



MAP OF SURVEY OF
PPN 20-058400
Elmer Smith and Darlene K. Smith

Deed of Record:
Volume 710, Page 1274

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.

Situated in The	Month:	Page:
Township of Montville, County of Geauga and State of Ohio and known as bearing part of Original Section 2 within said Township and Township 9N, Range 6W of The Connecticut Western Reserve.	January	ONE
Survey for:	Year: 2024	of ONE
Checked on February 2nd, 2024 by RLK, MBL Revised on February 13th, 2024		

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



GRAPHIC SCALE: 1 inch equals 200 feet

MONUMENT DATA

M1 5/8" iron pin fd. @ 32.85' from C.L. (MP, not on R/W) and used for property line (n/s)	M2 5/8" iron pin fd. @ 28.82' from C.L. (MP, not on R/W) and used for property line (n/s)	M3 5/8" iron pin fd. BCO @ 32.61' from C.L. (not on R/W) and used for property line (n/s) 5/8" iron pin set R/W (30.05' from C.L.)
M4 5/8" iron pin fd. @ 38.28' from C.L. (not on R/W) and used for property line (n/s) 5/8" iron pin set R/W (40.80' from C.L.)	M5 1" iron pipe fd. @ 30.48' from C.L. 32.01' from tangent (not on R/W) and used for property line (e/w) 5/8" iron pin set R/W (30.12' from C.L. 31.65' from tangent)	M6 1/2" iron pipe fd. 0.44' northeast MP of property line (n/wse) and used for property (ne/sw)
M7 2" iron pipe fd. @ 32.32' from C.L. (MP, not on R/W) and used for property line (ne/sw)		

PARCEL DATA

P1 PPN 20-055400 Joseph R. Burzanko and Joanne M. Pierce Thomas Volume 1286, Page 1098 8665 Plank Road	P2 PPN 20-071063 Joseph R. Burzanko and Joanne M. Pierce Thomas Volume 1459, Page 800
P3 PPN 20-058200 Gregory D. Vetter and Adeline L. Vetter Volume 799, Page 1247, Parcel 2 8752 Plank Road	P4 PPN 20-053300 Gregory D. Vetter and Adeline L. Vetter Volume 799, Page 1247, Parcel 1

LINE DATA

L1 - N 89°38'21" E, 152.03' c.
L2 - N 59°52'03" W, 200.87' c.
L3 - N 01°41'55" W, 127.78' c.
L4 - N 89°38'21" E, 64.86' c.
L5 - N 59°52'03" W, 33.64' c.
L6 - N 03°32'05" W, 258.44' C.L.
- 187.59' R/W c.
L7 - S 10°11'46" E, 115.91' c.

CURVE DATA

Curve C1 Δ=35°41'55" c. R=408.24' c. T=131.46' c. L=294.36' c. LC=250.26' c. LCB=N 33°01'08" W	Curve C2 Δ=94°52'21" c. R=408.24' c. T=177.73' c. L=35.43' c. LC=35.42' c. LCB=S 12°40'36" E	Curve C3 Δ=51°18'43" c. R=378.24' c. T=120.39' c. L=233.11' c. LC=233.44' c. LCB=S 33°12'44" E
--	--	--

Curve C12 (Total C.L. Curve)
Δ=40°40'17" c. (40°20'40" TEM p.)
R=408.24' c. (411.84' TEM p.)
T=151.30' TEM p.&u.
L=288.79' c. (288.88' TEM p.)
LC=283.74' c. (284.04' TEM p.)
LCB=N 30°31'55" W

ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven M. Resinger, P.S. (Date 02/16/2024)
By: SNR Date: 02/16/2024

24-018 Rev

SURVEYOR'S CERTIFICATION

I certify that:
Christopher E. Cook, Elmer Smith
and Darlene K. Smith
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 herein 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 herein. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown herein. 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 27th day of January, 2024.
For any conflict resulting from electronic certifications
please refer to ORC Section 1306.06, Electronic record
or signature satisfies legal requirements.



