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



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
p. -Denotes plat measurement u. -Denotes used measurement
fd. -Denotes found monument PPN -Denotes permanent parcel number
℄ / C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
BCO -Denotes monument found bent, coned and observed
Δ- Denotes delta angle R -Denotes radius distance
T -Denotes tangent distance L -Denotes length distance
LC -Denotes chord distance LCB -Denotes chord bearing

50 38 25 13 0 50 100 150

GRAPHIC SCALE: 1 inch equals 50 feet

Situated in The	Month:	Page:
Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Lot 3, in Tract 3, within said Township, and Township 6N, Range 9W in The Connecticut Western Reserve.	June	ONE of ONE
	Year: 2026	
Survey for: George Stokes, George G. Stokes and Ryan F. Ables, Rycon Concrete, LLC.		

Checked on July 6th, 2026 by RLK / MBL

MAP OF SURVEY OF

Sublot 35
PPN 02-420167
George Stokes and George G. Stokes
9445 Mallard Pointe

DEED OF RECORD:
Volume 2207, Page 3036

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 1994 survey of Edgewater Reserve Subdivision prepared by Edward J. Collier, Professional Surveyor 7141, recorded in Plat Volume 22, Pages 53-56 of GCRD.

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

1" iron pin in monument box fd. and used

R/W

5/8" iron pin with cap bearing "FORESIGHT ENGINEERING" fd. and used

Sublot 1
PPN 02-420133
George G. Stokes
Volume 2180, Page 3230

N 41°31'44" E
276.60' c.
(276.49' p.)

207.8'

3/4" iron pipe fd. and used

NIGHTHAWK DRIVE
(60 feet wide)

Curve 27
D=35°59'02" c. (35°59'20" p.)
R=1375.00' p.&u.
T=446.55' c. (446.62' p.)
L=863.55' c. (863.67' p.)
LC=849.43' c. (849.54' p.)
LCB=N 55°27'52" W

Curve 4
D=22°12'35" c. (22°12'39" p.)
R=1405.00' p.&u.
T=275.77' c. (275.79' p.)
L=544.62' c. (544.65' p.)
LC=541.22' c. (541.25' p.)
LCB=N 59°34'32" W

104.1

2 story frame garage

Concrete driveway

1" iron pin in monument box fd. and used

℄

Curve 5
D=87°13'24" p.&u.
R=40.00' p.&u.
T=38.11' p.&u.
L=60.89' p.&u.
LC=55.18' p.&u.
LCB=N 27°04'15" W

PPN 02-293200
Tom C. McCoy and
Caitlyn McCoy
Volume 2139, Page 1724
18861 Snyder Road

(Not part of subdivision)

N 00°26'16" W
214.76' p.&u.

251.9'

Gravel base driveway

WELL

Sublot 35
PPN 02-420167
George G. Stokes
Volume 2207, Page 3036
9445 Mallard Pointe

184.5'

2 story brick dwelling footprint

Brick

Concrete driveway

Septic

80.1'

(618.70' p.)
619.05' c.
N 77°22'46" W

(243.90' p.)
243.97' c.
N 16°32'27" E

N 16°32'27" E

MALLARD POINTE
(60 feet wide)

3/4" iron pipe fd. and used

1/2" iron pipe with cap bearing "COLLIER 7141" fd. and used

Sublot 34
PPN 02-420166
George G. Stokes
Volume 2180, Page 3232

EDGEWATER RESERVE SUBDIVISION
Plat Volume 22, Pages 53-56

SURVEYOR'S CERTIFICATION

I certify to: George Stokes, George G. Stokes and Ryan F. Ables, Rycon Concrete, LLC.

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 2nd day of July, 2026.
For any conflict resulting in electronic certification please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.

Professional Land Surveyors of Ohio

STATE OF OHIO
ROBERT L. KOSIE
8167
REGISTERED
PROFESSIONAL SURVEYOR

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

NSPS

DBK MAP 1479 2026