

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



GRAPHIC SCALE: 1 inch equals 30 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 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"

MAP OF RE-SURVEY OF

PPN 05-025000

Michael D. Franklin and Katherine E. Orr
13760 Carlton Street

DEED OF RECORD:

Volume 2107, Page 1358

23-010

Situated in The

Village of Burton, County of Geauga and
State of Ohio and known as being part of
Original Lot 43, in Great Lot 45, within said
Village and Township 7N, Range 7W in the
Connecticut Western Reserve

Month:

January

Year:

2023

Page:

ONE

of

ONE

Survey for:

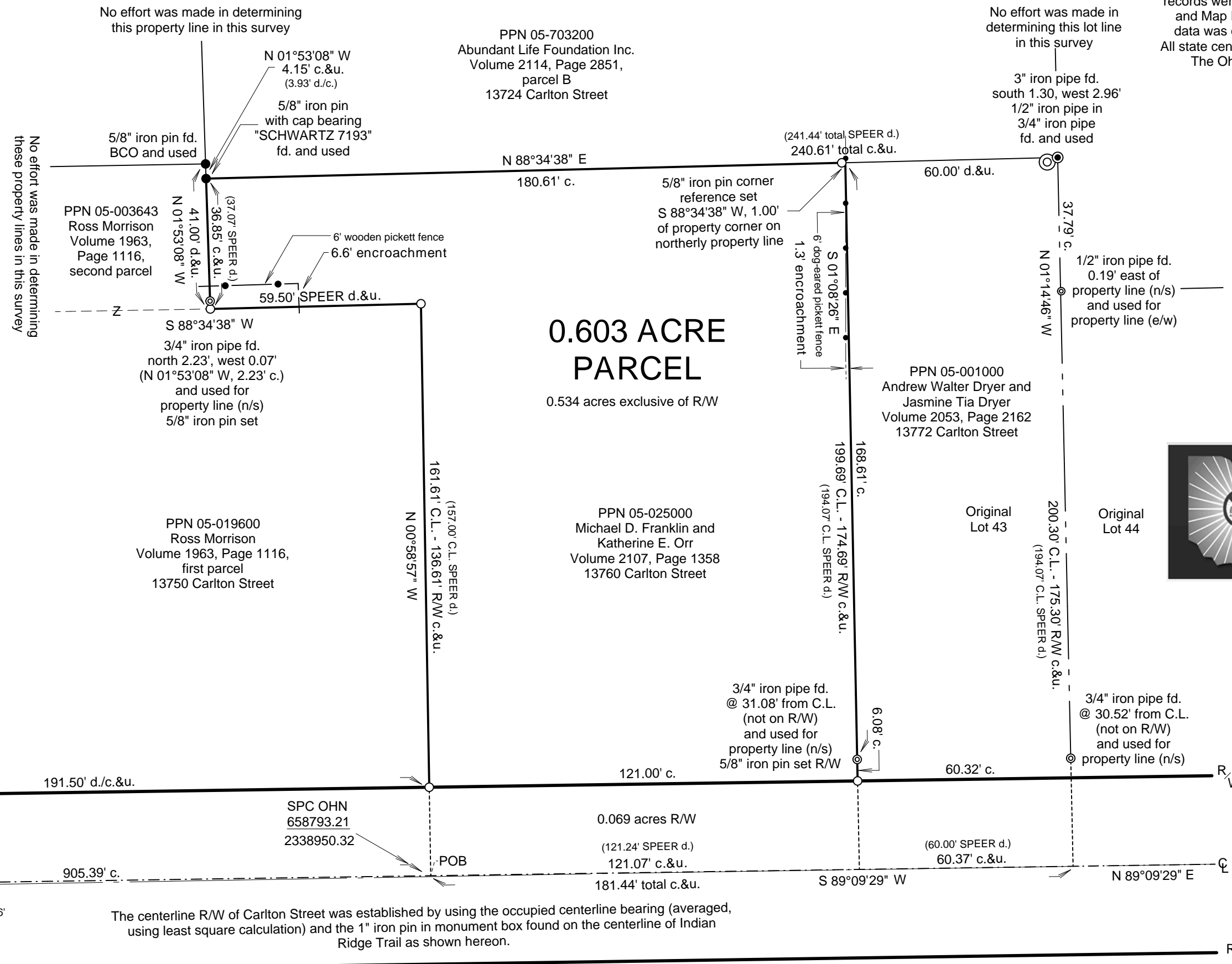
Michael D. Franklin and Katherine E. Orr

Checked on January 14th, 2023 by RLK

Revised on January 17th, 2023

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.



