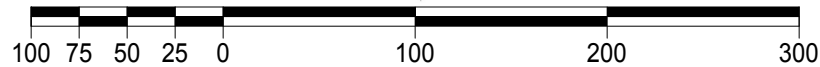


TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18



GRAPHIC SCALE: 1 inch equals 100 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 and used measurement
d. -Denotes deed measurement
p. -Denotes plat measurement
fd. -Denotes found monument
u. -Denotes used measurement
PPN -Denotes permanent parcel number
INST -Denotes instrument number
C / C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
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



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



MAP OF SURVEY OF PPN 26-028970 - John M. Frazier 14845 Russell Lane

DEED OF RECORD:
Volume 823, Page 989

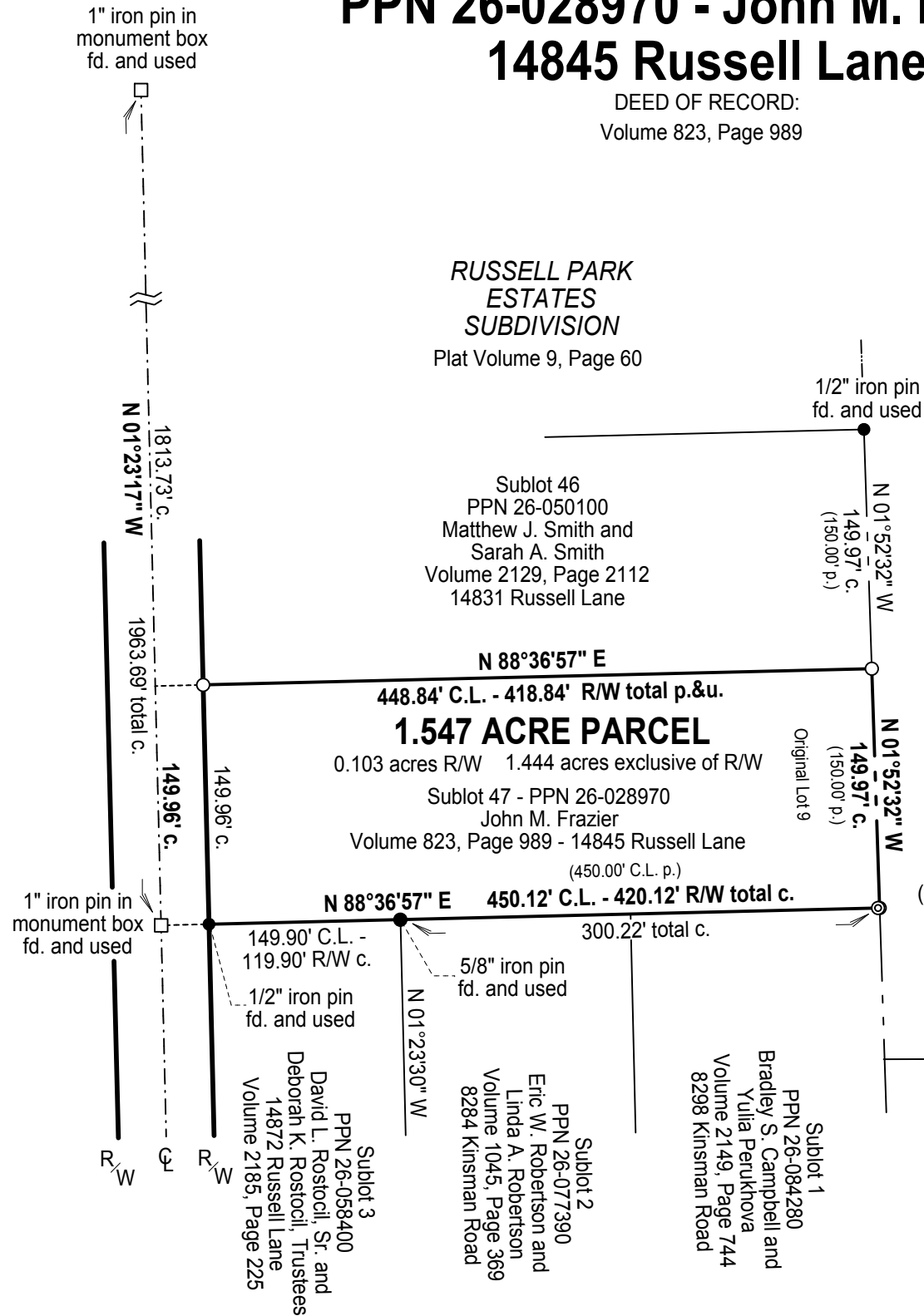
RUSSELL PARK
ESTATES
SUBDIVISION
Plat Volume 9, Page 50

SILVER CREEK
ESTATES
SUBDIVISION
NO. 2
Plat Volume 10, Pages 100-102

"COMMUNITY COMMONS"
PPN 26-063310
Hackamore Woods
Homeowners Association
Volume 589, Page 1121

Original Lot 5

3/4" iron pipe fd.
south 0.02', west 1.00'
(N 88°36'35" E, 1.00' c.)
and used for
property line (e/w)
5/8" iron pin set



REFERENCES

- *The January 2nd, 1974 survey of Silver Creek Estates Subdivision No. 2 prepared by M.A. Picone, Registered Surveyor 5213, recorded in plat Volume 10, Pages 100-102 of GCRD.
*The February, 1965 survey of Russell Park Estates Subdivision prepared by Stephen Hovancsek & Assoc., J.S. Peganyel, Registered Surveyor 4833, recorded in plat Volume 9, Page 60 of GCRD.

Situated in The

Township of Russell, County of Geauga
and State of Ohio and known as being
Sublot 47 in Russell Park Estates
Subdivision, recorded in plat Volume 9,
Page 60, of part of Original Lot 9, Tract Two,
Middle Survey within said Township and
Township 7N, Range 9W in the
Connecticut Western Reserve.

Month:

June

Year:

2025

Page:

ONE

of

ONE

Survey for:

John M. Frazier

Checked on June 30th, 2025 by RLK, MBL

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.

SURVEYOR'S CERTIFICATION

I certify to:

John M. Frazier

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 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 30th day of June, 2025



DBK MAP 1417 2025