

Checked on March 26th, 2025 by RLK, MBL

MAP OF SURVEY OF:

PPN 23-061230
Michelle E. Goldstein and William M. Walters, Jr.
11999 Pekin Road

DEED OF RECORD:
Volume 2170, Page 1028

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 April, 1941 Fieldbook for Pekin Road, TH 144 Sec. G, Potters C.L. E. to Route 44, filed as Fieldbook 125, Page 27 in GCER.
- *The August, 1974 survey prepared by Lawrence Wilson, Registered Surveyor 5870, recorded in Volume 1559, Page 241 of GCRD.
- *The June, 1975 survey prepared by Lawrence Wilson, Registered Surveyor 5870, recorded in Volume 1898, Page 3316 and Volume 2162, Page 2643 of GCRD.
- *The November, 1975 survey prepared by Lawrence Wilson, Registered Surveyor 5870, recorded in Volume 2189, Page 395 of GCRD.
- *The June, 1976 survey prepared by Lawrence Wilson, Registered Surveyor 5870, recorded in Volume 591, Page 690 of GCRD.
- *The May, 1977 survey prepared by Lawrence Wilson, Registered Surveyor 5870, recorded in Volume 1212, Page 518 and Volume 1998, Page 2348 of GCRD.

SURVEYOR'S CERTIFICATION

I certify to: Michelle E. Goldstein and William M. Walters, Jr.

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
March 25th, 2025



DBK MAP
1385 2025

(TR 144, Section G, 60 feet wide)

PEKIN ROAD

5.001 ACRE
PARCEL

0.138 acres R/W
4.863 acres
exclusive
of R/W

PPN 23-061230
Michelle E. Goldstein and
William M. Walters, Jr.
Volume 2170, Page 1028
11999 Pekin Road

PPN 23-277560
Mark Galt
Volume 2189, Page 395
12017 Pekin Road

PPN 23-184370
Joseph H. Labuda
Volume 2162, Page 2643
12045 Pekin Road

PPN 23-317850
Helene L. Hendricks and
Alan J. Hendricks
Volume 1898, Page 3316
12065 Pekin Road

PPN 23-068210
Stephanie H. Adams and
Garrick Adams
Volume 2163, Page 2685,
Parcel No. 2

PPN 23-358240
Judith Ann McNish
Volume 992, Page 478,
Parcel 3

PPN 23-003150
Judith Ann McNish
Volume 992, Page 478,
Parcel 2
14473 Bass Lake Road

PPN 23-003151
Judith Ann McNish
Volume 992, Page 478,
Parcel 1

PPN 23-069100
Judith A. McNish
Volume 992, Page 483

BASS LAKE ROAD
(CH 23, Sections B-C, 60 feet wide)

1" iron pin with
2" aluminum cap
fd. and used
C.L. PI intersection
station 0+00.00 FB

3/4" iron pipe fd.
@ 30.11' from C.L.
(MP, not on R/W)
and used for
property line (n/s)

3/4" iron pipe fd.
@ 29.69' from C.L.
(not on R/W)
and used for
property line (n/s)
5/8" iron pin set R/W
(30.01' from C.L.)

3/4" iron pipe fd.
@ 29.59' from C.L.
(not on R/W)
and used for
property line (n/s)
5/8" iron pin set R/W
(30.01' from C.L.)

3/4" iron pipe fd.
@ 29.70' from C.L.
(MP, not on R/W)
and used for
property line (n/s)

3/4" iron pipe
fd. and used
C.L. PI station
47+03.60 FB

C.L. PI station
Sta. 33+85.96

C.L. PI station
43+40.20 FB



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



100 75 50 25 0 100 200 300

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
- d. - Denotes deed measurement
- o. - Denotes observed measurement
- m. - Denotes measured distance
- PPN - Denotes permanent parcel number
- DN - Denotes document number
- Q - Denotes centerline
- l - Denotes lot line
- BCSU - Denotes monument found bent, coned, straightened and used
- BCO - Denotes monument found bent, coned and observed
- POB - Denotes point of beginning
- aka - Denotes "also known as"
- FB - Denotes "field book"
- GCRD - Denotes "Gauga County Records and Deeds"
- GCER - Denotes "Gauga County Engineer's Records"
- r. - Denotes record measurement
- p. - Denotes plat measurement
- u. - Denotes used measurement
- INST - Denotes instrument number
- AFN - Denotes automatic file number
- R/W - Denotes right-of-way (margin)
- P - Denotes property line
- MP - Denotes "measured perpendicularly"
- fka - Denotes "formerly known as"
- TR - Denotes "Township Road"
- CH - Denotes "County Highway"



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

(440) 286-2131

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Montville, Ohio 44064

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