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



50 38 25 13 0 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 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"



This map of survey prepared by D.B. Kosie & Associates, LLC
Professional Land Surveying 286-2131 11040 Madison Road Montville, Ohio 44064 www.dbksurveys.com

MAP OF SURVEY OF

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

5/8" iron pin with cap bearing

"SCHWARTZ 7193" fd. and used

DEED OF RECORD: Survey for: Volume 1930, Page 2256 and Volume 1363, Page 346 N 88°46'32" E – 10.00' p.&u. 5/8" iron pin with cap bearing "GUTOSKEY PS 7567" 5/8" iron pin with 5/8" iron pin fd. and used 🔶 fd. and used damaged cap fd. and used for (27.00' p.) property line (e/w) 26.93' c. N 89°03'38" E 273.72' c. 5/8" iron pin (273.69' p.) with cap bearing "GUTOSKEY PS 7567" fd. and used Sublot 4 PPN 04-131000 Douglas C. Kormos Volume 1821, Page 2705 14576 Broadwood Drive 5/8" iron pin with cap bearing "SCHWARTZ 7193" BROADWOOD fd. and used 328.80' total p./c. N 89°02'42" E 109.02' p.&u. 110.00' p.&u. 109.78' p.&u. Sublot 33 1" iron pipe fd. PPN 04-014000 1" square iron pipe fd. north 3.29', west 0.55' Jon R. Taylor and north 2.62', east 0.80' Susan T. Taylor, Trustees (not used) ∆=29°51'36" (30° p.) (not used) Volume 2159, Page 1529, 5/8" iron pin set R=228.85' c. 5/8" iron pin set Parcel 3 T=61.02' c.-L=119.26' c. DRIVE LC=117.92' c. (119.70' p.) LCB=N 15°55'24" W Sublot 2 PPN 04-036710 Sublot 3 Sublot 1 PPN 04-089400 PPN 04-019200 Daniel J. Burbridge and Michael W. Dailey and Michael Dailey Karen M. Stone-Ďailey Stephanie Burbridge Volume 1930, Pagé 2256 Volume 2156, Page 3329 Volume 1363, Page 346 13034 Kinsman Road 14596 Broadwood Drive 13050 Kinsman Road ∆=89°56'04" (90° p.) <u>ت</u> ق R=30.00' p.&u. T=29.97' c. L=47.09' c. LC=42.40' c. 1/2" iron pipe fd. LCB=N 44°02'21" E north 4.96', east 0.29' (not used) (110.00' p.) 1 1/2" iron pipe fd. 109.41' c. 110.00' p.&u. 110.00' p.&u. south 4.38' east 0.56' 329.41' total c. (not used) N 89°04'19" E 5/8" iron pin set — 26.00' c. KINSMAN ROAD

Situated in The Township of Burton, County of Geauga and State of Ohio and known as being Sublots 1 and 2 in Broadwood Hill Subdivision No. 1 as recorded in plat Volume 8, Page 67 of GCRD, of part of Original Lot 33 within said Township and Township 7N, Range 7W in the Connecticut Western Reserve.

Month: July ONE of ONE Year: 2024

Checked on July 29th, 2024 by RLK, MBL

Michael W. Dailey and Karen M. Stone-Dailey

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 Lucious 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 skirv¢y

> 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



(State Route 87, R/W varies)