

Situated in The	Month:	Page:
Township of Montville, County of Geauga and State of Ohio and known as being part of Section 9 within said Township and Township 9N, Range 6W in the Connecticut Western Reserve.	November	ONE
Survey for:	Year:	of ONE
Mark H. Heller and Diane M. Heller	2021	

Checked on November 3rd, 2021 by RLK

PLAT OF RE-SURVEY OF
PPN 20-070956
Mark H. Heller and Diane M. Heller
9019 Clay Street

DEED OF RECORD:
 INST 200700768636, Volume 1829, Page 3331

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 April 6th, 1928 Improvement Plans for Baldwins - Corners - North Road, Geauga County, Montville TWP, prepared by E.A. Fiedler, County Surveyor filed in CH-0037-H-I-CLAY STREET 1928 PLANS (US-6 GAR HIGHWAY TO THO TWP. LINE).pdf in the GCER.
- *The February 20th, 1997 surveys prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 1101, Page 575 and INST 201900954337 Volume 2078, Page 2105 of GCRD.
- *The March 7th, 1997 surveys prepared by Jerry Slay, Ohio Surveyor 5298, recorded in INST 200700768636, Volume 1829, Page 3331 and INST 200900790652, Volume 1856, Page 330 of GCRD.



SURVEYOR'S CERTIFICATION

I certify to: Mark H. Heller and Diane M. Heller

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.



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



Signed and sealed on this 2nd day of November, 2021

DBK PLAT 1172 2021

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)
- ℓ -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"
- GCRD -Denotes "Gauga County Records and Deeds"
- GCER -Denotes "Gauga County Engineer's Records"
- TR -Denotes "Township Road" CH -Denotes "County Highway"

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

FIELD CREW

Mathew B. Lucas, Rose G. McWilliams,
 Robert L. Kosie, Jr. and Mike Sokolowski
 under the direct supervision of Robert L.
 Kosie, Sr., Professional Surveyor 8167

