

Situated in The	Month: May	Page: ONE
Township of Montville, County of Geauga and State of Ohio and known as being part of Original Section 4 within said Township and Township 9N, Range 6W in the Connecticut Western Reserve	Year: 2022	of ONE
Survey for:	Russell Balukin	

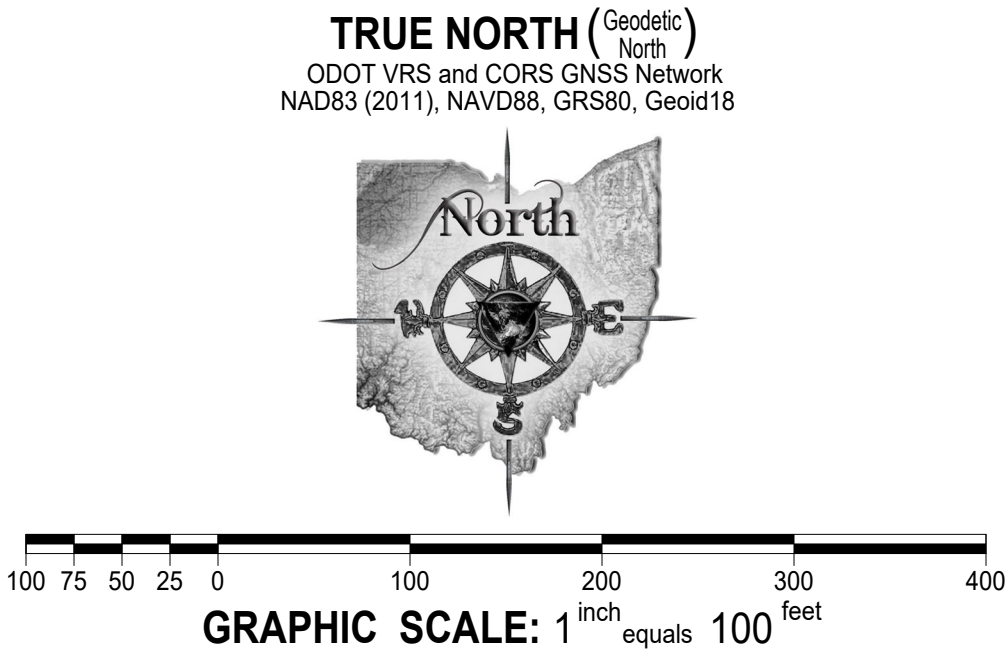
