

MAP OF SURVEY OF
PPN 23-128450
SK Parrish

DEED OF RECORD:
Volume 1133, Page 1109

Situated in The
Township of Newbury, County of Geauga and State
of Ohio and known as being Sublot 2 in the Winfield
Park Subdivision as recorded in plat Volume 10,
Pages 85 and 86 of Geauga County Records and
Deeds, of part of Original Lot 9, Tract 2 within said
Township and Township 7N, Range 8W in the
Connecticut Western Reserve

Month:
June

Year:
2023

Page:

One
of
One

Survey for: SK Parrish

Checked on June 7th, by RLK

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.

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



100 75 50 25 0 100

GRAPHIC SCALE: 1 inch equals 100 feet

○ -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 and used measurement
p. -Denotes plat measurement
fd. -Denotes found monument
u. -Denotes used measurement
PPN -Denotes permanent parcel number
INST -Denotes instrument number
C/L. -Denotes centerline
R/W -Denotes right-of-way (margin)

BCO -Denotes monument found bent, coned and observed
MP -Denotes "measured perpendicularly"



No effort was made
in determining the
C.L. R/W of Kinsman
Road in this survey

SURVEYOR'S CERTIFICATION

SK Parrish

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 3rd day of June, 2023



DBK MAP 1292 2023

3/4" iron pin
radius point in
cul-de-sac
fd. and used

3/4" iron pin in
monument box
fd. and used

3/4" iron pin fd. BCO
@ 30.24' from C.L.
(MP, not on R/W)

WINFIELD PARK SUBDIVISION
Plat Volume 10, Pages 85 and 86

Sublot 3

PPN 23-268260
Donald J. Reis and
Judith M. Reis
Volume 589, Page 846
14779 Winfield Park Drive

3/4" iron pin fd BCO.
@ 29.82' from C.L.
(not on R/W)
and used for
property line (e/w)
5/8" iron pin set

N 89°30'26" E

465.54' C.L. - 435.54' R/W c.
(435.57' p.)

2.509 ACRE PARCEL

Sublot 2

PPN 23-128450
SK Parrish
Volume 1133, Page 1109
14805 Winfield Park Drive

3/4" iron pin fd.
north 4.47',
west 0.21'
(not used
in survey)
5/8" iron pin set

(285.58' p.)
285.73' c.

S 89°29'07" W

3/4" iron pin
fd. and used
(150.00' p.)
149.75' c.

S 88°53'58" W

3/4" iron pin
in concrete
fd. and used

PPN 23-354300 James D. Stanek
Volume 816, Page 535, Parcel 1

PPN 23-111750
Robert J. Frazier and
Samantha M. Tolley
Volume 2166, Page 1173
9820 Kinsman Road

3/4" iron pin
fd. and used
(53.91' c.)
(53.90' p.)

N 0°32'42" W

435.43' c.
(435.60' p.)
381.78' c.
(381.70' p.)

PPN 23-338050
Timothy J. Lestock and
Beth A. Lestock
Volume 982, Page 168
14831 Winfield Park Drive

3/4" iron pin fd BCO
north 3.51',
west 3.01'
(not used in
this survey)

235.01' p.&u.

3/4" iron pin
fd. and used for
property line
(n/s)

(150.00' p.)
149.85' c.

3/4" iron pin
fd. and used for
property line
(n/s)

N 88°48'05" E

KINSMAN ROAD

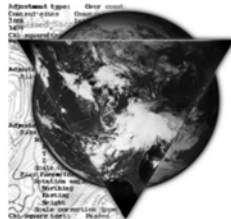
(State Route 87, 60 feet wide)

D=91°10'05" c. (90°40'40" p.)
R=50.00' p.&u.
T=51.03' c.
L=79.56' c. (79.13 p.)
LC=71.43' c. (71.13 p.)
LCB=N 45°50'52" W



NSPS

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying



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