

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



GRAPHIC SCALE: 1 inch equals 40 feet

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by:
Digitized Image Photogrammetry and Actual Field Location
and no liability is assumed by D.B. Kosie & Associates, LLC, (R.L. Kosie, PS 8167) for the existence, location, condition, type or size of any structure shown hereon, any mistitling or malpropism, or that which is not shown on this drawing.

LAKE ERIE

(State of Ohio, Permanent Trust)

O - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set in 2018 survey, verified in 2022.
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 RW - 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" fta - Denotes "formerly known as"
FB - Denotes "field book" TR - Denotes "Township Road" CH - Denotes "County Highway"
LCRD - Denotes "Lake County Records and Deeds"
LCER - Denotes "Lake County Engineer's Records"

Situated in The	Month:	Page:
Village of North Perry Village, County of Lake and State of Ohio and known as being part of Original Lot No. 113 within said Village and Township 11, Range 7 of the Connecticut Western Reserve.	July	ONE of ONE
Survey for:	Year:	
E.A. Satter Engineering, LLC, Suzann K. Booker, Trustee and Rosalie, LLC	2022	

Checked on July 5th, 2022 by RLK

PLAT OF RE-SURVEY, AS-BUILT SITE PLAN OF PPN 05-A-013-0-00-004-0 and PPN 05-A-013-0-00-032-0 Suzann K. Booker, Trustee and Rosalie, LLC 4571 and 4591 Lockwood Road

DEED OF RECORD:
INST 2021R027261
and
INST 2018R009236

LITTORAL RIGHT LOCATION

The method used in partitioning littoral rights of each parcel is radial to the natural shoreline, as was obtained by orthophotographic imagery and actual physical location.

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.

REFERENCES

The November, 1925 Survey for John Brack prepared by C.C. Hadden, Engineer, filed as Hadden Survey Intersection Lockwood and Antioch.tif in the LCER.
*The April, 1928 plat of Hemlock Beach, prepared by Clyde C. Hadden - Engineer, recorded in Volume H, Page 12 of LCER.
*The May 6th, 1954 survey prepared by Clyde C. Hadden, Registered Surveyor No. 926, recorded in INST 2004R044167 of LCER.
*The July, 1965 survey prepared by Fullerton, Kerr and Associates and Corine P. Noss, recorded in INST 2008R016241 of LCER.
*The surveys prepared by Crabbs Surveying Service, R.C. Dillworth, Registered Surveyor No. 4215, recorded in INST 2016R013651 and INST 2015R023392 of LCER.
*The June 29th, 2004 survey prepared by William R. Loetz, Registered Professional Surveyor No. 7552, filed as 05-A-013-0-00-019.pdf in LCER.
*The August, 2017 Plat of Survey for Darby Properties of Ohio LLC prepared by Harry S. Jones, Jr., Registered Professional Surveyor No. 6343, filed as 05-A-010-0-00-009, 10.pdf in LCER.
*The September 7th, 2017 Resurvey and Combination of Lands prepared by Crabbs Surveying Service, Timothy E. Stocker, Registered Professional Surveyor No. 7245, filed as 05-A-013-0-00-013.pdf in LCER.



1.851 ACRE PARCEL

PPN 05-A-013-0-00-032-0
Suzann K. Booker, Trustee
INST 2021R027261
4571 Lockwood Road

3.239 ACRE PARCEL

PPN 05-A-013-0-00-004-0
Rosalie, LLC
INST 2018R009236
4591 Lockwood Road

ENCROACHMENT
Westerly edge of gravel driveway is west of property line



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



PPN 05-A-013-0-00-005-0
Robert E. Rideout, Jr., Trustee
INST 2015R023392
4613 Lockwood Road

PPN 05-A-013-0-00-006-0
Mary Ann Kozelka
INST 2016R013651
4611 Lockwood Road

PPN 05-A-013-0-00-043-0
Kenneth M. Varney and
Tonya E. Varney
INST 2005R032657
4585 Lockwood Road

PPN 05-A-013-0-00-038-0
Robert G. Sauer and
Lois J.K. Sauer
Volume 405, Page 392
4577 Lockwood Road

SURVEYOR'S CERTIFICATION

I certify to: E.A. Satter Engineering, LLC, Suzann K. Booker, Trustee and Rosalie, LLC.

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, GEOID12B). 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 1st day of July, 2022



DBK MAP 1225 2022