

MAP OF RESURVEY AND CONSOLIDATION OF  
**PPN 10-061400 and PPN 10-061500**  
**Stephen Dallas Grover and Jenna Marie Grover**  
**272 Thwing Road**

DEED OF RECORD:  
Volume 2161, Page 392, Parcels 1 and 2

Sited in The City of Chardon, County of Geauga and State of Ohio and known as being part of Original Lot 159, in Tract 3, within said Township and Township 9N, Range 8W in the Connecticut Western Reserve	Month:	Page:
	December	<div>ONE</div> <div>of</div> <div>ONE</div>
	Year: 2022	
Survey for: Stephen Dallas Grover and Jenna Marie Grover		

Checked on January 9th, 2022 by RLK  
Revised January 27th, 2023

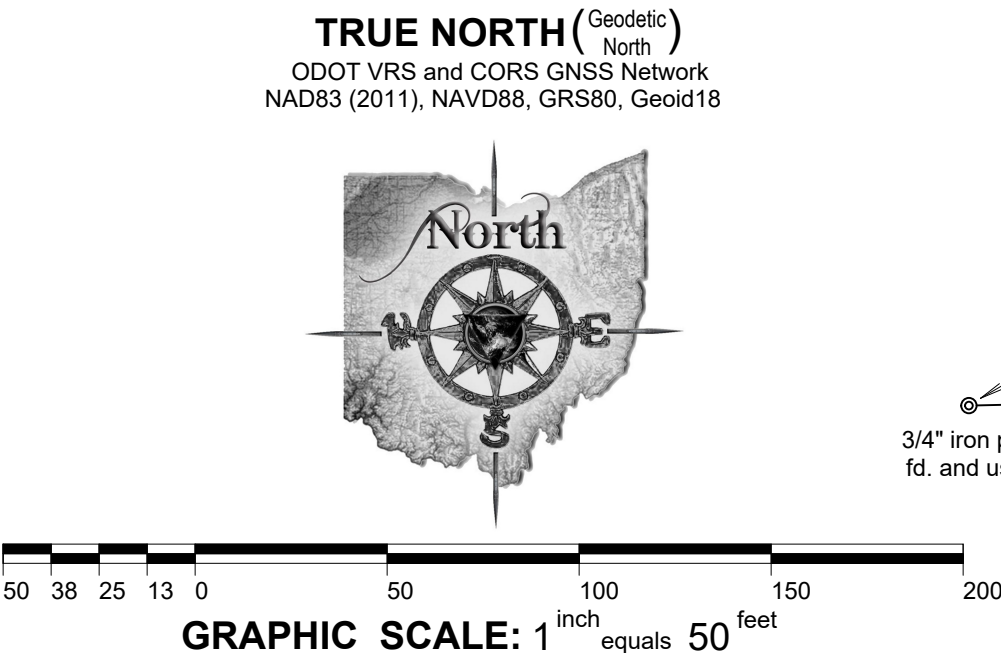
**BASIS OF RESEARCH AND RECORDS**

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.

**REFERENCES**

- \*The Original Road Records for Wilson Mills Road, Petitioned on December 7th, 1824 and approved on July 5th, 1825, recorded in Book B, Pages 238 to 240 in GCRD.
- \*The June 26th, 1947 field notes taken for Wilson Mills Road, shown in Field Book 3, pages 10 to 22, filed as G.C.E. FIELD BOOK 003.pdf in the GCER.
- \*The May 16th, 1996 Improvement Plans for C.H. No. 27, Thwing Road, Sections A & B, Chardon & Munson Townships prepared by Robert L. Phillips, Geauga County Engineer, filed as CH-0027-A-B-THWING ROAD 1996 PLANS (MYLARS) (ASBUILTS).pdf in the GCER.
- \*The April 2001 Survey prepared by J. Arther Temple, Registered Surveyor 4761, recorded in INST 200100598955, Volume 1363, Page 914 of GCRD.
- \*The April 20th, 2020 monument reference plats prepared by The Geauga County Engineer's Office, Andrew W. Haupt, Registered Professional Surveyor 8010, Deputy Engineer, filed as CH-0027C MONUMENT REFERENCE PLAT APPROVED SSD.pdf in the GCER.

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](http://www.dbksurveys.com)



- 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 P. - 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 "Gauga County Records and Deeds"  
GCER - Denotes "Gauga County Engineer's Records"  
mrp - Denotes "Monument Reset Plat" (see notes)

**FIELD LOCATION DISCLAIMER**

All buildings, driveways, and general locations shown hereon were obtained by:  
Orthophotogrammetry

and no liability is assumed by D.B. Kosie & Associates, LLC for the existence, location, condition, type or size of any structure shown hereon, any mistitling or malapropism, or that which is not shown on this drawing.

**SEPTIC SYSTEM DISCLAIMER**

All existing and/or proposed septic system information shown hereon was provided by:  
Stephen Dallas Grover - Owner

and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence, location, condition, type or size of any above or underground structure shown hereon, any mistitling or malapropism, or that which is not shown on this drawing. Always call The Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.

