Situated in The	Month:	Page:
Township of Claridon, County of Geauga and State of Ohio and known as being Sublot 24 in The Final Plat, Commuinity Service Center Subdivision, recorded in plat Volume 20, Pages 80-84, of part of Original Buel Tract within said Township and Township 8N, Range 7W in the Connecticut Western Reserve.	December	ONE of ONE
	Year: 2024	
Survey for: The Geauga County Board of Commissioners		

Checked on December 18th, 2024 by RLK

MAP OF SURVEY OF

PPN 13-705020
The Geauga County Board of Commissioners
13300 Aquilla Road

DEED OF RECORD:

Volume 725, Page 447

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

40 30 20 10 0 40 80 120 160

GRAPHIC SCALE: 1 inch equals 40 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 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"
OSP -Denotes "Ohio State Plane Coordinates (Ohio North)"
DWCPP -Denotes "Double Walled, Corrugated Plastic Pipe"

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 July 22nd, 1991 survey of the Community Service Center Subdivision as prepard by Michael J. Stone, Registered Professional Surveyor 7301, recorded in plat Volume 20, Pages 80-84 of GCRD.
*The November 1st, 2018 Monument Reset Plat(s) for: Aquilla Road, CH 5S, Section C, filed as CH-0005-C-REFDWG SSD rev1.pdf in the GCER.
*The January 19th, 2021 Right of Way Determination of Aquilla Road, County Highway 0005 prepared by Steven N. Roessner, Registered Professional Surveyor 7070, under the supervision of Joe Cattell, PE, PS, County Engineer, filed as CH-0005 Aquilla Road Right of Way Determination 210119.pdf in the GCER.

1" iron pin with 2" aluminum cap bearing "Geauga Co. Eng. PLS 8108 Centerline Ref Mon." fd. and used
N 87°47'53" E
845.95' c.
(846.16' p.)
1" iron pin with 2" aluminum cap bearing "Geauga Co. Eng. PLS 8108 Centerline Ref Mon." fd. and used REF 3, C.L. PI intersection station 44+09 GCER
N 0°47'33" E
N 2°11'08" W
(601.44' p./c.) 601.68' c.
858.54' total c. (858.37' p./c.)

5/8" iron pin fd. and used
N 3°26'09" W
345.57' c. (345.45' p.)
Sublot 9A
PPN 13-705027
Geauga County Public Library
Volume 1080, Page 26
12701 Ravenwood Drive
3/4" iron pipe fd. and used
N 0°13'38" W
(249.98' p.) 250.02' c.
Sublot 8
PPN 13-705029
The Geauga Community Board of Mental Health, Alcohol & Drug Addiction Services
Volume 1092, Page 1068
12741 Ravenwood Drive
N 89°04'09" E
399.89' C.L. - 369.88' R/W c.
(369.95' R/W p.)
3/4" iron pin fd. BCO @ 29.83' from C.L. (not on R/W) and used for propery line (e/w)
R/W
N 0°45'16" E
255.28' c.
(256.92' p.) 256.86' c.

Re-Subdivision of Sublot No.s 9 and 23 of The Community Service Center Subdivision

Plat Volume 24, Page 40

Community Service Center Subdivision

Plat Volume 20, Pages 80-84

7.127 ACRE PARCEL

0.412 acres R/W
6.715 acres exclusive of R/W

Sublot 24
PPN 13-705020
The Geauga County Board of Commissioners
Volume 725, Page 447
13300 Aquilla Road

S 87°55'05" E
30.01' c.
3/4" iron pin fd. and used
1" iron pin with 2" aluminum cap bearing "Geauga Co. Eng. PLS 8108 Centerline Ref Mon." fd. and used REF 2, C.L. PI station 35+50 GCER

Drop Inlet Basin
top of rim elevation
1248.6
Sanitary Manhole
top of rim elevation
1255.2
Sanitary Manhole
top of rim elevation
1242.9
Clearing limits
Top of concrete overflow elevation 1256.3
RETENTION POND AREA
286.23' c.
571.23' c. (571.60' p.)
20 FOOT WIDE SANITARY SEWER EASEMENT PLAT VOLUME 20 PAGES 80-84
Sanitary Manhole
top of rim elevation
1233.7
C.L. existing creek
341.35' c.
342.94' c. (343.16' p.)
2251.76' total c.
15' x 20' EASEMENT FOR HIGHWAY PURPOSES INST 200700769485
222.3'
60" concrete culvert invert elevation 1217.1
96.8' @ 5.23%
60" concrete culvert invert elevation 1212.0
Sanitary Manhole
top of rim elevation
1224.8
Sanitary Manhole
top of rim elevation
1217.4
23' asphalt pavement
S 3°24'34" W
1908.82' c.

