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

GRAPHIC SCALE: 1 equals 100 feet

O -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

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

Ç /C.L. -Denotes centerline R/W -Denotes right-of-way (margin)

4 -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"

1" iron rebar with 2" `a

aluminum cap bearing

"PLS 8108"

fd. and used

C.L. PI station

134+73.16 GCER FB

This plat was prepared by

11040 Madison Road

Montville, Ohio 44064

440.286.2131

Fax **440**.968.3578

D.B. Kosie & Associates

Professional Land Surveying

www.dbksurveys.com

1" iron rebar with 2" aluminum cap bearing

"PLS 8108"

fd. and used

C.L. PI station

141+42.85 GCER FB

DN -Denotes document number AFN -Denotes automatic file number

d. -Denotes deed measurement p. -Denotes plat measurement

PLAT OF RE-SURVEY OF

## PPN 13-015594

## P. David Carlson and Gwendolyn K. Carlson, Trustees 11205 Aquilla Road

DEED OF RECORD: INST 201700929244 Volume 2043, Page 1833

\*The August 10th, 2005 survey prepared by Rudy E. Schwartz, P.S. 7193 recorded in INST 200600746681, Volume 1801, Page 2331

Volume 2054, Page 3355, Parcels No. 1 and 2 of GCRD.

\*The December 28th, 2009 surveys prepared by Delmar B. Kosie & Associates

(Robert L. Kosie, Registered Professional Surveyor 8167), recorded in

INST 201700929244, Volume 2043, Page 1833 and INST 201800937632,

Situated in The

Situated in the Township of Claridon,
County of Geauga and State of Ohio and
known as being part of Original Lot 1,
in Holmes Tract, within said Township,
and Township 8N, Range 7W in the
Connecticut Western Reserve.

Month:

Novel

Month: Page:

November ONE

Year:

2021 ONE

Checked on November 4th, 2021 by RLK

## **BASIS OF RESEARCH AND RECORDS**

P. David Carlson and Gwendolyn K. Carlson, Trustees

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.

PPN 15-703822 data was obtained from The County Engineer's Office. Geauga Park District PPN 15-070800 All state centerline and right-of-way data was obtained from INST 200300684301 Samantha A. Mehall The Ohio Department of Transportation Records. Volume 1714, Page 1197 INST 201600910276 Volume 2017, Page 750 Geauga Park District INST 200600746618 HAMBDEN TOWNSHIP Volume 1801, Page 2331 BOND TRACT, LOT 26 3/4" iron pipe fd. Ancient barbed wire fence and tree line found in 1998 survey, averaged through least square calculation, 7.02' north of found again in 2009, 2021 surveys (in part) and used as property line. property line (e/w) \_\_\_×\_\_\_ - - - - -**Z**- - - - - - and used for Pond area 1 3/4" iron pipe property line (n/s) 5/8" iron pin fd. and used for 1461.22' total c.&u. with cap bearing property line (e/w) S 88°00'24" W N 88°00'24" E "HANTEL S3192" fd. (1461.49' DBK p.) 1198.35' pipe to corner c. north 3.64', east 0.06 5/8" iron pin **TOWNSHIP, SECTION** with damaged cap AND LOT LINES fd. and used may not be the same as occupied and Legal Property Lines shown HOLMES TRACT, LOT 1 PPN 13-015593 CLARIDON TOWNSHIP Mark W. Meister and phio utilities protection service 4740 Belmont Avenue Youngstown, OH. 44505 1-800-362-2764 Barbara J. Meister INST 201800937632 Volume 2054, Page 3355, Parcel No. 1 5/8" iron pin with cap bearing "KOSIE PS 8167" fd. and used 34.557 ACRE PARCEL (34.495 acres exclusive of R/W) 0.062 acres R/W PPN 13-705039 Geauga Park District INST 200600746618 Volume 1801, Page 2331 PPN 13-015594 P. David Carlson and Gwendolyn K. Carlson, Trustees INST 201700929244 PPN 13-007700 Volume 2043, Page 1833 Mark W. Meister and 5/8" iron pin 11205 Aquilla Road Barbara J. Meister with cap bearing INST 201800937632 "KOSIE PS 8167" Volume 2054, Page 3355, fd. and used Parcel No. 2 11169 Aquilla Road 5/8" iron pin with cap bearing "KOSIE PS 8167" fd. and used 5/8" iron pin with cap bearing "KOSIE PS 8167" fd. and used with cap bearing 3/4" drill hole in "SCHWARTZ 7193" fd. large granite stone south 9.10, east 0.14' fd. and used (South 0°52'56" East, 9.11' c.) Hickory tree on property line 5/8" iron pin and used for (36.52 chains, 2410.32' d.) with cap bearing property line (n/s) 2416.79' total R/W c.&u. "KOSIE R.S. 5276 719.54' c. (577.12' DBK p.) fd. and used with cap bearing -"KOSIE R.S. 5276" N 88°01'45" E Ancient barbed wire fence and tree line found in 1998 survey, averaged in concrete N 88°01'45" E fd. and used through least square calculation, found again 1158.48' C.L. - 1120.24' R/W c. in 2009, 2021 surveys (in part) and used as property line. Ancient barbed wire fence and tree line found in 1998

Ancient barbed wire fence and tree line found in 1998
survey, averaged through least square calculation, found
survey, averaged through least square calculation, found
survey, averaged through least square as property line.
again in 2009, 2021 surveys (in part) and used as property line. S 88°01'45" W 38.23' c.&u. with cap bearing "KOSIE R.S. 5276" in concrete PPN 13-012700 fd. and used Joseph J. McKenzie, Jr. Volume 911, Page 325 5/8" iron pin 11225 Aquilla Road with cap bearing "WILSON PS ???4" SURVEYOR'S CERTIFICATION in 4" PVC concrete I certify to: P. David Carlson and Gwendolyn K. Carlson, Trustees fd. & used 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 REFERENCES (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, \*The April, 1943 survey prepared by F.R. Zethmayr, recorded in and is valid only when accompanied by an original signature below. In accordance with INST 201600910276, Volume 2017, Page 750 of GCRD. the provisions of Chapter 2305.09(e) of The Ohio Revised Code, The Statute of Limitations \*The 1987, 5-page field notes addendum observed by Art Temple, 1" iron rebar with 2" of this Survey hereby expires four (4) years from the date shown hereon. The Reg. Surveyor located in field book 40, inserted between pages undersigned has not been provided a Title Examination and this Survey is based only aluminum cap bearing 60 and 61, and pages 64-76 filed in the GCER. "PLS 8108" on the documents shown hereon. No liability is assumed for the existence of any \*The December 28th, 2000 surveys prepared by Rudy E. Schwartz, other documents that may affect the surveyed premises that would be revealed fd. and used P.S. 7193 recorded in INST 200100596558, Volume 1353, Page 1024 ROBERT by a Title Examination. The undersigned assumes no liability for the use of and INST 200100596561, Volume 1353, Page 1049 of GCRD. 109+44.70 GCER FB unauthorized copies of this Plat of Survey, nor for any use, or reliance upon, KOSIE \*The October, 2003 survey prepared by Bauer Surveys Company, by persons other than those specifically named herein for the intended purpose Richard F. Hantel, Registered Surveyor 5129, recorded in INST 200300684301, Volume 1714, Page 1197 of GCRD.

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



Robert L. Kosie, P.S.

Registered Professional

Land Surveyor No. 8167

DBK PLAT 1178 2021