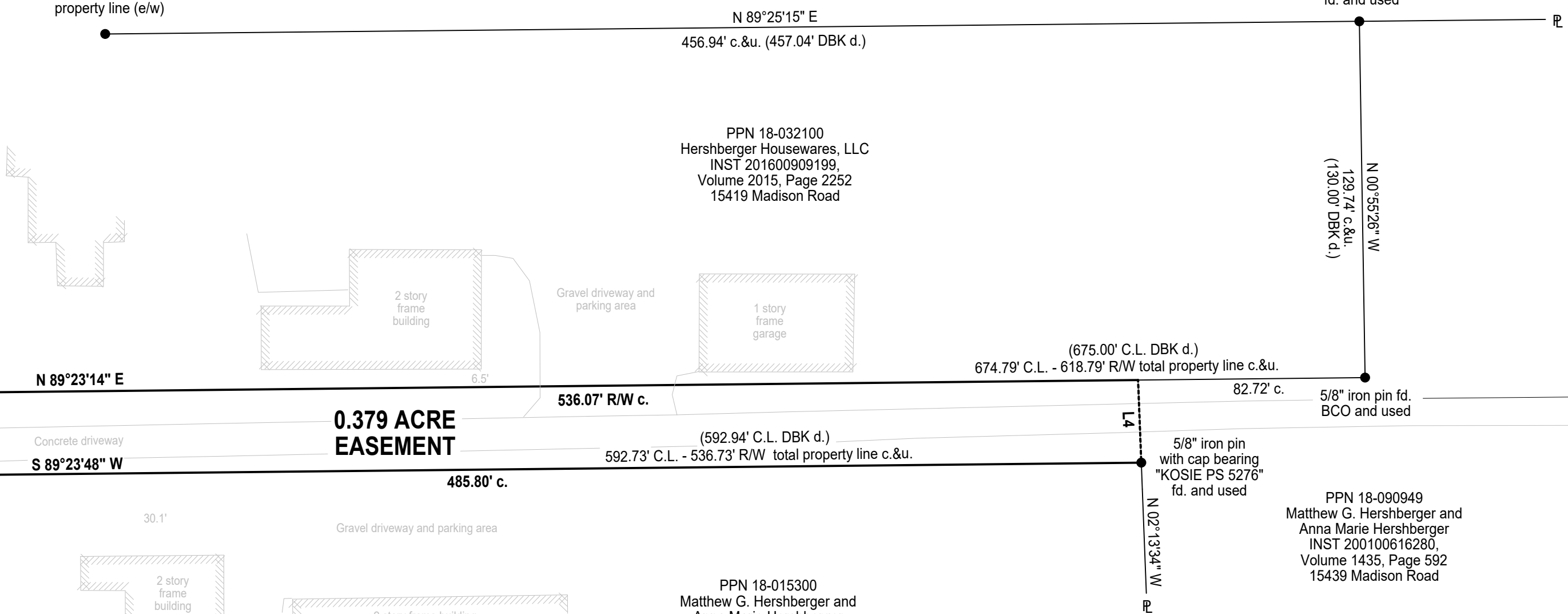
**PPN 18-090949,
Matthew G. Hershberger and Anna Marie Hershberger
15439 Madison Road and
PPN 18-015300,
Matthew G. Hershberger and Anna Marie Hershberger
15449 Madison Road**

DEEDS OF RECORD:
INST 200100616280, Volume 1435, Page 592 and
INST 200800776873, Volume 1840, Page 518



5/8" iron pin with cap bearing "SLAY 5298" fd. and used for property line (e/w)

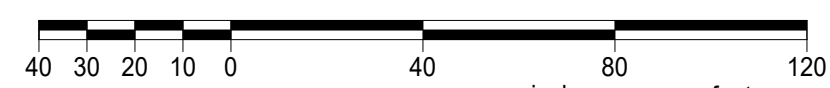
5/8" iron pin with cap bearing "KOSIE PS 5276" fd. and used



ENGINEER'S APPROVAL

Description approved for Closure only
Gauga County Engineer
Reviewed under the supervision of Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 07/29/2021
21-115

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



- -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- ✕ -Denotes 1/2" (diameter) x 3/4" (deep) drill hole (circular boring), in concrete, with four (4) stamped directional lines set
- c. -Denotes calculated measurement d. -Denotes deed measurement
- p. -Denotes plat measurement u. -Denotes used measurement
- fd. -Denotes found monument PPN -Denotes permanent parcel number
- INST -Denotes instrument number P -Denotes property line
- ℄ / C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
- BCO -Denotes monument found bent, coned and observed
- POB -Denotes point of beginning MP -Denotes "measured perpendicularly"
- nka - Denotes "Now Known As" fka - Denotes "Formerly Known As"
- GCRD -Denotes "Gauga County Records and Deeds"
- GGER -Denotes "Gauga County Engineer's Records"
- ODOT -Denotes "Ohio Department of Transportation" (fka "Ohio Department of Highways")
- DBK -Denotes "D.B. Kosie & Associates" (fka "Delmar B. Kosie & Associates")

