TRUE NORTH (Geodetic North \odot -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set ODOT VRS and CORS GNSS Network NAD83 (2011), NAVD88, GRS80, Geoid18 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 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" 50 38 25 13 0 100 150 **GRAPHIC SCALE:** 1 inch equals 50 feet ohio utilities protection service ont Avenue Youngstown, OH. 44505 1-800-362-2764 3/4" iron pipe fd. and used

Situated in The Situated in the Township of Chester, County of Geauga and State of Ohio and known as being Sublot 14 in the Baldwin-Kenealy Allotment No. 2, recorded in Plat Volume 7, Pages 35 and 35a of GCRD, of part of Original Lot 4, in Tract Three, within said Township and Township 8N, Range 9W in the Connecticut Western Reserve. Survey for: John Spilar and Wendi A. Spilar

Month: Page: April ONE Year: 2022 ONE

Checked on May 1st, 2022 by RLK

MAP OF RESURVEY OF

Sublot 14, PPN 11-336800 John Spilar and Wendi A. Spilar 13433 Green Drive

DEED OF RECORD: Volume 1956, Page 1741

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. Sublot 31 PPN 11-053850 Sublot 13 PPN 11-068300 Lynn M. Szczepinski and the Baldwin-Kenealy Allotment No. 2 Catherine Gierke Robert J. Szczepinski Volume 653, Page 75 Plat Volume 7, Pages 35 and 35a Volume 2091, Page 353 13419 Green Drive 13418 Hickory Street 5/8" iron pin with cap bearing "J W DANIEL PS 6222" fd. south 0.04', west 0.11' 3/4" iron pipe fd. and used 3/4" iron pipe 5/8" iron pin set (624.44' p./c.) fd. and used 624.34' total c.&u. N 89°58'54" W 311.89' c.&u. 312.46' c.&u. 384.00' (312.22' p./c.) (312.22' p./c.) GREEN DRIVE (TR 347, 60 feet wide) 0.917 ACRE PARCEL Sublot 33 256.00' total p./c. N 0°00'52" PPN 11-156400 Sublot 14 James S. Jeffrey and 128.00 PPN 11-336800 Carol A. Jeffrey John Spilar and Volume 733, Page 584 Wendi A. Spilar 13432 Hickory Street Volume 1956, Page 1741 13433 Green Drive (312.22' p./c.) (312.22' p./c.) N 0°00'54" 312.40' c.&u. 311.92' c.&u. 624.32' total c.&u. N 89°58'47" W 3/4" iron pipe 3/4" iron pipe fd. 3/4" iron pipe 5/8" iron pin with (624.44' p./c.) fd. BCO BCO and used damaged cap fd. fd. and used and used south 0.Ž0', west 0.30' HICKORY STREET 5/8" iron pin set Sublot 35 PPN 11-270000 Sublot 15 PPN 11-073810 N 0°01'24" Adam R. Witosky Tristan R. Mountsier and Volume 1991, Pagé 11 Heather M. Mountsier 13445 Green Drive Volume 2084, Page 262 13444 Hickory Street N 89°58'59" W N 0°00'52" (256.00' p./c.) 256.02' c.& 624.31' 3/4" iron pipe fd. 1" iron pipe fd. and used BCO and used Sublot 16 Sublot 37 3/4" iron pipe fd. 1/2" iron pipe (312.22' p./c.) 1" iron pipe fd. 30.00' (312.22' p./c.) 30.00' fd. and used BCO and used BCO and used 311.97' c.&u p.&u. p.&u. 312.31' c.&u. 3/4" iron pipe fd. and used 30.00' 30.00 30.00' p.&u. p.&u. p.&u. (684.44' p./c.) 684.27' total c.&u. N 89°59'54" E 60.00 30.00 654.27' c.&u (654.44' p./c.) p.&u. 1/2" iron pin (84.44' p.) (60.00' p.) fd. and used 599.89' c.&u 84.39' c.&u 60.09' c.&u N 89°59'54" E

HICKORY DRIVE SOUTH (aka End Drive, TR 348, 60 feet wide)

and Su,

744.36' total c.&u.

3/4" iron pipe fd. and used



REFERENCES

*The Octoberl, 1955 survey of the Baldwin-Kenealy Allotment No. 1 prepared by James A. Post, Registered Surveyor 3489, recorded in Plat Volume 7, Pages 34 and 34a of GCRD. *The April, 1956 survey of the Baldwin-Kenealy Allotment No. 2 prepared by James A. Post, Registered Surveyor 3489, recorded in Plat Volume 7, Pages 35 and 35a of GCRD.



I certify to: John Spilar and Wendi A. Spilar

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 US Survey Foot Conversion (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

> Robert L. Kosie, P.S. Registered Professional Land Surveyor 8167



ROBERT

KOSIE

Signed and sealed on this 24th day of April, 2022

DBK MAP 1206 2022