Situated in The	Month:	Page:
Township of Bainbridge, County of Geauga and State of Ohio and known as being Sublot 20 in the McFarland Woods Subdivision Phase 2, recorded in Plat Volume 43, Pages 147 and 148, of part of Original Lot 31, in Tract One, within said Township, and Township 6, Range 9 in the Connecticut Western Reserve.	January	ONE of ONE
	Year: 2026	
Survey for: Frank J. Ricaurte		

Checked on January 13th, 2026 by RLK, MBL

MAP OF RESURVEY OF:

Sub Lot 20
PPN 02-421491
Frank J. Ricaurte
8060 Tulip Lane

DEED OF RECORD:
Volume 2184, Page 685

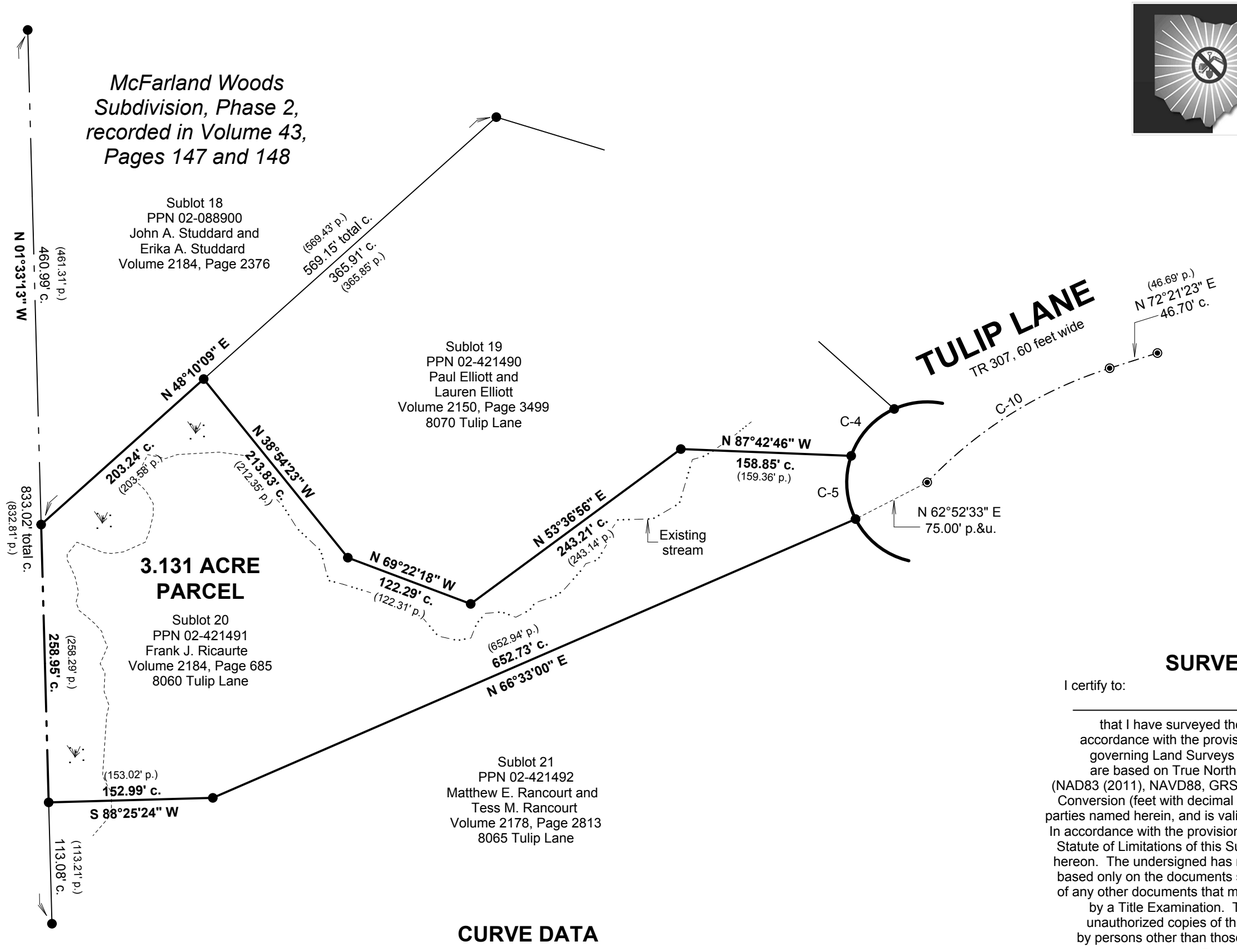
TRUE NORTH (Geodetic North)
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18



100 75 50 25 0 100 200 300 400

GRAPHIC SCALE: 1 inch equals 100 feet

◉ -Denotes 1" iron pin in epoxy found and used
● -Denotes 5/8" iron pin with cap bearing "GUTOSKEY PS - 7567" found 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
℄/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"
GCRD -Denotes "Geauga County Records and Deeds"
GCER -Denotes "Geauga County Engineer's Records"



McFarland Woods Subdivision, Phase 1, recorded in Volume 42, Pages 26 and 27

Block A
PPN 02-421334
McFarland Woods Homeowners Association, Inc.
Volume 2165, Page 2614

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.

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SURVEYOR'S CERTIFICATION

I certify to:
Frank J. Ricaurte

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.

Professional Land Surveyors of Ohio

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

STATE OF OHIO
ROBERT L. KOSIE
8167
REGISTERED
PROFESSIONAL SURVEYOR

Signed and sealed on this 13th day of January, 2026. For any conflict resulting from electronic certifications please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.

REFERENCES

*The July, 2018 Final Plat for McFarland Woods Subdivision, Phase 2, prepared by Gutoskey and Associates, Inc., Joseph Gutoskey, Professional Surveyor 7567, recorded in Volume 43 Pages 147 and 148 of GCRD.

CURVE DATA

Curve C-10	Curve C-5	Curve C-4
D=28°53'06" c. (28°53'32" p.)	D=46°20'49" c. (46°20'43" p.)	D=46°34'17" c. (46°35'23" p.)
R=402.00' p.&u.	R=75.00' p.&u.	R=75.00' p.&u.
T=103.53' c. (103.56' p.)	T=32.10' p.&u.	T=32.28' c. (32.29' p.)
L=202.66' c. (202.71' p.)	L=60.67' p.&u.	L=60.96' c. (60.99' p.)
LC=200.52' c. (200.57' p.)	LC=59.03'c. (59.02' p.)	LC=59.30' c. (59.32' p.)
LCB=N 57°58'08" E	LCB=N 03°57'03" W	LCB=N 42°30'30" E

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 1447 2026