CARLTON STREET

(aka South Second Street, 50 feet wide)

REFERENCES

*The undated survey prepared by L.S. Speer, Surveyor Reg. 1262, recorded in Volume 2107, Page 1358 of GCRD.
*The 1998 survey of Indian Ridge Subdivision, prepared by Zaranec Surveying Company, John M. Zaranec, Jr., Professional Survey 7126, recorded in plat Volume 26, Page 51 of GCRD.

ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 01/18/2023
23-010

SURVEYOR'S CERTIFICATION

I certify to:

Michael D. Franklin and Katherine E. Orr

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 6th day of January, 2023



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



No effort was made in determining the C.L. R/W of Indian Ridge Trail in this survey

INDIAN RIDGE TRAIL
(60 feet wide)



0.603 ACRE PARCEL

0.069 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 05-025000, Michael D. Franklin and Katherine E. Orr, Volume 2107, Page 1358 of Geauga County Records and Deeds (GCRD).
13760 Carlton Street.

Situated in the Village of Burton, County of Geauga and State of Ohio and known as being part of Original Lot 43, in Great Lot 45, within said Village and Township 7N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Carlton Street (also known as South Second Street, 50 feet wide) and Indian Ridge Trail (60 feet wide), witnessed by a 1" iron pin in a monument box found on the centerline of said Indian Ridge Trail at its intersection with the southerly R/W of said Carlton Street, South 02°26'33" East, 25.01 feet therefrom.

Thence North 89°09'29" East, along the centerline of said Carlton Street, 905.39 feet to the southerly extension of the easterly line of PPN 05-019600 as conveyed to Ross Morrison, recorded in Volume 1963, Page 1116, first parcel of GCRD, being a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 00°58'57" West, along said southerly extension and along the easterly line of said Morrison's land, passing through a 5/8" iron pin set at 25.00 feet, a total distance of 161.61 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 88°34'38" West, along the northerly line of said Morrison's land, 59.50 feet to the southeasterly corner of PPN 05-003643 as conveyed to Ross Morrison, recorded in Volume 1963, Page 1116, second parcel of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 01°53'08" West, along the easterly line of said Morrison's land, passing through a 3/4" iron pipe found at 2.23 feet, a total distance of 36.85 feet to a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found at the southwesterly corner of PPN 05-703200 as conveyed to Abundant Life Foundation Inc., recorded in Volume 2114, Page 2851, parcel B of GCRD, being the northwesterly corner of the parcel herein described.

Thence North 88°34'38" East, along the southerly line of the said Abundant Life Foundation

0.603 ACRE PARCEL (continued)

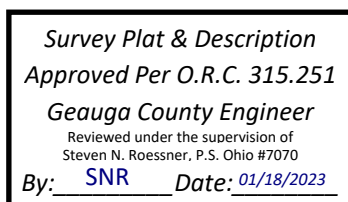
Inc. parcel, passing through a 5/8" iron pin corner reference set at 179.61 feet, a total distance of 180.61 feet to the northwesterly corner of PPN 05-001000 as conveyed to Andrew Walter Dryer and Jasmine Tia Dryer, recorded in Volume 2053, Page 2162 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 01°08'26" East, along the westerly line of said Dryer's land, through a 3/4" iron pipe found at 168.61 feet, a 5/8" iron pin set at 174.69 feet, a total distance of 199.69 feet to the southwesterly corner thereof, on the centerline of the aforesaid Carlton Street, being the southeasterly corner of the parcel herein described.

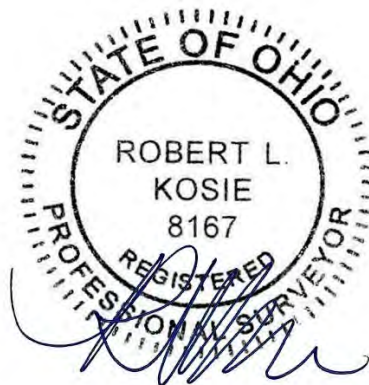
Thence South 89°09'29" West, along said centerline, a frontage distance of 121.07 feet to **The Principal Place of Beginning of this Survey** and containing 0.603 acres of land, of which, 0.069 acres are within the R/W of said Carlton Street, leaving 0.534 acres of land exclusive of said R/W, surveyed in January of 2023 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to more accurately describe PPN 05-025000 as conveyed to Michael D. Franklin and Katherine E. Orr, recorded in Volume 2107, Page 1358 of GCRD, known as being 13760 Carlton Street.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".



23-010



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167
Signed and Sealed on January 14th, 2023