

TRUE NORTH<sup>(Geodetic)</sup>  
North  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD88, GRS80, Geoid12B



50 38 25 13 0 50 100  
GRAPHIC SCALE: 1" equals 50'

O - Denotes 5/8" (diameter) x 30" (long)  
iron (steel) pin (#5 rebar) with yellow plastic  
cap bearing "KOSIE P.S. 8167" set  
d - Denotes deed measurement  
c - Denotes calculated and used measurement  
p - Denotes plat measurement  
u - Denotes used measurement  
fd - Denotes found monument  
PPN - Denotes permanent parcel number  
INST - Denotes instrument number  
C/L - Denotes centerline  
R/W - Denotes right-of-way (margin)  
B - Denotes property line  
BCO - Denotes monument found bent,  
coned and observed  
POB - Denotes point of beginning  
MP - Denotes "measured perpendicularly"  
GCRD - Denotes "Geauga County Records and Deeds"  
GCER - Denotes "Geauga County Engineer's Records"  
GCRR - Denotes "Geauga County Road Record"  
aka - Denotes "also known as"  
PC - Denotes point of curve  
PT - Denotes point of Tangency  
PI - Denotes point of angular intersection (vertex)  
POT - Denotes point on tangency

Δ - Denotes delta angle  
R - Denotes radius distance  
T - Denotes tangent distance  
L - Denotes length distance  
LC - Denotes chord distance  
LCB - Denotes chord bearing

#### CL1 / RW1 NOTE:

Although existing deeds of record call for the ownership  
to be on the C.L. tangents, the 1923 ODOT "Title by  
Monumenting" plat and the 1944 ODOT improvement  
plans both show the C.L. R/W to be on a curve and therefore  
used as the existing C.L. R/W.

MAP OF SURVEY OF

## PPN 15-027100 Brian H. Burkey and Patricia A. Burkey 13801 GAR Highway

DEED OF RECORD:  
Volume 2036, Page 1006



Situated in The	Month:	Page:
Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot 18, Bond Tract, within said Township and Township 9N, Range 7W in the Connecticut Western Reserve.	June	ONE
Year:	2023	ONE
Survey for:	Brian H. Burkey and Patricia A. Burkey	

Checked on June 14th, 2023  
Revised June 22nd, 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.



#### CURVE DATA

<b>CURVE "A"</b> D=05°13'59" c. R=1143.67' c. T=52.26' c. L=104.46' c. LC=104.42' c. LCB=N 55°25'40" E	<b>CURVE "B"</b> D=09°03'05" c. R=1143.67' c. T=90.53' c. L=180.68' c. LC=180.49' c. LCB=N 48°11'07" E	<b>CURVE "C"</b> D=00°40'31" c. R=1143.67' c. T=6.74' c. L=13.48' c. LC=13.48' c. LCB=N 43°26'10" E
<b>CURVE "D"</b> D=05°10'09" c. R=1173.67' c. T=52.98' c. L=105.89' c. LC=105.85' c. LCB=N 55°27'37" E	<b>CURVE "E"</b> D=07°10'43" c. R=1173.67' c. T=73.62' c. L=147.05' c. LC=146.95' c. LCB=N 49°17'11" E	<b>CURVE "F"</b> D=06°18'13" c. R=1113.67' c. T=61.32' c. L=122.53' c. LC=122.46' c. LCB=N 54°53'35" E
<b>CURVE "G"</b> D=06°34'10" c. R=1113.67' c. T=63.91' c. L=127.69' c. LC=127.62' c. LCB=N 48°27'24" E	<b>CURVE "H"</b> D=14°57'36" c.&u. (15°02'00" p.) R=1143.67' c. T=150.16' c.&u. (151.2' p.) L=298.61' c.&u. (300.6' p.) LC=297.77' c. LCB=N 50°33'54" E	

#### REFERENCES

\*The 1923 Ohio Department of Highways Title by Monumenting R/W Plans for US Route 6, GAR Highway filed as US-006 G.A.R. HIGHWAY 1923 RW-MONUMENTS-CHARDON VIL TO SR-166-RED.pdf in the GCER.  
\*The 1933 Ohio Department of Highways Improvement Plans for US-006 GAR Hgwy 1933 Plans (Chardon Village to Thompson Road) filed as US 006 GAR HIGHWAY 1933 PLANS (CHARDON VILLAGE TO THOMPSON ROAD).pdf in the GCER.  
\*The 1944 State of Ohio Department of Highways Centerline and Improvement Plan of Chardon - Madison Road, S.H. 327 Sections C(PT), I & A(PT), Geauga County, Hambden Township GEA USR 6 3.79 - 6.79 filed in ODOT records.  
\*The August, 1962 survey prepared by Frank A. Thomas & Associates, recorded in Volume 2086, Page 2990 of GCRR.  
\*The October, 1948 survey prepared by Richard Sperry, recorded in Volume 2126, Page 2576 of GCRR.  
\*The May 31st, 1952 survey prepared by C.C. Gerber, recorded in Volume 2055, Page 3081 of GCRR.

