

Situated in The Township of Munson, County of Geauga and State of Ohio and known as being part of Original Lot 2, in Tract One, West Division, within said Township and Township 8N, Range 8W in the Connectiut Western Reserve	Month: July Year: 2023	Page: ONE of ONE
Survey for: Larry A. Crouch, Jr. and Theresa Crouch		

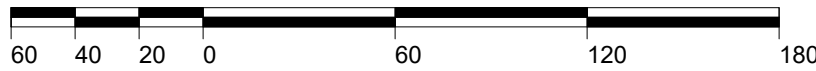
Checked on July 21st, 2023 by RLK

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.

MAP OF SURVEY OF
PPN 21-116280
Larry A. Crouch, Jr. and
Theresa Crouch
9947 Mulberry Road
DEED OF RECORD:
Volume 2044, Page 596

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



GRAPHIC SCALE:

1 inch equals 60 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"
PK nail -Denotes 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nail
GCRD -Denotes "Gauga County Records and Deeds"
GCER -Denotes "Gauga County Engineer's Records"
LWS - Denotes "Lawrence Wilson Survey"

1" iron pipe fd.
and used as
property line (n/s)

N 00°09'38" W
469.85' c.

3/4" iron pipe fd.
BCO and used

PPN 21-031870
John M. DiStefano
Volume 1840, Page 2246
9911 Mulberry Road

299.92' c.

N 00°08'51" W
469.83' c.

PPN 21-107830
Robert J. Miklausich
and Karen Miklausich
Volume 2012, Page 2216
9931 Mulberry Road

N 00°08'37" W
499.72' C.L. - 469.71' R/W c.
(500.00' C.L. LWS d.)

(150.00' LWS d.)
149.95' c.

N 88°43'07" E

5/8" iron pin in
3/4" iron pipe fd.
0.12' south of
property line (e/w)
and used for
property line (n/s)

PPN 21-079050
Mary Lou Florentine
Volume 2164, Page 1985
11420 Winterberry Lane

REFERENCES

*The May, 1975 surveys prepared by Lawrence Wilson, Registered Surveyor 5807, recorded in Volume 1840, Page 2246, Volume 1986, Page 3381, Volume 2012, Page 2216, Volume 2044, Page 596 of GCRD.

MULBERRY ROAD

(CH 39, 60 feet wide)

R_W N 88°40'20" E 750.06' total c. 149.99' c. (150.00' LWS d.) 0.103 acres R/W 149.99' c. (150.00' LWS d.) 155.05' c. R_W

295.03' c. 149.99' c. 149.99' c. 149.99' c. 3/4" iron pipe fd. and used

3/4" iron pipe fd. @ 29.76' from C.L. (MP, not on R/W) and used for property line (n/s) 5/8" iron pin with cap bearing "P.J.K. PLS7249" fd. north 0.19', west 0.15' 5/8" iron pin set 5/8" iron pin with cap bearing "P.J.K. PLS7249" fd. north 0.21', west 0.15' 5/8" iron pin set 3/4" iron pipe fd. and used

1.721 ACRE PARCEL

1.618 acres
exclusive
of R/W

PPN 21-116280
Larry A. Crouch, Jr. and
Theresa Crouch
Volume 2044, Page 596
9947 Mulberry Road

PPN 21-138250
Robert J. Rogish and
Dolores M. Rogish
Volume 1986, Page 3381
9963 Mulberry Road

N 00°09'10" W
499.96' C.L. - 469.95' R/W c.
(500.00' C.L. LWS d.)

(150.00' LWS d.)
149.93' c.

899.89' total c.

3/4" iron pipe
fd. and used

(150.00' LWS d.)
149.96' c.

5/8" iron pin
fd. and used for
property line (e/w)



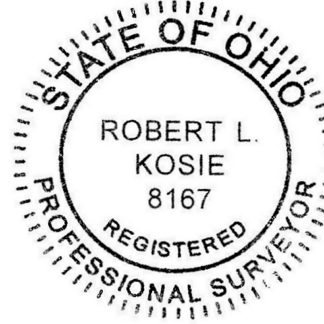
SURVEYOR'S CERTIFICATION

I certify to:

Larry A. Crouch, Jr. and Theresa Crouch

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



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



DBK MAP
1302 2023



Signed and sealed on this
7th day of July, 2023.
For any conflict resulting from
electronic certification
please refer to ORC Section
1306.06, Electronic record or
signature satisfies legal
requirements.