Checked on May 19th, 2022 by RLK

MAP OF SURVEY OF
PPN 20-032600
Russell Balukin
17096 Leggett Road

DEED OF RECORD:
Volume 2089, Page 125

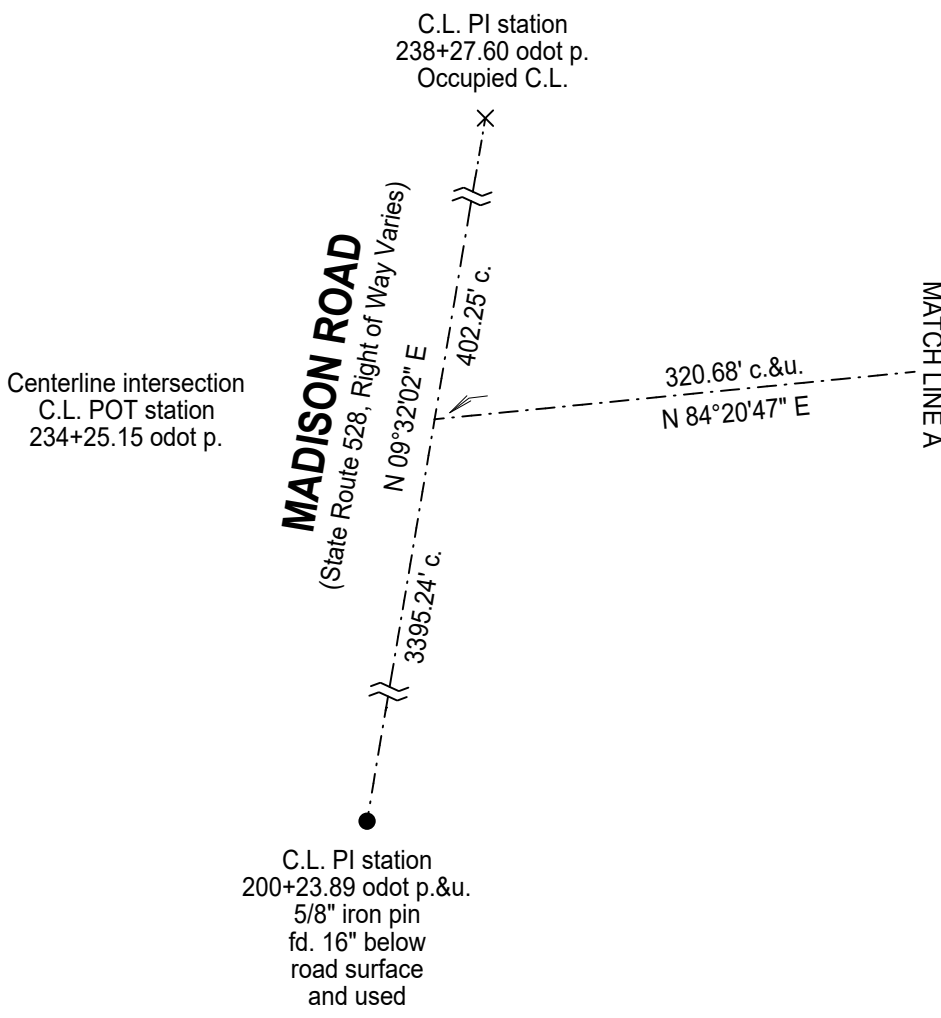
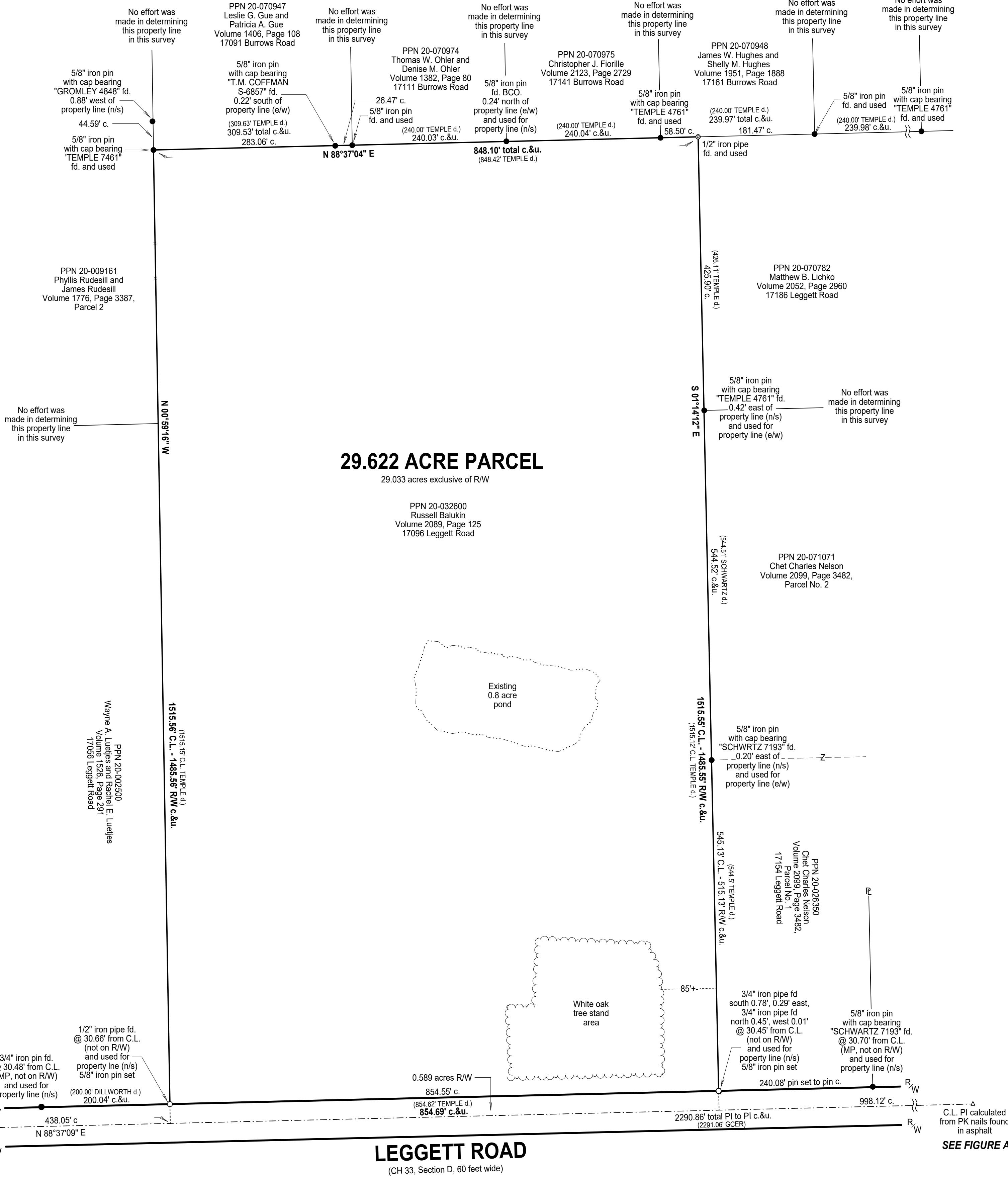
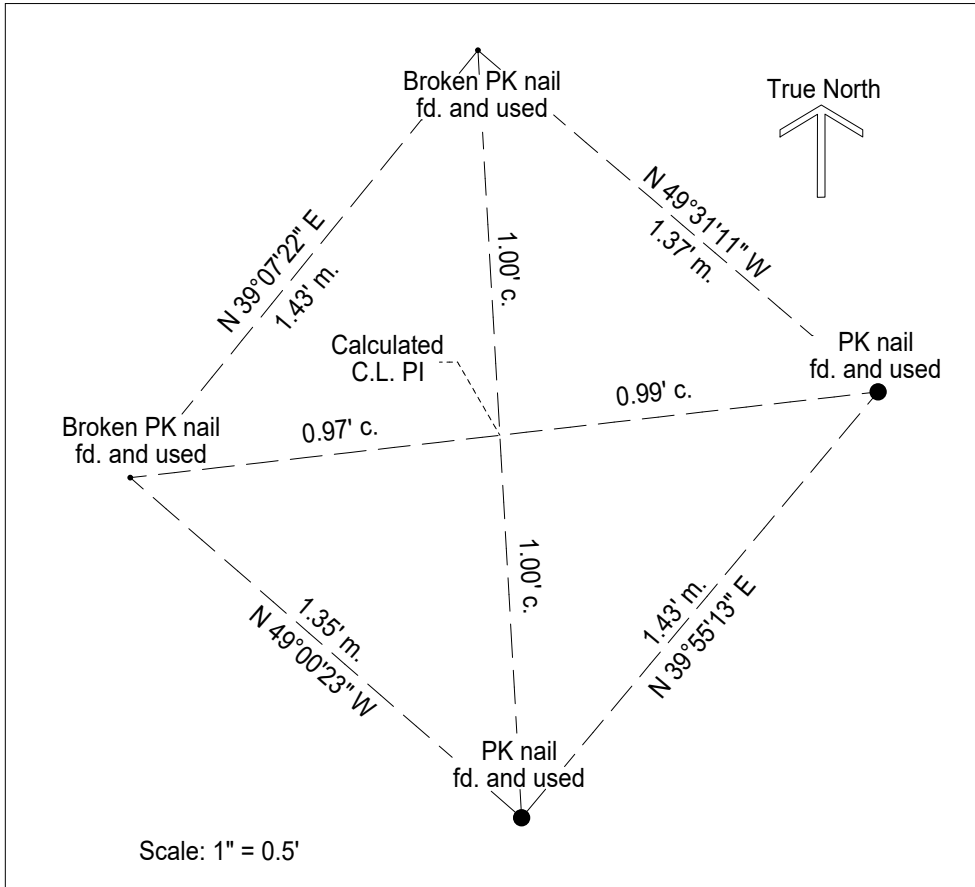
BASIS OF RESEARCH AND RECORDS

