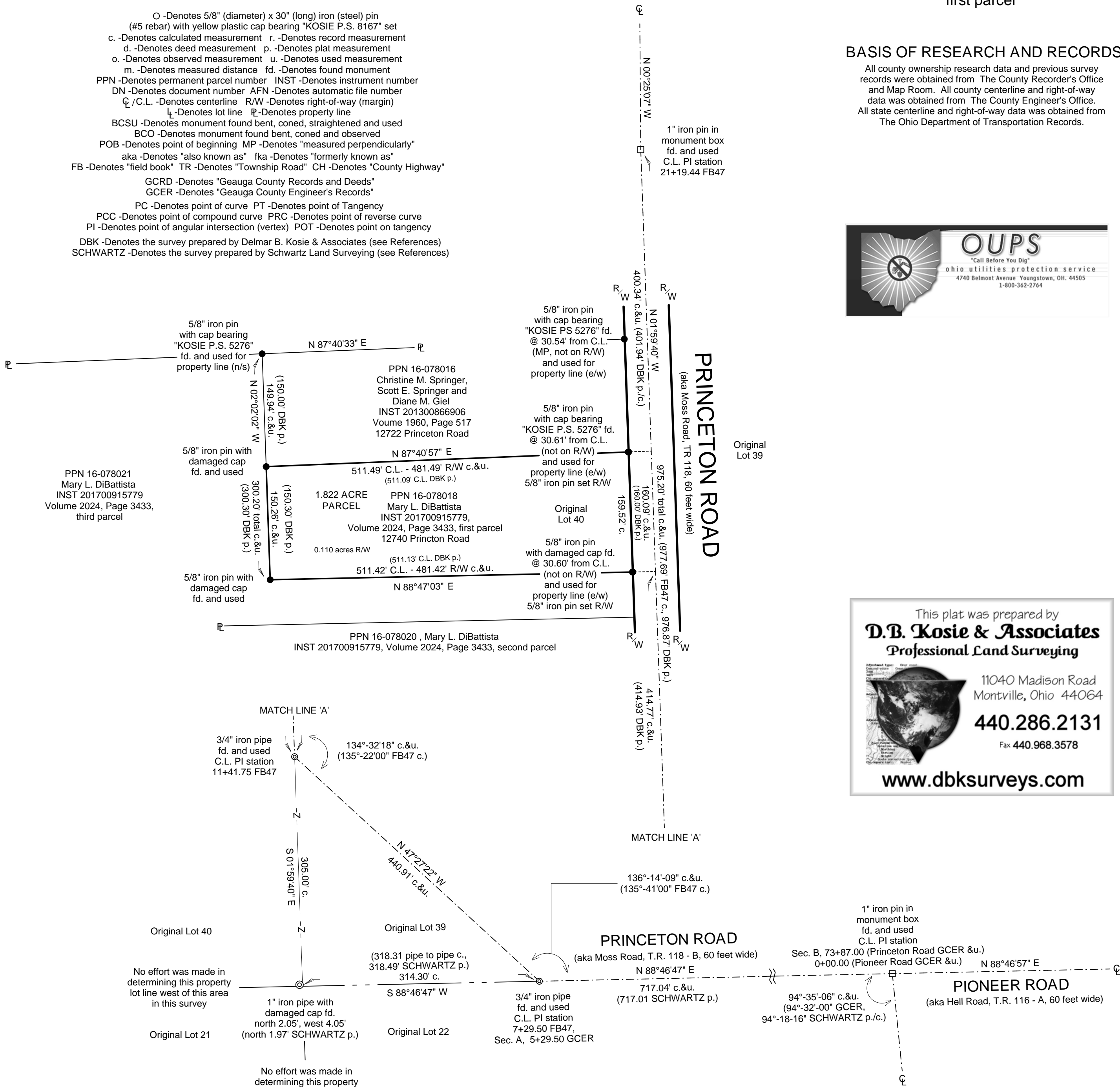


TRUE NORTH<sup>(Geoidic)</sup>  
North  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD88, GRS80, Geoid18



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 R. -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" CH -Denotes "County Highway"  
GCRD -Denotes "Geauga County Records and Deeds"  
GCER -Denotes "Geauga County Engineer's Records"  
PC -Denotes point of curve PT -Denotes point of tangency  
PCC -Denotes point of compound curve PRC -Denotes point of reverse curve  
PI -Denotes point of angular intersection (vertex) POT -Denotes point on tangency  
DBK -Denotes the survey prepared by Delmar B. Kosie & Associates (see References)  
SCHWARTZ -Denotes the survey prepared by Schwartz Land Surveying (see References)



### 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.



This plat was prepared by  
**D.B. Kosie & Associates**  
Professional Land Surveying  
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**440.286.2131**  
Fax 440.968.3578  
[www.dbksurveys.com](http://www.dbksurveys.com)

### SURVEYOR'S CERTIFICATION

I certify to: Mary L. DiBattista

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 7th day of February, 2022

### REFERENCES

- \*The April, 1914 Location Map Geauga Co., Cleveland - Meadville Road, I.C.H. No. 15, Claridon Twp (GEA USR 322, 10.59 - 16+00+-) prepared by Res. Eng. - E.A. Fiedler, Chardon, O., recorded in the Ohio Department of Transportation records.
- \*The September 11th, 1930 field notes shown in Field Book 47, filed as G.C.E. FIELD BOOK 047.pdf in the GCER.
- \*The September 5th, 1931 survey and Improvement Plans for Princeton Road [Also Known As Moss Road], Huntsburg TP, Geauga County, prepared by E.A. Fiedler, County Surveyor, filed as TR-0118-A-B-PRINCETON ROAD 1931 PLANS (TR-0117 DURKEE ROAD TO U.S. 322 MAYFIELD ROAD).pdf in the GCER.
- \*The 1940 survey and Improvement Plans for Hell Road (Pioneer Road) prepared by E.A. Fiedler, County Engineer, filed as TR-0116-A-PIONEER ROAD 1940 PLANS.pdf in the GCER.
- \*The May, 1980 calculated and described legal descriptions prepared by Debevec - Salo and Associates, Inc., recorded in INST 201700915779, Volume 2024, Page 3433, first, second and third parcels and INST 201300866906, Volume 1960, Page 517 of GCRD.
- \*The 1995 unrecorded plat of survey prepared by Delmar B. Kosie & Associates, Delmar B. Kosie, Registered Surveyor 5276, filed as survey 442 in DBK records.
- \*The December, 1998 Survey Prepared for Christopher J. Vusetic and John A. Fuduric, filed as HUN 00064 PLAT.pdf in the GCER and recorded in INST 201800932617, Volume 2047, Page 3380 of GCRD.
- \*The February 2nd, 2010 Plat of Survey and Lot Split for Elwin R. Troyer prepared by Schwartz Land Surveying, Inc., Rudy E. Schwartz, Professional Surveyor No. 7193, filed as HUN 00275 PLAT (11x17-01P).pdf in the GCER.
- The October 22nd, 2018 survey prepared by D.B. Kosie & Associates, Robert L. Kosie, PS 8167, recorded in Volume 2070, Page 1541 of GCRD, filed as HUN 00346 (18-119).pdf in the GCER.

DBK MAP 1193 2022