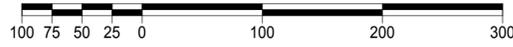


TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18



GRAPHIC SCALE: 1 inch equals 100 feet

- -Denotes 5/8" iron (steel) rebar pin (#5 rebar) found and used unless otherwise noted
- -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 "Geauga County Records and Deeds"
- GCER -Denotes "Geauga County Engineer's Records"



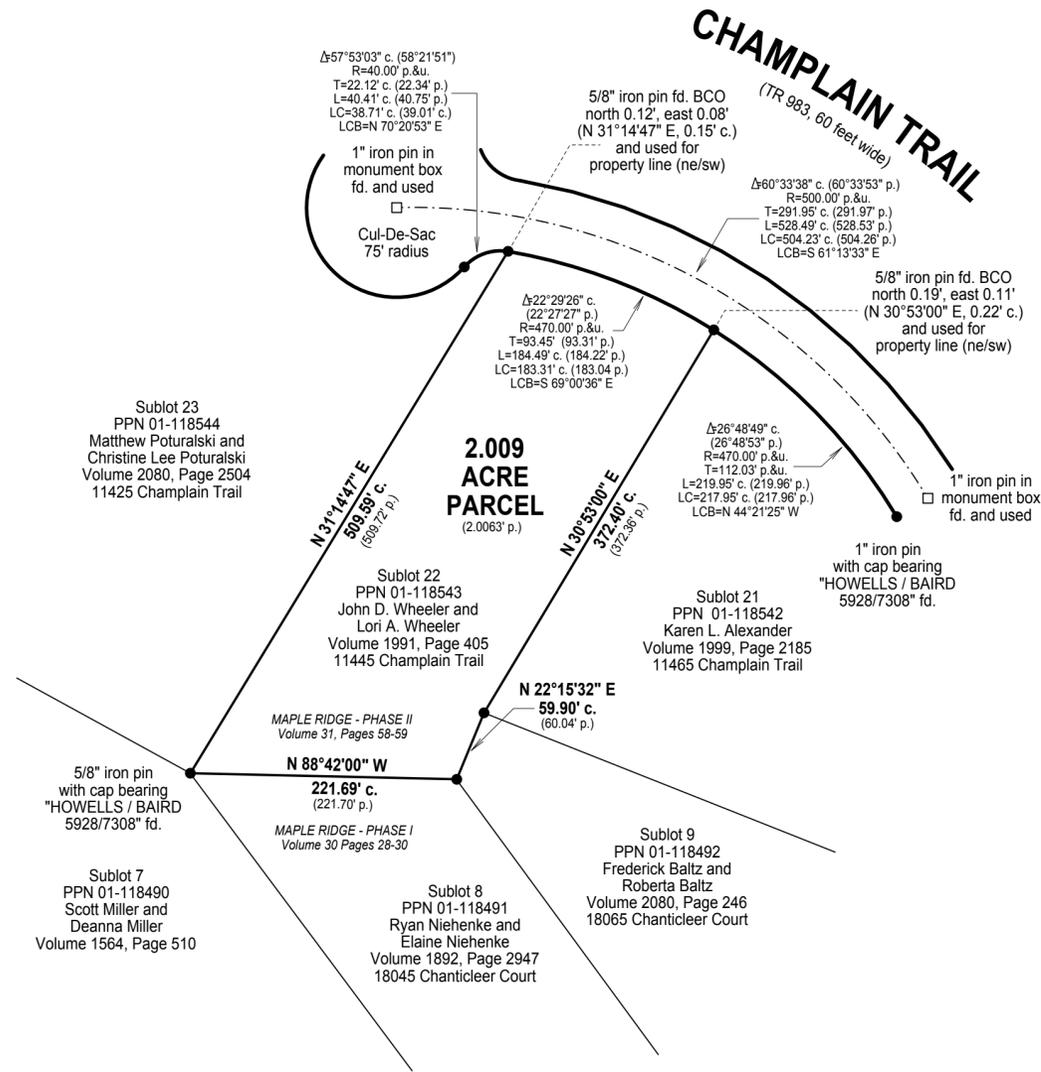
REFERENCES

*The January 10th, 2001 plat of Maple Ridge - PHase II subdivision recorded in plat Volume 31, Pages 58 and 59 of GCRD.

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

MAP OF SURVEY OF
Sublot 22
PPN 01-118543
John D. Wheeler and Lori A. Wheeler
11445 Champlain Trail

DEED OF RECORD:
Volume 1991, Page 405



Sited in The Township of Auburn, County of Geauga and State of Ohio and known as being Sublot 22 in Maple Ridge - Phase II subdivision as recorded in plat Volume 31, Pages 58-59 in GCRD, of part of Original Lot 10, Section 3, in Tract 2 within said Township and Township 6N, Range 8W in The Connecticut Western Reserve.	Month: May	Page: ONE of ONE
	Year: 2024	
Survey for: John D. Wheeler and Lori A. Wheeler		

Checked on May 28th, 2024 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.



SURVEYOR'S CERTIFICATION

I certify to: John D. Wheeler and Lori A. Wheeler

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 25th day of May, 2024

For any conflict resulting from electronic certification please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.



DBK MAP 1351 2024