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.



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
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/C.L. - Denotes centerline R/W - Denotes right-of-way (margin)
L - Denotes lot line E - 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"
GCRD - Denotes "Gauga County Records and Deeds"
GCER - Denotes "Gauga County Engineer's Records"

FIGURE A



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

REFERENCES

*The undated survey prepared by R.C. Dillworth, Reg. Surveyor 4215, recorded in Volume 1526, Page 291 of GCRD.
*The May, 1977 surveys prepared by J. Arthur Temple, Ohio Registered Surveyor 4761, recorded in Volume 1382, Page 80, Volume 1406, Page 10, Volume 1951, Page 1888 and Volume 2123, Page 2729 of GCRD.
*The October, 1996 survey prepared by J. Arthur Temple, Ohio Registered Surveyor 4761, recorded in Volume 2089, Page 125 of GCRD.
*The May, 2002 survey prepared by J. Arthur Temple, Ohio Registered Surveyor 4761, recorded in Volume 2052, Page 2960 of GCRD.
*The October 16th 2015 plat prepared by Geauga County Engineer's Office, Robert L. Phillips P.E. P.S., and filed as CH-0033-C-E-LEGGETT ROAD 2015 MONUMENT MAP-REV-2015-10-16.pdf in the GCER.



SURVEYOR'S CERTIFICATION

I certify to: Russell Balukin
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 4th day of May, 2022



DBK MAP 1212 2022