TOWNSHIP/CITY/VILLAGE: MONTH: 2ND PROPERTY LINE AND PLAT OF SURVEY OF ORIGINAL LOT NO. 28, SEPTEMBER ONE **JAMES JOHN AND REBECCA A. SEDIVY** TRACT NO. 3 YFAR CHESTER TOWNSHIP ONE GEAUGA, OHIO 2014 DEED OF RECORD: PPN 11-092600 JAMES JOHN AND REBECCA A. SEDIVY INSTRUMENT NO. 200100614153 VOLUME 1425, PAGE 725 PARCELS NO. 1 AND 2 (RESIDUAL) AKA 9115 MAYFIELD ROAD SURVEY FOR: JAMES JOHN AND REBECCA A. SEDIVY SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 28, IN TRACT NO. 3, WITHIN SAID TOWNSHIP. 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. **MAYFIELD ROAD STATE ROUTE 322** 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 AS SURVEYED IN JULY, 1942 BY F.R. ZETHMAYR FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS. (AKA CLEVELAND MEADVILLE ROAD, 60 FEET WIDE) N 89°53'46" W N 89°53'46" W TRUE NORTH 30.00 130.87' d./c. 175.13' d./c. vortn 130.87' c. 174.80' c. 30.00' d. 3/4" IRON PIPE 305.68' TOTAL c. FD. AND USEI PPN 11-205000 INSTRUMENT NO. 201000817995
VOLUME 1892, PAGE 3296 FIRST PARCEL F N 0°30'46" W OF PROP. 60' PPN 11-204900 JOSEPH MANGES, JR., TRUS INSTRUMENT NO. 201000817 VOLUME 1892, PAGE 3296 SECOND PARCEL 9121 MAYFIELD ROAD 264.98' C. STREET d. (264.96' C.L. d.) <u>.L. - **234.98' R/W c.&u**</u> ODOT VRS AND CORS GNSS NETWORK 0°30'46" W NAD83, NAVD88, GRS80, GEOID12A PPN 11-357900 KATHY AND JOHN BATES .96 INSTRUMENT NO. 201300861652 45 30 15 0 C.L. - 234.96' 60 60 120 (NEVER REALIZED) VOLUME 1953, PAGE 1173 PARCEL NO. 1 , TRUSTEE 000817995 0°09'26" **GRAPHIC SCALE:** 1 PACH EQUALS 60 FEET 9139 MAYFIELD ROAD -DENOTES 5/8" x 30" IRON (STEEL) REBAR PIN (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING R₩ "KOSIE P.S. 8167" SET c. - DENOTES CALCULATED MEASUREMENT r. - DENOTES RECORD MEASUREMENT d. - DENOTES DEED MEASUREMENT 30.00' d.→ u. - DENOTES USED MEASUREMENT FD. - DENOTES FOUND MONUMENT N 89°53'46" C.L. - DENOTES CENTERLINE 122.87' c.&u. (123.3' d.) <sup>№</sup> 8.00' d. R/W - DENOTES RIGHT-OF-WAY 25.44' c.-45.00' c. 20 This plat was prepared by 3/4" IRON PIPE C.L. - 451.64' Δ D.B. Kosie & Associates IN STONES 294.95' C.L. FD. AND USED Professional Land Surveying PPN 11-092500 11040 Madison Road R/W Montville, Ohio 44064 0°30'46" PPN 11-358000 NOTE: 216.69' d./c. 0°30'46" - 1264.95' 440.286.2131 THE INTENT OF THIS KATHY AND JOHN BATES SURVEY IS TO INSTRUMENT NO. 201300861652 Fax 440.968.3578 VOLUME 1953, PAGE 1173 RE-ESTABLISH THE **BOUNDARIES** PARCEL NO. 2 ≶ www.dbksurveys.com BETWEEN SEDIVY R/W BATES, AND MANGES. NO SURVEYING WAS DONE BEYOND THE d I CERTIFY TO: SOUTHERLY LINE OF JAMES JOHN AND REBECCA A. SEDIVY 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 BATES. 1" IRON PIPE 0°30' FD. AND USED 180.00' d. 3/4" IRON PIPE FD. AND USED N 89°53'46" W 8.61' c. **'**46" 3/4" IRON PIPE FD. AND USED ONLY ON THE DOCUMENTS SHOWN HEREON NO LIABILITY IS 809.75' TOTAL d./c. ASSUMED FOR THE EXISTENCE OF ANY OTHER DOCUMENTS THAT MAY AFFECT THE SURVEYED PREMISES THAT WOULD BE REVEALED 7.144 ACRE PARCEL BY A TITLE EXAMINATION. THE UNDERSIGNED ASSUMES NO LIABILITY FOR THE USE OF UNAUTHORIZED COPIES OF THIS PLAT PPN 11-092600 JAMES JOHN AND REBECCA A. SEDIVY INSTRUMENT NO. 200100614153 VOLUME 1425, PAGE 725 PARCELS NO. 1 AND 2 (RESIDUAL) AND SURVEYOR 9115 MAYFIELD ROAD EOFO 332.85' d. N 89°29'44" E ROBERT L KOSIE 8167 DBK PLAT NO. 865 2014