DBK MAP 1329 2024



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



REFERENCES

- *The April, 1938 field notes taken by W.C. Marks, E. Richards and H. Fowler, filed in Field Book 135, Pages 34-36 (ESR-GCE-FIELD BOOK-0135.pdf in the GCER).
- *The September 20, 1958 survey prepared by C.C. Graber, Registered Surveyor, recorded in Volume 773, Page 157 of GCRD.
- *The February 20, 1997 surveys prepared by Jerry Slay, Ohio Surveyor 5298, recorded as Volume 1968, Page 1 and Volume 1986, Page 2071 of GCRD.
- *The September 1998 Centerline Plat of Dewey Road, TR 54, Sections "A-D", filed as TR-0054-A-D-DEWEY+ROAD+1998.pdf in the GCER.
- *The November 2nd, 1998 Centerline Plat of Leggett Road prepared by William R. Loetz, Registered Professional Surveyor 7552, filed as CH-0033-C-E-LEGGETT+ROAD+1998.pdf in the GCER.
- *The April, 2001 Survey prepared by J. Arthur Temple, Registered Surveyor 4761, filed as TMS-MON_00214_SURVEY.pdf in the GCER.
- *The January, 2006 survey Prepared by J. Arthur Temple, Registered Surveyor 4761, recorded in Volume 2067, Page 161 of GCRD.
- *The January 19th, 2006 Centerline Plat of Clay Street prepared by William R. Loetz, Registered Professional Surveyor 7552, filed as CH-0037-G-CLAY+STREET+2006.pdf in the GCER.
- *The May 10th, 2007 Centerline Plat of Hart Road prepared by William R. Loetz, Registered Professional Surveyor 7552, filed as TR-0063-C-HART+ROAD+2007.pdf in the GCER.
- *The June 28th, 2020 Monument Reset plat prepared by Andrew Walter Haupt, Registered Professional Surveyor 8108, filed as CH-0033-C-Mon+Reset+2018.pdf in the GCER.
- *The June 29th, 2020 Monument Reset plat prepared by Andrew Walter Haupt, Registered Professional Surveyor 8108, filed as CH-0037-G-I-Mon+Reset+2019.pdf in the GCER.

ENCROACHMENT

E1
Adjoiners (PPN 20-023830, John V. Munro and Saunya S. Munro, Volume 2005, Page 3184, 16033 Leggett Road) 1 story frame garage is encroaching 8.1 feet easterly over the property line as shown hereon.



95.564 TOTAL COMBINED ACRE PARCEL

3.544 combined acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 20-058400, Elmer Smith and Darlene K. Smith, Volume 710, Page 1274 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Montville, County of Geauga and State of Ohio and known as being part of Original Section 2 within said Township and Township 9N, Range 6W of The Connecticut Western Reserve and bounded and described as follows:

Beginning at a railroad spike set at the westerly centerline intersection of Leggett Road (County Highway 33, Section A-B, 60 feet wide) and Plank Road (State Route 86, 60 feet wide), being a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 50°52'03" East, along the centerline of said Plank Road, 405.74 feet to the southeasterly corner PPN 20-071063 as conveyed to Joseph R. Burzanko and Joanie M. Pierce Thomas, recorded in Volume 1459, Page 800 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 03°32'05" West, along said Burzanko's easterly line, passing through a 5/8" iron pin found at 39.28 feet, a 5/8" iron pin set at 40.80 feet, a 5/8" iron pin found bent, coned and observed at 225.83 feet and a 5/8" iron pin set at 228.39 feet, a total distance of 258.44 feet to the northeasterly corner thereof, on the centerline of Leggett Road, being a northwesterly corner of the parcel herein described.

Thence North 89°38'21" East, along said centerline, 445.61 feet to a 1" iron pin with an unreadable 2" aluminum cap found at the easterly centerline intersection of said Leggett Road and Plank Road, being a northeasterly corner of the parcel herein described.

Thence South 10°43'07" East, along the centerline of said Plank Road, 734.26 feet to a railroad spike set at an angle point therein.

Thence South 10°11'46" East, continuing along said centerline, 115.91 feet to the easterly extension of the northerly line of PPN 20-058200 as conveyed to Gregory D. Vetter and

95.564 TOTAL COMBINED ACRE PARCEL (continued)

Adolfine L. Vetter, recorded in Volume 799, Page 1247, Parcel 2 of GCRD, being a southeasterly corner of the parcel herein described.

Thence South 79°41'30" West, along said easterly extension, along the northerly line of said Vetter's land, passing through the centerline of Plank Road at 1.53 feet, a 1" iron pipe found at 30.48 feet, a 5/8" iron pin set at 30.12 feet, and a 5/8" iron pin corner reference set at 434.61 feet, a total distance of 437.61 feet to the northwesterly corner thereof.

