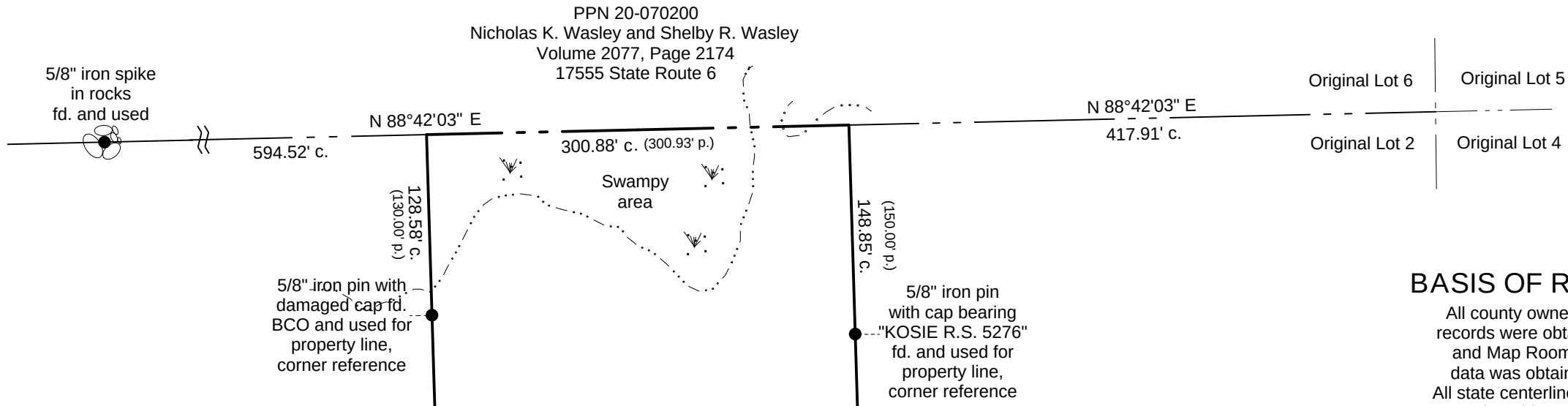


MAP OF RE-SURVEY (UPDATE) OF
PPN 20-070983
Michael R. Starkey , II and Nicholas A. Stropki
17564 Whitney Road
DEED OF RECORD:
Volume 2016, Page 753

Situated in The	Month:	Page:
Township of Montville, County of Geauga and State of Ohio and known as being part of Original Lot 2, in Section 16, within said Township and Township 9N, Range 6W in the Connecticut Western Reserve	October	One
Survey for:	Year:	One
	2025	

Checked on October 9th, 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.



COUNTY, TOWNSHIP, TRACT, SECTION
AND LOT LINE DISCLAIMER

It is the sole purpose and intent for the boundary portion of this survey to determine legal property lines of record. No effort was made in this survey to determine, nor any liability to be assumed by D.B. Kosie & Associates, LLC for the location of any County Lines, Township Lines, Tract Lines, Section Lines, or any Original Lot Lines, whether shown or not shown hereon.

REFERENCES

- *The 1932 Plan and Profile of Whitney Road, Montville Twp., Geauga County, 1932, prepared by and submitted on May 31st 1932 by E.A. Fiedler, County Surveyor, and filed as TR-0066-B-C-WHITNEY ROAD 1932 PLANS.pdf in the GCER.
- *The May, 20th, 1932 Field Book of Whitney Road filed as Field Book No. 33, pages 43-49 in the GCER.
- *The August, 1955 survey prepared by Frank N. Riley, Registered Surveyor and Professional Engineer as recorded in Volume 807, Page 380 of GCER. The surveys prepared by Crabbs Surveying Service, R.C. Dillworth, Registered Surveyor No. 4215, recorded in INST 201500896845, Volume 1999, Page 77, INST 201500896844, Volume 1999, Page 74, Parcel No. 1, Volume 845, Page 437, Volume 501, Page 34 and INST 20020062, Volume 1452, Page 864 of GCER.
- *The November, 1993 survey for D. McElroy prepared by D.B. Kosie & Associates and filed as plat No. 294.jpg in D.B. Kosie & Associates records.
- *The March 6th, 2017 survey prepared by D.B. Kosie & Associates, LLC, Robert L. Kosie, PS 8167, filed as TMS-MON_00288_SURVEY.pdf in the GCER.

SURVEYOR'S CERTIFICATION

I certify to: Michael R. Starkey, II and Nicholas A. Stropki

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

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

Signed and sealed on this 9th day
of October, 2025 For any conflict
resulting from electronic certification
please refer to ORC Section 1306.06.
Electronic record or signature satisfies
legal requirements.



PPN 20-071009
Jason R. Pettrey and
Sherry A. Pettrey
Volume 1896, Page 1302
17600 Whitney Road

5/8" iron pin
with cap bearing
"BABCOCK, JONES
& ASSOC. INC."
fd. and used

N 01°44'04" W
1805.83' C.L. - 1775.83' R/W total c.
(1807.13 C.L.P.)

PPN 20-070983
Michael R. Starkey , II and
Nicholas A. Stropki
Volume 2016, Page 753
17564 Whitney Road

PPN 20-042800
Kathryn D. Cole
and John H. Cole
Volume 1838, Page 906,
Parcel 2

N 01°44'04" W
1804.22' C.L. - 1774.21' R/W total c.
(1805.86' p.)

577.36' C.L. - 547.36' R/W c.

PPN 20-042700
Jillian E. Galewood
17564 Whitney Road
Volume 2074, Page 1243

5/8" iron pin
with cap bearing
"KOSIE R.S. 5276"
fd. and used

5/8" iron pin with
a damaged cap
fd. and used

1" iron pin in
monument box
fd. and used

N 89°00'34" E
3243.48' c.

WHITNEY ROAD
(TR 65, 60 feet wide)

Centerline location established by utilizing the
May 20th, 1932 field book record of Whitney Road
filed as Field Book 33, Pages 43-49 in the GCER.

3' triangular
concrete R/W
monument
fd. @30.12'
from C.L.

1" iron pin in
monument box
fd. and used

N 01°00'07" W
30.12' c.

S 01°00'07" E
30.12' c.

3' triangular
concrete R/W
monument
fd. @30.12'
from C.L.

ASHTABULA COUNTY

GEAUGA COUNTY

N 1°05'23" W

Original Lot 4
Original Lot 2
Original Lot 1
Original Lot 3

N 81°01'28" E
2991.64' c.
(2991.71' p., 2991.25' p.)

3/4" iron pipe @
37.34' from C.L.
(36.96' MP, not on R/W)
fd. BCSU

5/8" iron pin set @
30.32' from C.L.
(30.00' MP)

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 and used measurement
- p. - Denotes plat measurement
- d. - Denotes deed 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)
- BCSU - Denotes monument found bent, coned, straightened and used
- BCO - Denotes monument found bent, coned and observed
- 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 "Gauga County Records and Deeds"
- GCER - Denotes "Gauga County Engineer's Records"

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

