

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

c. -Denotes calculated and used measurement  
d. -Denotes deed measurement  
p. -Denotes plat measurement  
fd. -Denotes found monument  
PPN -Denotes permanent parcel number  
C / C.L. -Denotes centerline  
R/W -Denotes right-of-way (margin)  
BCO -Denotes monument found bent, coned and observed  
TR -Denotes "Township Road"

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

Situated in The

Township of Munson, County of Geauga and State of Ohio and known as being Sublot 2 in Beechnut Subdivision, recorded in Plat Volume 22, Pages 60 and 61 of GCRD, of part of Section 1 in East Division within said Township and Township 8N, Range 8W in the Connecticut Western Reserve.

Month:

December

Year:

2023

Page:

ONE

of

ONE

Survey for:

Alan C. Van Zeeland and Sharon S. Van Zeeland Trustees

Checked on December 4th, 2023 by RLK, MBL

### 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 21-176616

Alan C. Van Zeeland and Sharon S. Van Zeeland Trustees  
11305 Beechnut Lane

DEED OF RECORD: Volume 2106, Page 2586

### CURVE DATA

Curve 2	Curve 3	Curve 33
Δ=04°41'07" c. (04°41'16" p.)	Δ=05°19'46" c. (05°18'44" p.)	Δ=10°00'54" c. (10°00'00" p.)
R=220.00' p.&u.	R=220.00' p.&u.	R=250.00' p.&u.
T=9.00' p.&u.	T=10.24' c. (10.21' p.)	T=21.90' c. (21.87' p.)
L=17.99' c. (18.00' p.)	L=20.46' c. (20.40' p.)	L=43.70' c. (43.63' p.)
LC=17.98' c. (17.99' p.)	LC=20.46' c. (20.39' p.)	LC=43.64' c. (43.58' p.)
LCB=N 07°23'25" E	LCB=N 12°22'42" E	LCB=N 10°02'40" E

BEECHNUT LANE  
(TR 891, 60 feet wide)

1" iron pin in monument box fd. and used

1" iron pin in monument box fd. and used

1" iron pin in monument box fd. and used

5/8" iron pin fd. and used  
5/8" iron pin fd. BCO and used

5/8" iron pin fd. BCO and used

5/8" iron pin with cap bearing "SELEE AND ASSOC. S-5471" fd. and used

5/8" iron pin with cap bearing "SELEE AND ASSOC. S-5471" fd. and used

BEECHNUT SUBDIVISION

Plat Volume 22, Pages 60 and 61

Sublot 3  
PPN 21-176617  
Douglas W. Ulmenstine Jr. and Margarita Ulmenstine  
Volume 2025, Page 2728  
11285 Beechnut Lane

2.505 ACRE PARCEL

Sublot 2  
PPN 21-176616  
Alan C. Van Zeeland and Sharon S. Van Zeeland Trustees  
Volume 2106, Page 2586  
11305 Beechnut Lane

Sublot 1  
PPN 21-176615  
Jeffery W. Leszynski and Tara J. Leszynski  
Volume 1900, Page 3366  
11335 Beechnut Lane

5' chain-link fence encroaches over easterly property line as shown

PPN 10-009500  
Chardon Lakes Golf Course Inc.  
Volume 1565, Page 272

5/8" iron pin with cap bearing "SELEE AND ASSOC. S-5471" fd. and used

5/8" iron pin with cap bearing "SELEE AND ASSOC. S-5471" fd. and used

### SURVEYOR'S CERTIFICATION

I certify to:

Alan C. Van Zeeland and Sharon S. Van Zeeland Trustees

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



NSPS

Signed and sealed on this 30th day of November, 2023. For any conflict resulting from electronic certification please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.



This map of survey prepared by  
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Professional Land Surveying  
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Montville, Ohio 44064  
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DBK MAP  
1325 2023