

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



- - 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 and used measurement
d. - Denotes deed measurement
p. - Denotes plat measurement
u. - Denotes used measurement
fd. - Denotes found monument
PPN - Denotes permanent parcel number
TR - Denotes "Township Road"

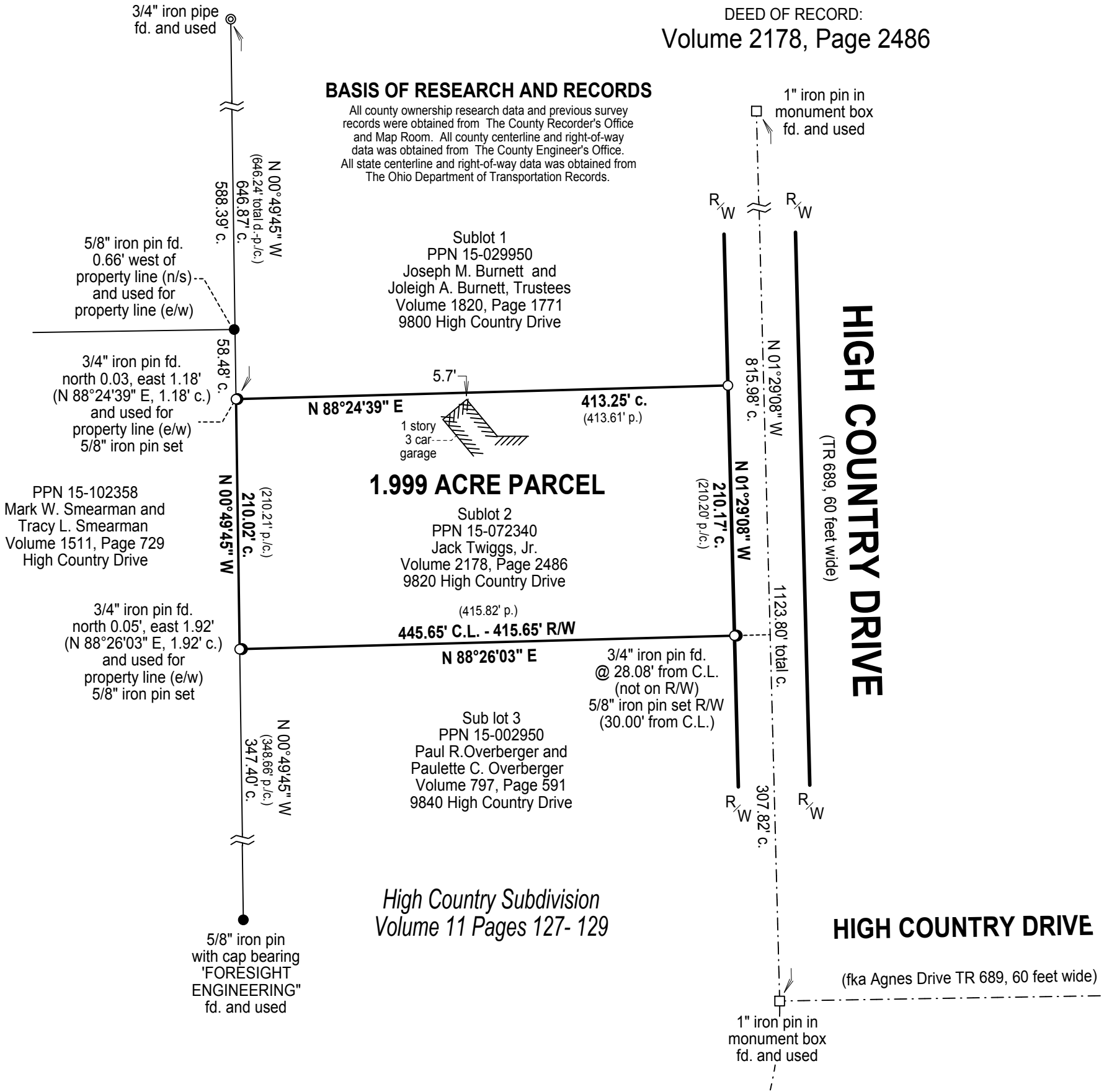


Situated in The Township of Hambden, County of Geauga and State of Ohio and being known as Sub-Lot 2 In High Country Subdivision Recorded in Volume 11, Page 127-129 of GCRD, of part of Original Lots 8 and 13, in Bond Tract, within said Township, Township 9N Range 7W of The Connecticut Western Reserve	Month: January	Page: ONE of ONE
Survey for:	Jack Twiggs, Jr.	

Checked on February 13th, 2024 by MBL, RLK

MAP OF SURVEY OF
PPN 15-072340, Jack Twiggs, Jr.
9820 High Country Drive

DEED OF RECORD:
Volume 2178, Page 2486



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.



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 undated survey prepared by Foresight Engineering Group, David R. Lienweber, Professional Surveyor 7895 and recored in Volume 115, Page 729 of GCRD
- *The undated survey prepared by A.E. Saikaly, Registered Surveyor 5237, and recored in Volume 2068, Page 60 of GCRD
- *The 1978 High Country Subdivision plat Prepared by Adeeb E. Saikaly, Registered Surveyor 5237, recored in Volume 11 Pages 127- 129 of GCRD

I certify to:

SURVEYOR'S CERTIFICATION

Jack Twiggs, Jr.

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

Signed and sealed on this 12th day of
February, 2024. For any conflict resulting
from electronic certifications please
refer to ORC Section 1306.06, Electronic
record or signature satisfies legal
requirements.



DBK MAP 1337 2024

