

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



○ -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 January 5, 1994 survey of Woodsway Subdivision No. 1,
prepared by Howard R. Selee & Associates, Inc., Howard R.
Selee, Registered Surveyor 5471, recorded in Plat Volume 22,
Pages 85-87 of GCRD.

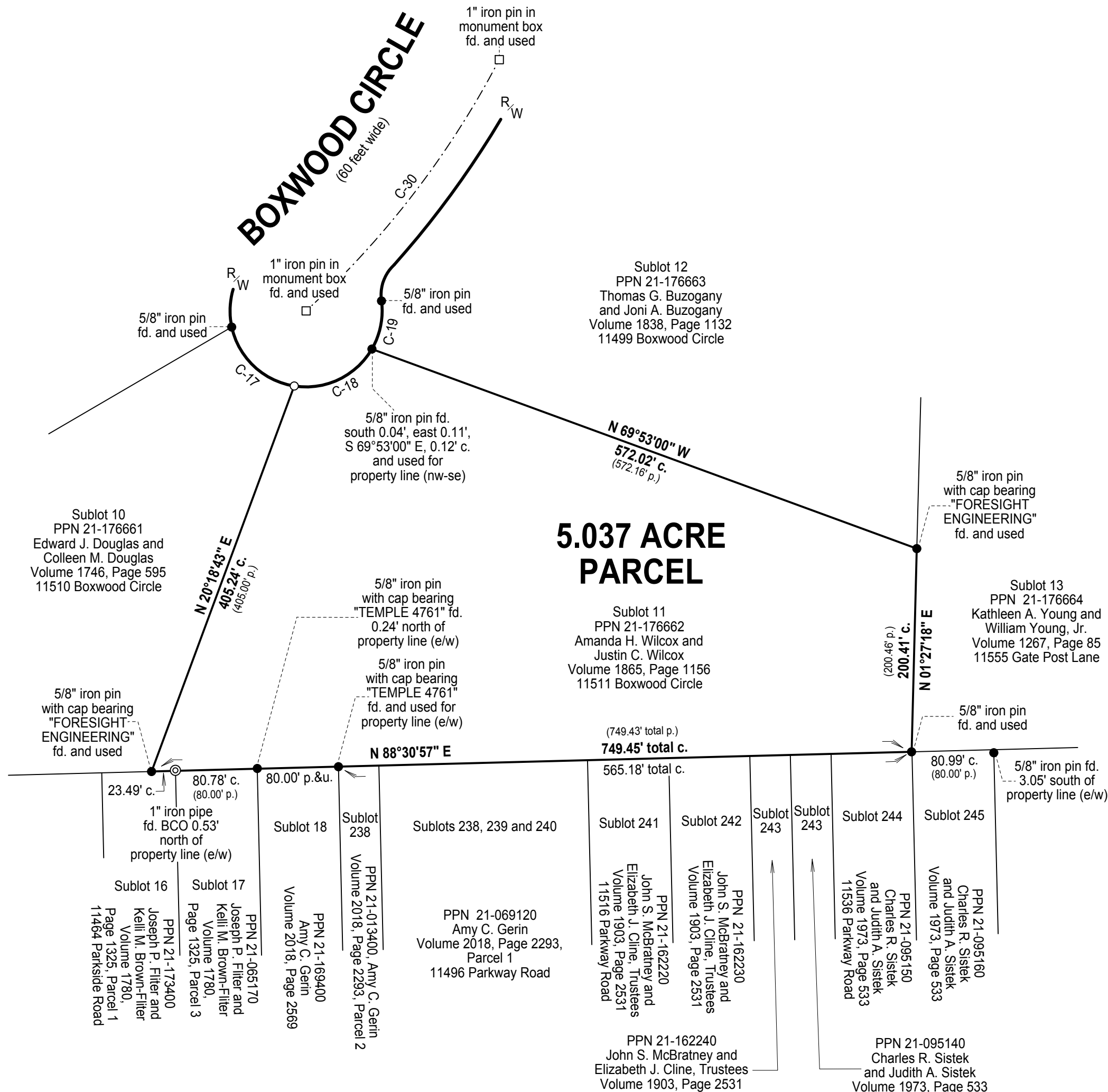


This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) **286-2131**
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com



MAP OF SURVEY OF
Sublot 11
PPN 21-176662
Amanda H. Wilcox and Justin C. Wilcox
11511 Boxwood Circle
DEED OF RECORD:
Volume 1865, Page 1156

WOODSWAY SUBDIVISION NO. 1
Plat Volume 22, Pages 85-87



BASS LAKE INVESTMENT COMPANY'S SUBDIVISION
Plat Volume 1, Pages 40-41

Situated in The	Month:	Page:
Township of Munson, County of Geauga and State of Ohio and known as being Sublot 11 in the Woodsway Subdivision No. 1, recorded in Plat Volume 22, Pages 85-75, of part of Original Section 3, East Division, Tract One, within said Township and Township 8N, Range 8W in the Connecticut Western Reserve	August	One
Survey for:	Year:	One
	2026	

Checked on August 18th, 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.

CURVE DATA

C-17
Δ68°47'23" c. (68°45'18" p.)
R=75.00' p.&u.
T=51.34' (51.31' p.)
L=90.05' (90.00' p.)
LC=84.73' (84.70' p.)
LCB=N 46°41'07" W

C-18
Δ68°47'35" c. (68°45'18" p.)
R=75.00' p.&u.
T=51.35' (51.31' p.)
L=90.05' (90.00' p.)
LC=84.74' (84.70' p.)
LCB=S 64°31'24" W

C-19
Δ37°37'57" c. (37°54'29" p.)
R=75.00' p.&u.
T=25.56' (25.76' p.)
L=49.26' (49.62' p.)
LC=48.38' (48.72' p.)
LCB=S 11°18'38" W

C-30
Δ19°59'32" c. (20°00'00" p.)
R=900.00' p.&u.
T=158.63' (158.69' p.)
L=314.04' (314.16' p.)
LC=312.45' (312.57' p.)
LCB=S 37°33'22" W

SURVEYOR'S CERTIFICATION

I certify to: Amanda H. Wilcox and Justin C. Wilcox

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 18th 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.



DBK MAP 1493 2026