

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.

TRUE NORTH



NAD83, NAVD88, GRS80, GEOID12A
 ODOT VRS AND CORS GNSS NETWORK



GRAPHIC SCALE: 1 INCH EQUALS 100 FEET

○ - DENOTES 5/8" x 30" IRON (STEEL) REBAR 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
- FD. - DENOTES FOUND MONUMENT
- C.L. - DENOTES CENTERLINE
- R/W - DENOTES RIGHT-OF-WAY

This plat was prepared by
D.B. Kosie & Associates
 Professional Land Surveying

11040 Madison Road
 Montville, Ohio 44064
440.286.2131
 Fax 440.968.3578
www.dbksurveys.com

**WOODIN VALLEY ESTATES SUBDIVISION
 PLAT VOLUME 12, PAGES 43-45 (9-27-78)**

TOWNSHIP/CITY/VILLAGE: HAMB DEN TOWNSHIP GEauga COUNTY, OHIO ORIGINAL LOT NO. 29, IN BOND TRACT	MONTH: 17TH JULY YEAR: 2014	PAGE: ONE OF ONE
SURVEY FOR: GARY E. AND GAILANN McCALLUM		

PROPERTY LINE SURVEY OF:
GARY E. AND GAILANN McCALLUM

DEED OF RECORD:
 SUBLOT NO. 25 PPN 15-083740 GARY E. AND GAILANN McCALLUM
 INSTRUMENT NO. 201400876119 (VOLUME 1971, PAGE 1764)
 9645 WILDWOOD DRIVE

SITUATED IN THE TOWNSHIP OF HAMB DEN,
 COUNTY OF GEauga AND STATE OF OHIO AND
 KNOWN AS BEING SUBLOT NO. 25 IN THE
 WOODIN VALLEY ESTATES SUBDIVISION
 AS RECORDED ON SEPTEMBER 27TH, 1978 IN
 PLAT VOLUME 12, PAGES 43-45 AND AMMENDED
 ON PLAT VOLUME 17, PAGES 127-128 (APRIL 13TH, 1989),
 OF PART OF, ORIGINAL LOT NO. 29, IN BOND TRACT
 WITHIN SAID TOWNSHIP

3/4" IRON PIN IN
 CONCRETE
 FD. AND USED

SUBLOT NO. 24
 PPN 15-083730
 MICHAEL AND LORRAINE A. STRINGER
 INSTRUMENT NO. 200700766330
 (VOLUME 1827, PAGE 424)
 9603 WILDWOOD DRIVE

5/8" IRON PIN WITH
 DAMAGED CAP
 BEARING: "...7995" FD.
 IN 4" PVC:
 S. 1.58', W. 0.23'
 5/8" IRON PIN SET

SUBLOT NO. 25
 PPN 15-083740
 GARY E. AND
 GAILANN McCALLUM
 INSTRUMENT NO. 201400876119
 (VOLUME 1971, PAGE 1764)
 9645 WILDWOOD DRIVE

PPN 15-083591
 ROBERT TAYLOR
 VOLUME 954, PAGE 715
 13000 WOODIN ROAD

**WOODIN VALLEY ESTATES SUBDIVISION
 AMMENDED (4-13-89)
 PLAT VOLUME 17, PAGES 127-128**

I CERTIFY TO:

GARY E. AND GAILANN McCALLUM

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, NAVD88, GRS80, GEOID12A). 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. 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
 REGISTRATION NO. 8167

DBK PLAT NO. 860 2014



WILDWOOD

DRIVE 60 FEET WIDE

DELTA: 60°41'04" c.&u. (60°41'57" p.)
 RADIUS: 250.00' p.
 LENGTH: 264.79' c.&u. (264.85' p.)
 CHORD: 252.58' c.&u. (252.64' p.)
 BEAR.: N 29°41'10" E

DELTA: 60°45'22" c.&u. (60°46'15" p.)
 RADIUS: 250.00' p.
 LENGTH: 265.10' c.&u. (265.16 p.)
 CHORD: 252.85' c.&u. (252.91 p.)
 BEAR.: N 29°39'01" E

3/4" IRON PIN IN
 MONUMENT BOX
 FD. AND USED

1843.30' c.
 (1843.72' p.)

N 0°39'49" W

N 0°39'49" W

175.02' c.&u.
 (175.06' p.)

N 89°20'11" E
 30.00' p.

N 89°20'11" E

269.91' c.&u.
 (269.97' p.)