REFERENCES

*The 1961 State of Ohio Department of Highways (ODOT Improvement Plans for GEA-88-2.07, GEA-528-1.32, Gauga County, Parkman and Middlefield Townships, filed in ODOT record.
*The April, 1997 surveys prepared by Delmar B. Kosie & Associates (nka D.B. Kosie and Associates), Delmar B. Kosie, Registered Surveyor 5276, recorded in INST 200100616280, Volume 1435, Page 592 and INST 200800776873, Volume 1840, Page 518 of GCRD.

I certify to: **SURVEYOR'S CERTIFICATION**
Matthew G. Hershberger and Anna Marie Hershberger

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 July 26th, 2021



DBK PLAT 1164 2021



0.379 ACRE EASEMENT

Deed of Record: Permanent Parcel Number (PPN) 18-090949 and PPN 18-015300, Matthew G. Hershberger and Anna Marie Hershberger, Instrument Number (INST) 200100616280, Volume 1435, Page 592 and INST 200800776873, Volume 1840, Page 518 of Geauga County Records and Deeds (GCRD).
15439 Madison Road and 15449 Madison Road.

Situated in the Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lot 38 within said Township and Township 7N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Kinsman Road (also known as Burton-Bloomfield Road, State Route 87, 60 feet wide) and Madison Road (also known as State Route 528, R/W varies).

Thence South $00^{\circ}58'17''$ East, along the centerline of said Madison Road, 2189.21 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence South $00^{\circ}58'14''$ East, continuing along said centerline, 2075.00 feet to the southwesterly corner of PPN 18-032100 as conveyed to Hershberger Housewares, LLC, recorded in INST 201600909199, Volume 2015, Page 2252 of GCRD.

Thence North $89^{\circ}23'14''$ East, along the southerly line of the said Hershberger Housewares, LLC parcel, passing through a 5/8" iron pin with cap bearing "KOSIE PS 5276" found at 49.83 feet, a total distance of 56.00 feet to a 5/8" iron pin set on the easterly Right of Way (R/W) of said Madison Road, at the northwesterly corner of the easement herein described and **The Principal Place of Beginning of this Survey.**

Thence North $89^{\circ}23'14''$ East, continuing along the southerly line of the said Hershberger Housewares, LLC parcel, 536.07 feet to the northeasterly corner of the easement herein described, located South $89^{\circ}23'14''$ West, 82.72 feet from a 5/8" iron pin found bent, coned and observed at the southeasterly corner of the said Hershberger Housewares, LLC parcel.

0.379 ACRE EASEMENT

(continued)

Thence South 02°13'34" East, along the easterly line of the easement herein described, 30.11 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found at the northeasterly corner of PPN 18-015300 as conveyed to Matthew G. Hershberger and Anna Marie Hershberger, recorded in INST 200800776873, Volume 1840, Page 518 of GCRD, being the southeasterly corner of the easement herein described.

Thence South 89°23'48" West, along the northerly line of Hershberger's land, 485.80 feet to an angle point therein.

Thence South 72°57'23" West, along a southerly line of the easement herein described, 53.00 feet to the southwesterly corner thereof, on the aforesaid easterly R/W of said Madison Road.

Thence North 00°58'14" West, along said R/W, passing through a drill hole set in concrete (driveway) at 15.00 feet, being the northerly line of said Hershberger's land, a total distance of 45.01 feet to **The Principal Place of Beginning of this Survey**, containing 0.379 acres of land, surveyed in July of 2021 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). 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 describe an easement within the bounds of PPN 18-090949 and PPN 18-015300 as conveyed to Matthew G. Hershberger and Anna Marie Hershberger, recorded in INST 200100616280, Volume 1435, Page 592 and INST 200800776873, Volume 1840, Page 518 of GCRD, known as being 15439 Madison Road and 15449 Madison Road.

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".

All drill holes set shown herein noted as being 1/2" diameter x 3/4" deep drill holes (circular borings), in concrete, with four stamped directional lines.



*Description approved for
Closure only*

Geauga County Engineer

*Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070*

By: SNR Date: 07/29/2021

21-115

Robert L. Kosie, Sr., Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Tuesday, July 27th, 2021.*