

Situated in The	Month:	Page:
Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot No. 23, in Bond Tract, within said Township and Township 9, Range 7 in the Connecticut Western Reserve	March	ONE
Survey for:	Year:	ONE
	2022	

Checked on March 30th, 2022 by RLK

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.

MAP OF SURVEY OF:

WOODIN ROAD
(CH 25, 60 feet wide)
PPN 15-102293,
Norman D. Lange and
Sandra Lange
9769 Cutts Road

DEED OF RECORD:

Volume 2077, Page 1562

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



50 38 25 13 0 50 100
GRAPHIC SCALE: 1 inch equals 50 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
d. -Denotes deed measurement
p. -Denotes plat measurement
fd. -Denotes found monument
u. -Denotes used measurement
PPN -Denotes permanent parcel number
C.L. -Denotes centerline
R/W -Denotes right-of-way (margin)
P.L. -Denotes property line
MP -Denotes measurement calculated perpendicularly

GCRD -Denotes "Gauga County Records and Deeds"
GCER -Denotes "Gauga County Engineer's Records"
FEG -Denotes "Foresite Engineering" survey
RWK -Denotes the "Ralph W. Kempke" survey



This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) 286-2131
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com



CUTTS ROAD
(TR 72, 60 feet wide)

1" iron pin
fd. and used

1081.67' total c.&u.
(1081.70 GCER p.)

200.20' c.&u.
(200.00' FEG d.)

N 1°04'24" W

280.26' c.&u. (281.04' FEG d.)

5/8" iron pin fd.
@ 30.18' from C.L.
(MP, not on R/W)
and used for
property line (e/w)

252.54' c.

601.21' c.

200.20' c.

N 1°04'24" W

R/W

No effort was made in re-establishing the C.L. R/W
of Woodin Road in this survey

ORIGINAL LOT 24
N 88°41'22" E

ORIGINAL LOT 23

(CH 25, 60 feet wide)

PPN 15-028250
Francis A. Dill
Volume 1873, Page 347,
Parcel No. 2
9751 Cutts Road

(155.00' C.L. d.
155.87' FEG d.)
155.73' C.L. -
125.73' R/W c.&u.

3/4" iron pipe fd.
@ 24.87' from C.L.
(not on R/W)
and used for
property line (e/w)

P.L.

PPN 15-028240
Charles A. Yako and
Peggy A. Yako
Volume 2144, Page 1572
13089 Woodin Road

(155.00' d.
154.71' FEG c. d.)
154.73' c.&u.

1/2" iron pipe
fd. and used

3/4" iron pipe
fd. and used

N 88°43'56" E

3.141 ACRE PARCEL

0.138 acres R/W

3.003 acres exclusive of R/W

PPN 15-102293
Norman D. Lange and
Sandra Lange
Volume 2077, Page 1562
9769 Cutts Road

(615.54' C.L. FEG d.)
615.61' C.L. - 585.61' R/W c.&u.
N 88°43'56" E

PPN 15-102317
Stephen J. Novak
Volume 1366, Page 970
9805 Cutts Road

REFERENCES

- *The (undated) Chardon Township and Hambden Township, Geauga County, Township Joint Improvement Plan of East and West Center Road (Woodin Road) from Chardon - Painesville Road in Chardon Township to Old State Road, Ham[b]den Township filed as CH-0025-D-WOODIN ROAD UN-DATED PLANS.pdf in the GCER.
- *The April 3rd, 1978 survey of Woodin Valley Estates prepared by David R. Hoops Registered S-6415 and recorded on May 11th, 1978 in plat Volume 12, page 43 of GCRD.
- *The July 17th, 2014 unrecorded survey prepared by D.B. Kosie & Associates (Robert L. Kosie, Registered Professional Surveyor 8167), filed as 860 2014 McCallum Property Line Survey 15-083740.pdf in D.B. Kosie & Associates records.
- *The March, 2000 and August, 2006 surveys prepared by Foresight Engineering, Steven N. Roessner, Professional Surveyor 7070, recorded in Volume 2077, Page 1562 and Volume 1366, Page 970 of GCRD.
- *The July, 2002 survey prepared by Ralph W. Kempke, P.S. 6257, recorded in Volume 1791, Page 701 if GCRD.
- *The April 25th, 2016 Re-Establishment Plat for Cutts Road prepre by the Geauga County Engineer's Office and recorded in plat Volume 42, Pages 36-41 of GCRD, filed as G.C.R. PLAT VOL_42-PG_036-041 (CUTTS ROAD RE-ESTABLISHMENT).pdf in the GCER.

PPN 15-074300
Rober S. Schindler and
Mary C. Schindler
Volume 2058, Page 2873
13125 Woodin Road

440.69' total pipe to pin c.&u.

751.15' C.L. - 721.15' R/W c.&u.
(751.46' C.L. FEG d.)

PPN 15-020300
Francis A. Dill
Volume 1873, Page 347,
Parcel No. 1
13145 Woodin Road

5/8" iron pin
with cap bearing
"FORESITE ...EERING"
fd. ad used

3/4" iron pipe fd.
0.57' north of
property line (e/w)
N 88°43'56" E
23.78' c.

PPN 15-102359
Jerry Turner and
Peggy Turner
Volume 1791, Page 701

PPN 15-032400
Rodney A. Hruska and
F. Christie Hruska
Volume 1802, Page 3322
9811 Cutts Road

SURVEYOR'S CERTIFICATION

I certify to:

Tibor N. Lakatos, Kathryn G. Lakatos,
Norman D. Lange and Sandra Lange

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 of this survey.



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

Signed and sealed on this 17th day of March, 2022



DBK MAP 1207 2022