**MUNICIPAL APPROVALS**

**ENGINEER'S APPROVAL**

This re-survey and consolidation is recommended by the Municipal Engineer for approval by the Planning Commission of the City of Chardon

on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Signed \_\_\_\_\_  
Printed Douglas Courtney, PE,  
Municipal Engineer

**PLANNING COMMISSION APPROVAL**

This consolidation and lot split (re-survey) has been approved by the Planning Commission of the City of Chardon, Ohio, by announcement of

decision adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Signed \_\_\_\_\_  
Printed Andrew K. Blackley, Chairman

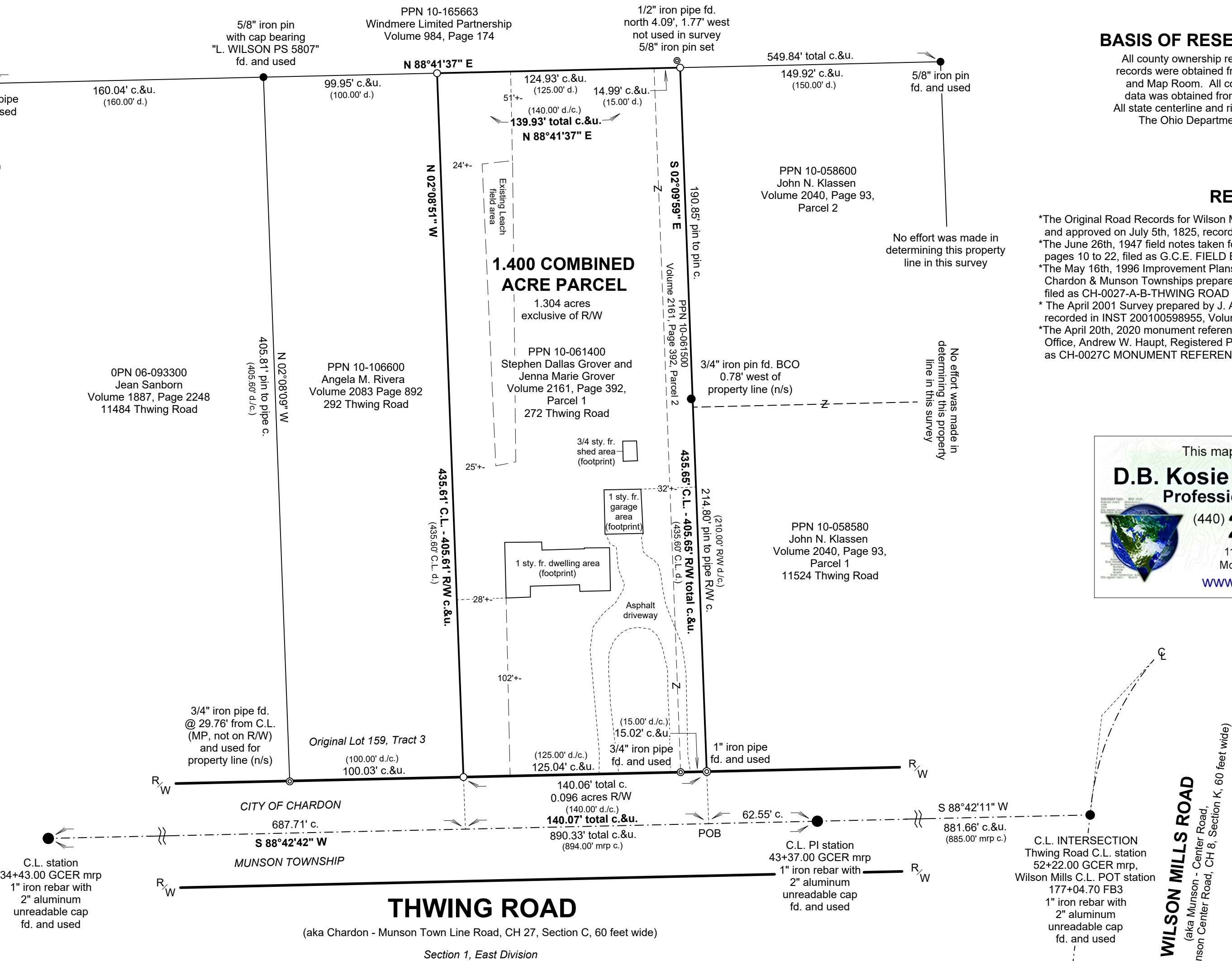
Signed \_\_\_\_\_  
Printed \_\_\_\_\_

Secretary

City of Chardon Planning Commission  
111 Water Street, 2nd Floor  
Chardon, OH  
44024

Steven Yaney, Community  
Development Administrator

Ph: 440-286-2654  
Fx: 440-286-5541  
[syaney@chardon.cc](mailto:syaney@chardon.cc)



**SURVEYOR'S CERTIFICATION**

I certify to:  
Stephen Dallas Grover and Jenna Marie Grover

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 December, 2022



**DBK MAP 1261 2022**