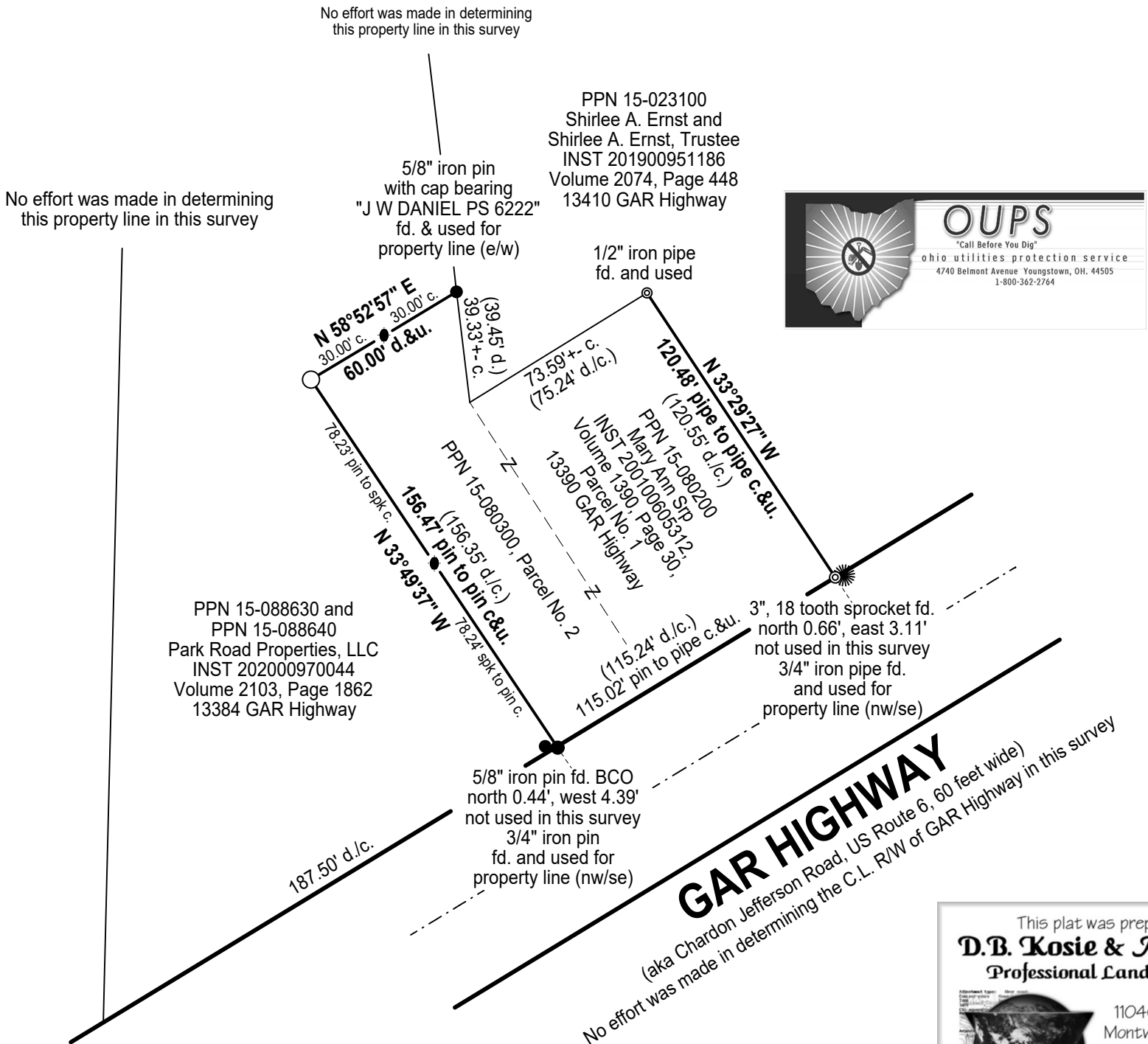


PLAT OF PROPERTY LINE STAKING OF
PPN 15-088630, PPN 15-088640 and PPN 15-080300
Park Road Properties, LLC and Mary Ann Srp
13384 and 13390 GAR Highway

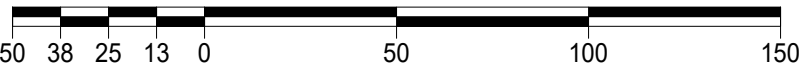
DEEDS OF RECORD:
INST 202000970044, Volume 2103, Page 1862 and
INST 200100605312, Volume 1390, Page 30 of GCRD

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.

Situated in The	Month:	Page:
Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot 22, Bond Tract, within said Township and Township 9N, Range 7W in the Connecticut Western Reserve.	October	ONE of ONE
	Year:	
2021		
Survey for: Collective Management LLC		



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



GRAPHIC SCALE: 1 inch equals 50 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 d. -Denotes deed measurement
- u. -Denotes used measurement fd. -Denotes found monument
- PPN -Denotes permanent parcel number INST -Denotes instrument number
- CL -Denotes centerline R/W -Denotes right-of-way (margin)
- L -Denotes lot line PL -Denotes property line
- BCO -Denotes monument found bent, coned and observed
- aka -Denotes "also known as" fka -Denotes "formerly known as"
- FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway"
- -Denotes railroad spike set on property line

I certify to: **SURVEYOR'S CERTIFICATION**
Collective Management LLC, Park Road Properties, LLC
and Mary Ann Srp

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 8th day of October, 2021

DBK PLAT 1184 2021

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

