

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



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 R -Denotes right of way
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 / gcer -Denotes "Geauga County Engineer's Records"

GRAPHIC SCALE: 1 inch equals 100 feet

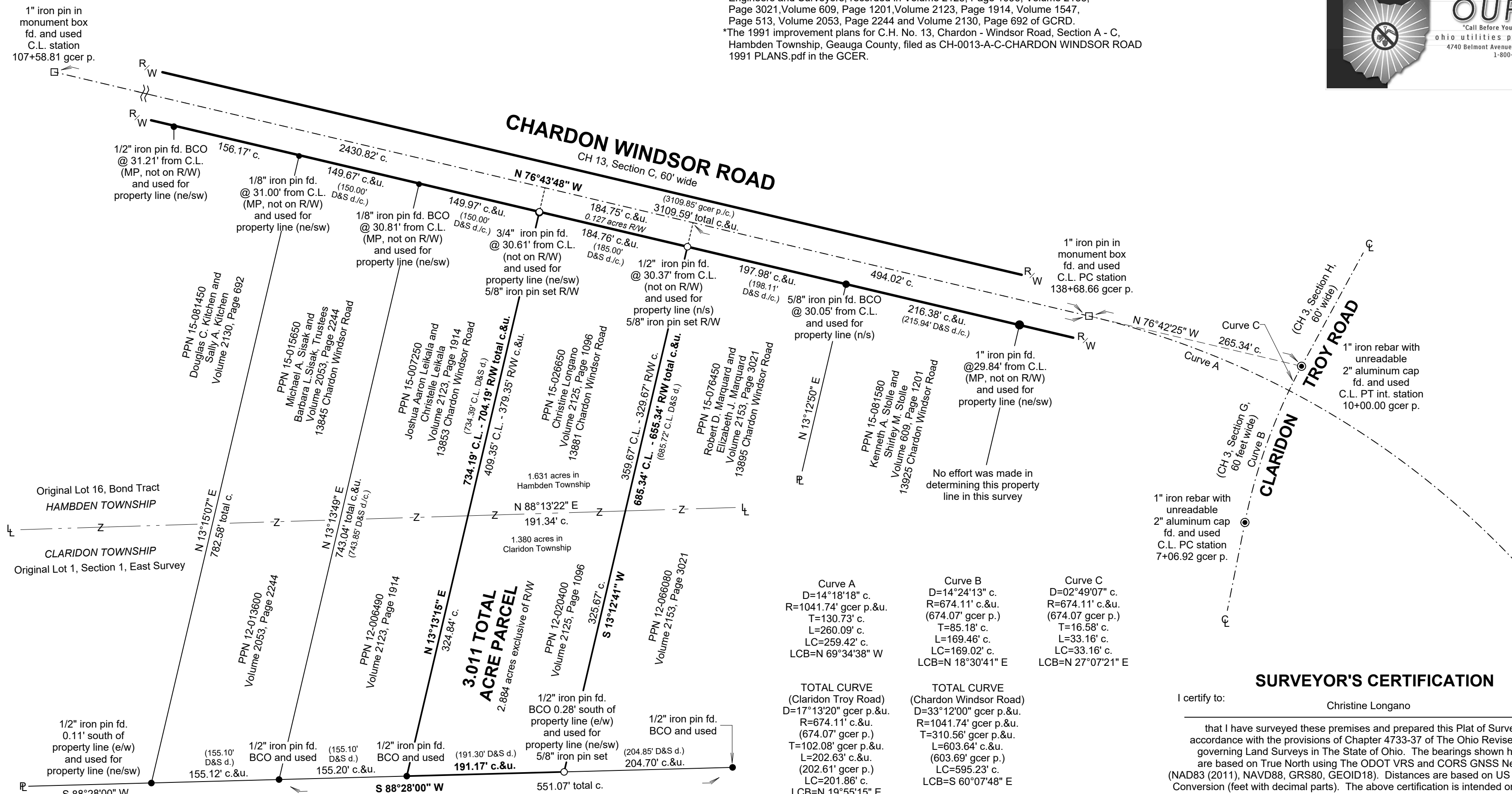
MAP OF SURVEY OF
PPN 15-026650 and 12-020400
Christine Longano
13881 Chardon Windsor Road
DEED OF RECORD
Volume 2125, Page 1096

REFERENCES

*The 1968 State of Ohio Department of Highways Centerline and Improvement Plans for Chardon-Windsor Road, Geauga, Hambden & Claridon Townships, C.H. No. 13, Sec.-C, Sec.-D. filed as CH-0013-D-CHARDON WINDSOR ROAD 1968 PLANS.pdf in the GCEr.
*The December 1976 surveys prepared by Debevec Salo and Associates, Inc., Civil Engineers and Surveyors, recorded in Volume 2125, Page 1096, Volume 2153, Page 3021, Volume 609, Page 1201, Volume 2123, Page 1914, Volume 1547, Page 513, Volume 2053, Page 2244 and Volume 2130, Page 692 of GCRD.
*The 1991 improvement plans for C.H. No. 13, Chardon - Windsor Road, Section A - C, Hambden Township, Geauga County, filed as CH-0013-A-C-CHARDON WINDSOR ROAD 1991 PLANS.pdf in the GCEr.

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.



SURVEYOR'S CERTIFICATION

I certify to:
Christine Longano

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 10th day of January, 2023

DBK MAP 1263 2023

This map of survey prepared by

D.B. Kosie & Associates, LLC
Professional Land Surveying

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PPN 12-065620
Daniel S. O'Reilly
Volume 2111, Page 2479
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