Thence South 10°05'08" East, along the westerly line of said Vetter's land, along the westerly line of PPN 20-058300 as conveyed to Gregory D. Vetter and Adolfine L. Vetter, recorded in Volume 799, Page 1247, Parcel 1 of GCRD, a total distance of 244.80 feet to a 1" iron pipe found at the southwesterly corner thereof.

Thence North 79°32'16" East, along the southerly line of said Vetter's land, passing through a 5/8" iron pin set at 405.08 feet (not on R/W), a total distance of 438.08 feet to the southeasterly corner thereof, on the centerline of Plank Road, being a northeasterly corner of the parcel herein described.

Thence South 10°11'46" East, along said centerline, 981.10 feet to the northeasterly corner of PPN 20-090763 as conveyed to Christopher E. Cook and Jessica Cook, recorded in Volume 2067, Page 161 of GCRD, being a southeasterly corner of the parcel herein described and referenced by a railroad spike set at an angle point on the centerline of said Plank Road, South 10°11'46" East, 32.57 feet therefrom.

Thence South 88°53'58" West, along the northerly line of said Cook's land, passing through a 5/8" iron pin set at 30.38 feet, a 5/8" iron pin with cap bearing "TEMPLE 4761" found at 33.48 feet, a 5/8" iron pin found at 1606.31 feet, a total distance of 1606.77 feet to a 5/8" iron pin set at the northwesterly corner thereof.

Thence South 07°27'24" East, along the westerly line of said Cook's land, 41.32 feet to a 1" iron pipe found at a northeasterly corner of PPN 20-070982 as conveyed to Christopher E. Cook and Jessica Cook, recorded in Volume 1986, Page 2071 of GCRD, being a southeasterly corner of the parcel herein described.

Thence South 88°34'54" West, along a northerly line of said Cook's land, 683.92 feet to a 5/8" iron pin with cap bearing "SLAY 5298" found at a southwesterly corner of the parcel herein described.

Thence North 00°54'22" West, along an easterly line of said Cook's land, along the easterly line of PPN 20-070976 as conveyed to Christopher E. Cook, recorded in Volume 1968, Page 1, PPN 20-070932 as conveyed to Cynthia L. Struna, recorded in Volume 2165, Page 1653, Parcel 2 and PPN 20-003150 as conveyed to Stanley R. Trout, Jr. and Jessie J. Wishart, recorded in Volume 773, Page 157 of GCRD, a total distance of 1658.49 feet to a 3/4" iron pipe with cap bearing "MAYER S4661" found at the southwesterly corner of PPN 20-023830

95.564 TOTAL COMBINED ACRE PARCEL (continued)

as conveyed to John V. Munro and Saunya S. Munro, recorded in Volume 2005, Page 3184 of GCRD, being a northwesterly corner of the parcel herein described.

Thence North 89°20'13" East, along the southerly line of said Munro's land, 154.61 feet to a 1" iron pipe with a damaged cap found at the southeasterly corner thereof.

Thence North 01°17'42" West, along the easterly line of said Munro's land, passing through a 1" iron rod with a hexagonal head found at 406.22 feet, a 5/8" iron pin set at 407.46 feet, a total distance of 437.46 feet to the northeasterly corner thereof, on the centerline of the aforesaid Leggett Road, being a northwesterly corner of the parcel herein described.

Thence North 88°29'35" East, along said centerline, 1048.43 feet to **The Principal Place of Beginning of this Survey** and containing 95.564 acres of land, of which, 3.544 acres are within the R/W of said Leggett Road and Plank Road, leaving 92.020 acres of land exclusive of said R/W, surveyed in February of 2024 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.

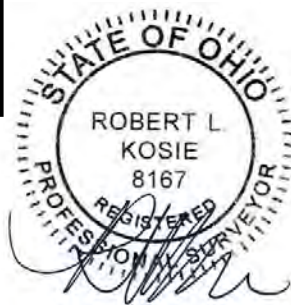
The intent of this survey is to more accurately describe PPN 20-058400 as conveyed to Elmer Smith and Darlene K. Smith, recorded in Volume 710, Page 1274 of GCRD.

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".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 02/16/2024

24-018 Rev



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

February 15th,
2024