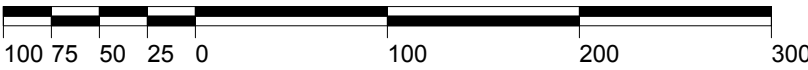


| | | |
|--|------------------------------------|-------|
| Situated in The | Month: | Page: |
| Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Lot 30, in Tract 1, within said Township and Township 6N, Range 9W in the Connecticut Western Reserve. | July | ONE |
| | Year: | ONE |
| | 2024 | |
| Survey for: | Richard C. Wise Jr. and Norma Wise | |

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.

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



GRAPHIC SCALE: 1 inch equals 100 feet

O -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"
GCRD -Denotes "Gauga County Records and Deeds"
GCER -Denotes "Gauga County Engineer's Records"
HWS -Denotes "H.W. Scott" see References
KIP -Denotes "Knowles Industrial Park Phase 1" see References

SURVEYOR'S CERTIFICATION

I certify to: Richard C. Wise Jr. and Norma Wise

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 23rd day of October, 2024



DBK MAP 1358 2024

MAP OF SURVEY OF

PPN 02-410000
Richard C. Wise Jr.
and Norma Wise
16785 Savage Road

DEED OF RECORD:
Volume 1682, Page 264

PPN 02-088130
Norman J. Schultz Jr.
Volume 816, Page 58
16759 Savage Road

N 88°27'22" E
1281.99' C.L. - 1251.99' R/W c.

6.163 ACRE PARCEL
6.021 acres exclusive of R/W

PPN 02-410000
Richard C. Wise Jr. and
Norma Wise
Volume 1682, Page 264
16785 Savage Road

S 88°44'03" W
1282.09' C.L. - 1252.09' R/W c.

PPN 02-380100
Matthew J. Dittich
Volume 2037, Page 2512
16811 Savage Road



REFERENCES

*The July 15th, 1948 surveys prepared by H. W. Scott, Registered Surveyor 3415, recorded in Volume 2053 Page 2216, Volume 2106, Page 1340 and Volume 816, Page 58 of GCRD.
*The January 10th, 1952 surveys prepared by H. W. Scott, Registered Surveyor 3415, recorded in Volume 1184, Page 5, Volume 1682, Page 264, Volume 2037, Page 2512, Volume 2088, Page 304 and Volume 2088, Page 3039 of GCRD.
*The February 27th, 1985 plat of Knowles Industrial Park Phase 1 prepared by Joseph Prenosil, Registered Surveyor 5396 and A.E. Saikaly, Registered Surveyor 5237, recorded in Volume 15, Pages 68 and 69 in the GCER.
*The April 20, 1998 Centerline Plat Of Savage Road T.R. 190, filed as TR-0190+SAVAGE+ROAD+1999.pdf in the GCER.
*The January 2005, survey prepared by Joseph Gutoskey, Professional Surveyor 7567, recorded in Volume 1753, Page 2480 of GCRD.
*The December, 2022 survey Prepared by Land Design Consultants, Scott A. Smith, Professional Surveyor 7721, recorded in Volume 2118, Page 2707 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

SAVAGE ROAD
(TR 190, 60 feet wide)

CHAGRIN ROAD
(CH 9, 60 feet wide)