

MAP OF SURVEY OF

PPN 15-037300 and PPN 15-054100

Brian J. Vrankar

12725 Pearl Road

DEEDS OF RECORD:

Volume 1475, Page 177 and
Volume 2170, Page 3364

Situated in The	Month:	Page:
Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot 30, Bond Tract, within said Township and Township 9N, Range 7W in the Connecticut Western Reserve	July	ONE
	Year:	ONE
	2023	
Survey for: Brian J. Vrankar		

Checked on August 3rd, 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.

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/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"
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"
TEMPLE -Denotes "J. Arthur Temple survey"

REFERENCES

*The December 7th, 1990 Dedication Plat of a Temporary Cul-De-Sac Easement on North Brown Road, prepared by J. Arthur Temple, Registered Surveyor 4761, recorded in Volume 20, Page 13 of GCRD, filed as G.C.R.-VOL-20_PG-013 (NORTH BROWN ROAD TURN AROUND).pdf in the GCER.



NSPS

SURVEYOR'S CERTIFICATION

I certify to:

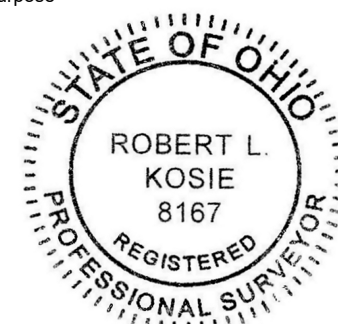
Brian J. Vrankar

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, GEOD18). 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 26th 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.



DBK MAP 1303 2023

