PLAT OF RE-SURVEY (UPDATE)

TOWNSHIP/CITY/VILLAGE:	MONTH:	PAGE:
CITY OF CHARDON ORIGINAL LOT NO. 102	YEAR:	ONE OF ONE

SURVEY FOR: **MATTHEW ERIC AND STACY ANN KASTER**

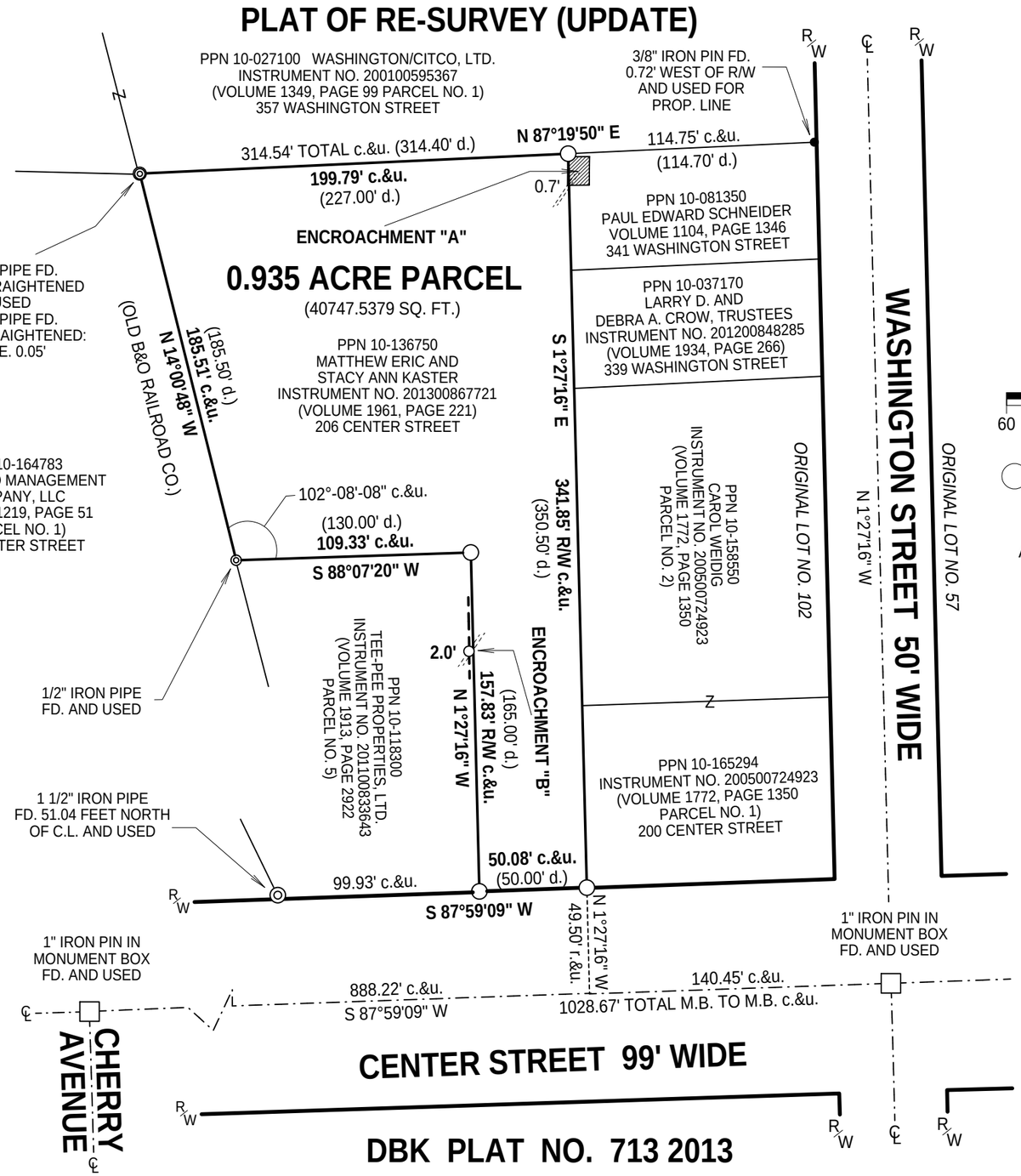
PPN 10-164781 INSTRUMENT NO. 200100595367
(VOLUME 1349, PAGE 99 - PARCEL NO. 2)

BASIS OF RESEARCH AND RECORDS

ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY 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 (O.D.O.T.) RECORDS.

ENCROACHMENT "A":
ADJOINER'S (PPN 10-081350, PAUL EDWARD SCHNEIDER) 3/4 STORY FRAME SKID SHED IS ENROACHING 0.7' WEST OF THE PROPERTY LINE AT IT'S SOUTHWESTERLY CORNER.

ENCROACHMENT "B"
OWNER'S (PPN 10-136750 MATTHEW ERIC AND STACY ANN KASTER) 4" SANITARY SEWER LINE IS 2.0' WEST OF THE PROPERTY LINE AT THE CLEANOUT.



c. - DENOTES CALCULATED MEASUREMENT
r. - DENOTES RECORD MEASUREMENT
d. - DENOTES DEED MEASUREMENT
p. - DENTOES PLAT MEASUREMENT
o. - DENOTES OBSERVED MEASUREMENT
u. - DENOTES USED MEASUREMENT
FD. - DENOTES FOUND MONUMENT
C.L. - DENOTES CENTERLINE
R/W - DENOTES RIGHT-OF-WAY

This plat was prepared by
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TRUE NORTH - ODOT VRS AND CORS GNSS NETWORK
NAD83, NGVD88, GRS80, GEOID12A

60 45 30 15 0 60 120 180

GRAPHIC SCALE: 1 INCH EQUALS 60 FEET

-DENOTES 5/8" x 30" IRON (STEEL) REBAR PIN (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 102 WITHIN SAID CITY.

I CERTIFY TO:

MATTHEW ERIC AND STACY ANN KASTER

THAT I HAVE SURVEYED THESE PREMESIS 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, NGVD88, GRS80, GEOID20012A). DISTANCES ARE BASED ON U.S. 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. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. 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 UNDERSIGN 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
REGISTRATION NO. 8167

Professional Land Surveyors of Ohio