#### ENGINEER'S APPROVAL

#### SURVEYOR'S CERTIFICATION

I certify to: Brian H. Burkey and Patricia A. Burkey

that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4723-37 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, GEOD12B). 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 2305.08(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 7th day of June, 2023



DBK MAP 1295 2023

This plat was prepared by  
**D.B. Kosie & Associates**  
Professional Land Surveying  
11040 Madison Road  
Montville, Ohio 44064  
**440.286.2131**  
Fax 440.968.3578  
**www.dbksurveys.com**





## **0.628 ACRE PARCEL**

0.084 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 15-027100, Brian H. Burkey and Patricia A. Burkey, Volume 2036, Page 1006 of Geauga County Records and Deeds (GCRD). 13801 GAR Highway

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot 18, Bond Tract, within said Township and Township 9N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Old State Road (State Route 608, formerly known as Middlefield - Concord Road, State Route 608, 66 feet wide) and GAR Highway (formerly known as Chardon - Hambden Road, Chardon - Jefferson Road, Grand Army of the Republic Highway, US Route 6, 60 feet wide)

Thence along the centerline of said GAR Highway, along a curve deflecting to the right, having a chord bearing of South 48°17'07" West, a Delta of 09°03'05", a Radius of 1143.67 feet and a chord distance of 180.49 feet, a total length distance of 180.68' feet to the northwesterly corner of PPN 15-080600 as conveyed to CSG Property Management LLC, recorded in Volume 2170, Page 1608 of GCRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 34°41'22" East, along the westerly line of the said CSG Property Management LLC parcel, passing through a 5/8" iron pin set at 30.03 feet, a 3/4" iron pipe found at 35.06 feet and a 3/4" iron pipe found at 124.83 feet, a total distance of 214.53 feet to a 5/8" iron pin set at the southwesterly corner thereof, on a northerly line of PPN 15-096700 as conveyed to Tyler L. Vidovic and Hannah Dreher, recorded in Volume 2055, Page 3081, Parcel 2 of GCRD, being the southeasterly corner of the parcel herein described and witnessed by a 3/4" iron pin found south 0.35 feet and east 0.24 feet, South 34°41'22" East, 0.42 feet therefrom.

Thence South 53°40'53" West, along said northerly line of the Tyler L. Vidovic and Hannah Dreher parcel, also along a northerly line of PPN 15-062000 as conveyed to Collin Peterson, recorded in Volume 2126, Page 2576, Parcel 1 of GCRD, 133.40 feet to a 1/2" iron pin found at a northwesterly corner thereof, on the easterly line of PPN 15-061800 as conveyed to

0.628 ACRE PARCEL (continued)

Collin Peterson, recorded in Volume 2126, Page 2576, Parcel 2 of GCRD, being the southwesterly of the parcel herein described.

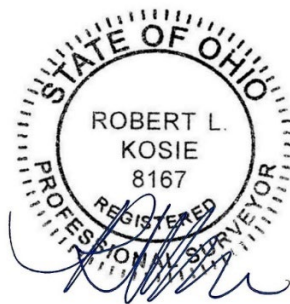
Thence North  $31^{\circ}11'53''$  West, along said easterly line of Peterson's land, passing through a 1" iron pin found at 189.68 feet, a total distance of 219.68 feet to the northeasterly corner thereof, on the centerline of the aforesaid GAR Highway, being the northwesterly corner of the parcel herein described.

Thence North  $58^{\circ}02'41''$  East, along said centerline, 15.56 feet to a point of curve therein.

Thence along said curve, deflecting to the left, having a chord bearing of North  $55^{\circ}25'40''$  East, a delta angle of  $05^{\circ}13'59''$ , a radius of 1143.67 feet, and a chord distance of 104.42 feet, a total length distance of 104.46 feet to **The Principal Place of Beginning of this Survey** and containing 0.628 acres of land, of which, 0.084 acres are within the R/W of said GAR Highway, leaving 0.544 acres of land exclusive of said R/W, surveyed in June 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 15-027100 as conveyed to Brian H. Burkey and Patricia A. Burkey, recorded in Volume 2036, Page 1006 of GCRD. Known as being 13801 GAR Highway.

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".



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

June 14<sup>th</sup>, 2023