

- Denotes 6" concrete R/W monolith with 3 1/2" brass cap bearing "GARCIA SURVEYORS C/L Ref Mon Odorized" 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
 q.c./c.l. - Denotes centerline R/W Denotes right-of-way (margin)
 l. l. - Denotes lot line & 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 and range" CH - Denotes "County Highway"

GRD - Denotes "Georgia County Records and Records"

GCEr - Denotes "Georgia County Engineer's Records"

odot - Denotes "Ohio Department of Transportation"

DEED OF RECORD:
Volume 2189, Page 2220, Parcels 1 and 2



No current zoning information available

* The June 1982, Towne Estates No. 1 subdivision as surveyed by James R. Allen, Professional Surveyor 4616 and recorded in plat Volume 14, Page 44 of GCRD.

* The June 28, 2004 survey prepared by Pat Salango, Registered Surveyor 4504, filed as TMS-MID_00119_SURVEY.pdf in the GCER.

* The November 15th, 2017 Right of Way and Improvement Plans for GEA - 87 - 19.75, Geauga County, Middlefield Township, Original Lots 26 & 27 filed as SR-087 KINSMAN ROAD 2017 PLANS 19.75 GEA-MID (ODOT 023733).pdf in the GCER and also filed in the odot records.


SURVEYOR'S CERTIFICATION

I certify to:

I 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), NAVD83, GR850, GEOID18. Distances are based on US Survey Foot Conversion (feet with decimal parts). The Survey certification is intended only for the 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 on the information provided by the person(s) named herein. 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.



of this survey,



Robert L. Kosie, P.S.
Registered Professional
Land Surveyor 8167

Signed and sealed on this 16th day of September, 2024

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



DBK MAP 1373 2024