

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 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 R -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"
PK nail -Denotes 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nail
GCRD -Denotes "Geauga County Records and Deeds"
GCER -Denotes "Geauga County Engineer's Records"

REFERENCES

- *The undated survey prepared by Colpetzer-Woods Consultants, Inc., Registered Engineers and Surveyors, recorded in Volume 2061, Page 2332 of GCRD.
- *The March, 1975 surveys prepared by Lawrence Wilson, Registered Surveyor 5307, recorded in Volume 587, Page 598, Volume 1052, Page 285, Volume 2020, Page 1621 and Volume 2225, Page 2528 of GCRD.
- *The September 1, 2004 survey prepared by James A. Ziemba, Professional Surveyor 7094, recorded in Volume 1923, Page 1634, Exhibit "B" of GCRD, filed as TMS-MON_00222_SURVEY.pdf in the GCER.
- *The April 20, 2016 survey prepared by O'Hara Land Surveying, L.L.C., Thomas J. O'Hara, Registered Surveyor 7995, filed as TMS-MON_00285_SURVEY.pdf in the GCER.
- *The September 11, 2019 Monument Reset Plat for Clay Street, C.H. 0057 Section I, Station 103+62 and 125+35, filed as CH-0037-G-I-Mon+Reset+2019.pdf in the GCER.
- *The April 1, 2021 Right of Way Determination prepared by the Geauga County Engineer's Office, Steven N. Roessner, Registered Surveyor 7070, filed as CH-0037+Clay+Street+Right+of+Way+Determination.pdf in the GCER.



This map of survey prepared by
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MAP OF SURVEY OF PPN 20-035630 Peter Harris Volume 2225, Page 2528 8451 Clay Street

DEED OF RECORD:
Volume 2225, Page 2528

CLAY STREET
(CH 37, Section I, 60 feet wide)

Ref. 6
C.L. PI station
125+35 GCER
1" iron pin with
unreadable
2" aluminum cap
fd. and used

5/8" iron pin
with cap bearing
"BENCHMARK 7094"
fd. and used

PPN 20-071038
Dennis Charles Susman and
Kathleen Margaret Susman, Trustee
Volume 1923, Page 1634

4.999 ACRE PARCEL
0.121 acres R/W
4.878 acres exclusive of R/W

PPN 20-035630
Peter Harris
Volume 2225, Page 2528
8451 Clay Street

PPN 20-046250
Sue Ellen Thrower
Volume 2061, Page 2332
8501 Clay Street

Ref. 5
C.L. PI station
103+62 GCER
1" iron pin with
unreadable
2" aluminum cap
fd. and used

Railroad spike
fd. and used
C.L. intersection
station
00+00.00 FB

CLAY STREET
(CH 37, Section H, 60 feet wide)

LEGGETT ROAD
(CH 33, Sec. A, 60 feet wide)



**DBK MAP
1492 2026**

Situated in The	Month:	Page:
Township of Montville, County of Geauga and State of Ohio and known as being part of Original Section 2, within said Township and Township 10N, Range 6W in the Connecticut Western Reserve	August	ONE
Survey for:	Year:	ONE
	2026	

Checked on August 7, 2026 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.



ENCROACHMENTS

PPN 20-028150, Kevin A. Campbell and Karrie L. Campbell are encroaching westerly over the east property line the following:

- 1.) Mown, occupied area is 25'-85' (varies) west of property line
- 2.) 3/4 story frame skid shed is 22' west of property line
- 3.) Gravel wing of driveway is 10' west of property line
- 4.) Frame Overhang is 6' west of property line
- 5.) 5-6' Chain link fence is 18' west of property line

SURVEYOR'S CERTIFICATION

I certify to: Peter Harris

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
6th day of August, 2026.
For any conflict resulting in
electronic certification please
refer to ORC Section 1306.06.
Electronic record or signature
satisfies legal requirements.