

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



50 38 25 13 0 50 100 150 200

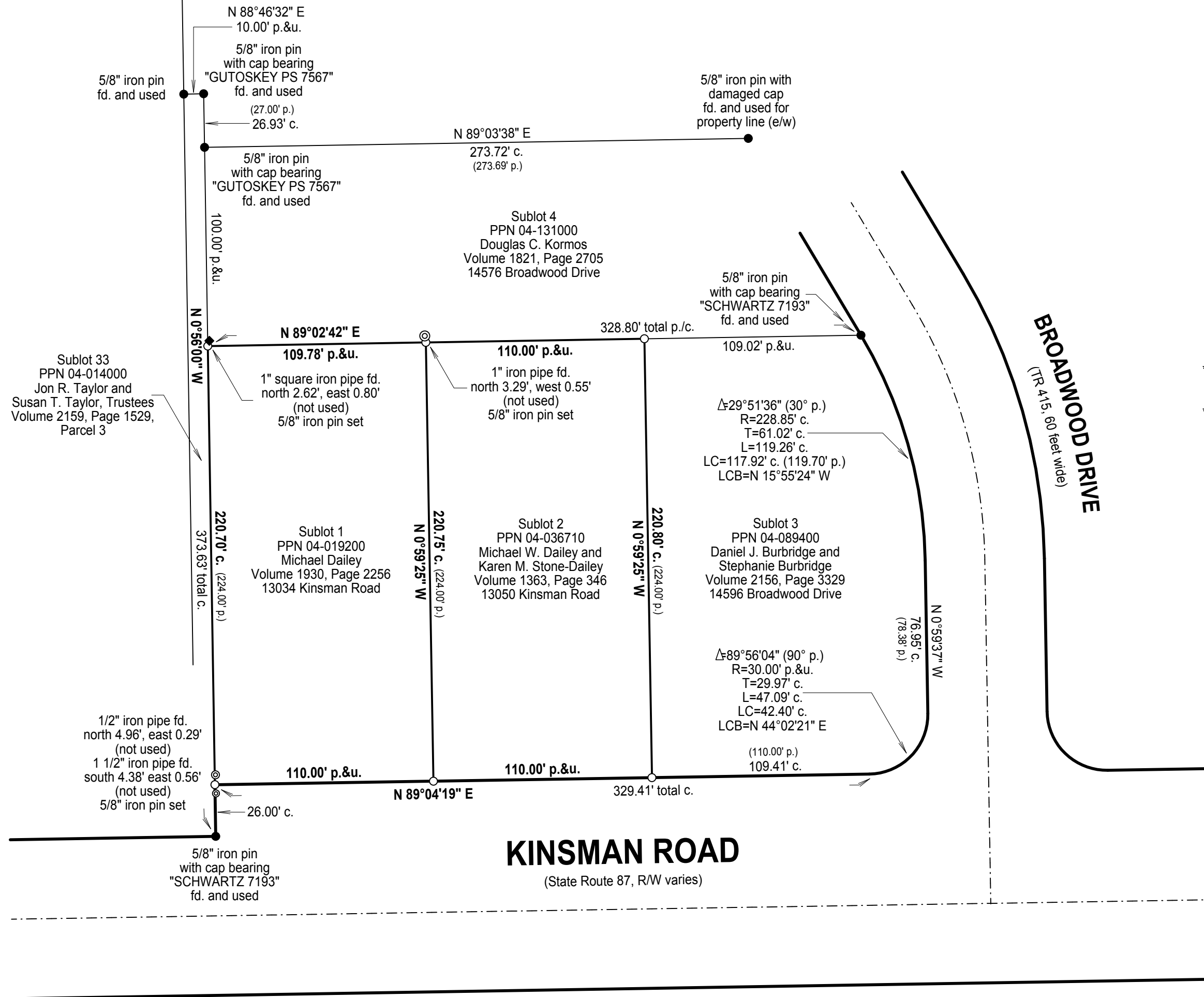
GRAPHIC SCALE: 1 inch equals 50 feet

○ -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 R -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"



MAP OF SURVEY OF
Sublots 1 and 2,
PPN 04-019200 and PPN 04-036710
Michael W. Dailey and
Karen M. Stone-Dailey

DEED OF RECORD:
Volume 1930, Page 2256 and Volume 1363, Page 346



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.

REFERENCES

*The December 19th, 1959 survey of Broadwood Hill, Subdivision No. 1 prepared by Lucius F. Converse, Registered Surveyor 1199, recorded in plat Volume 8, Page 67 of GCRD.
*The November 28th, 2023 survey prepared by Rudy E. Schwartz, Professional Surveyor 7193, filed as 23-170+Tax+Map+Approved+KINSMAN+RD+BURTON+REVISED+FINAL+REVIEW+11+29+23.pdf in the GCRD.



SURVEYOR'S CERTIFICATION

I certify to: Michael W. Dailey and Karen M. Stone-Dailey

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 July, 2024.
For any conflict resulting in electronic certification please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.



DBK MAP
1357 2024

This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying

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