AQUILLA ROAD
(CH 5S, Section C, 60 feet wide as determined by the Right of Way Determination of Aquilla Road, see References)

TBM 1
5/8" iron pin set on property line (ne/sw)
N. Lat. 41°30'21.5438"
W. Long. 81°10'57.6898"
OSP North 672842.1640
OSP East 2329301.1647
Elevation: 1258.13

TBM 2
5/8" iron pin fd. and used for property corner
N. Lat. 41°30'20.9355"
W. Long. 81°10'54.5116"
OSP North 672784.2578
OSP East 2329543.8774
Elevation: 1249.61

3/4" iron pipe fd. and used
N 84°51'56" W
247.13' C.L. - 217.11' R/W c.
(246.84' C.L. p., 220.00' C.L. d.)
3/4" iron pipe fd. @ 29.85' from C.L. (29.84' MP, not on R/W) and used for property line (e/w)
12" DWCPP

OUPS
"Call Before You Dig"
ohio utilities protection service
4740 Belmont Avenue Youngstown, OH. 44505
1-800-362-2764

CLEARING LIMITS NOTE

All clearing limits shown hereon was provided by greenland Engineering from the Conceptual Overall Site Plan for the Geauga County Youth Center, Sheet Number C000.

285.00' c.
N 23°25'18" E
Clearing limits
S 4°32'20" W
199.30' c. (199.96' p., 200.00' d.)
PPN 13-010700
Volume 1906, Page 1216, Parcel 1
PPN 13-010800
James Frank Stankiewicz and Janice E. Stankiewicz
Volume 1906, Page 1216, Parcel 2
13334 Aquilla Road
5/8" iron pin fd. @ 24.09' from C.L. (MP, not on R/W) and used for property line (e/w)
227.47' pin set to pin c.
567.74' total c.
5/8" iron pin fd. BCO south 0.53', west 0.04' (S 4°32'20" W, 0.54' c.) and used for property line (n/s) 5/8" iron pin set
5/8" iron pin with cap bearing "CONTROL POINT" fd. north 6.35', west 4.32' 1" iron pin fd. south 0.81', east 5.93' 1" iron pin fd. and used
(340.76' p.) 340.27' c.
S 89°10'07" W
1" iron pin with 2" aluminum cap bearing "Geauga Co. Eng. PLS 8108 Centerline Ref Mon." fd. and used REF 1, C.L. PI station 12+99 GCER

Sublot 23A
PPN 13-705019
The Geauga County Board of Commissioners
Volume 725, Page 447
12685 Merritt Road

Sublot 27
PPN 13-705023
The Geauga County Board of Commissioners
Volume 725, Page 447
12665 Merritt Road
S 3°23'40" W
299.94' c. (300.00' p.)
1" iron pin fd. and used

PPN 13-008800
Gregory Potts and Jeanette D. Potts
Volume 2007, Page 178
13354 Aquilla Road

CONDITION, EASEMENT, RESTRICTION OR ENCUMBRANCE DISCLAIMER

No liability is assumed by D.B. Kosie & Associates, LLC for the existance of any Condition, Easement, Restriction or Encumbrance of record shown or not shown on this drawing, that which has not been recorded, nor any mistitling or malapropism. It is advised to contract a qualified Attorney who specializes in Property Law.

SURVEYOR'S CERTIFICATION

I certify to: The Geauga County Board of Commissioners

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 6th day of December, 2024.

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

STATE OF OHIO ROBERT L. KOSIE 8167 REGISTERED PROFESSIONAL SURVEYOR

Professional Land Surveyors of Ohio

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

DBK MAP 1377 2024