PLAT OF RE-SURVEY OF PPN 21-039645 - JOHN AND DIANE KOEHLER (SUBLOT NO. 22)
VOLUME 1974, PAGE 195 - 11388 WESTRIDGE CIRCLE SUBLOT NO. 8 PPN 21-158450 DANIEL J. AND LARA L. MYERS VOLUME 1742, PAGE 347 11261 ELK RUN PPN 21-039646 - DIANE K. AND JOHN A. KOEHLER (SUBLOT NO. 23) INSTRUMENT NO. 200500712288 - VOLUME 1754, PAGE 2427 - 11395 WESTRIDGE CIRCLE 5/8" IRON PIN FD. AND USED PPN 21-039647 - JOHN A. AND DIANE K. KOEHLER (SUBLOT NO. 24) VOLUME 665, PAGE 1024 - 11401 WESTRIDGE CIRCLE **BASIS OF RESEARCH AND RECORDS** SUBLOT NO. 21 PPN 21-039644 ALL COUNTY OWNERSHIP RESEARCH DATA JACOB J. AND SALLY A. ADAMS AND PREVIOUS SURVEY RECORDS WERE **VOLUME 876, PAGE 116** OBTAINED FROM THE COUNTY RECORDER'S 11390 WESTRIDGE CIRCLE 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. WESTRIDGE CIRCLE 60' 5.846 ACRE PARCEL 5/8" IRON PIN PPN 21-049240 IN CONCRETE FD. AND USED SUBLOT NO. 22 RAY FARINACCI PPN 21-039645 VOLUME 1207, PAGE 900 JOHN AND DIANE KOEHLER N 8°08'53" E 11300 BUTTERNUT ROAD INSTRUMENT NO. 201400877975 45.00' p. **EASTRIDGE** VOLUME 1974, PAGE 195 N 81°51'07" W 11388 WESTRIDGE CIRCLE \_(200.00' p.) 199.94' c.&u. CIRCLE 60' N 81°51'07" W PT 104.94' c.&u. 25.00' p 2.220 ACRE PARCEL 3.606 ACRE PARCEL SUBLOT NO. 24 5/8" IRON PIN SUBLOT NO. 23 PPN 21-039647 WITH CAP BEARING: PPN 21-039646 JOHN A. AND DIANE K. KOEHLER "KOSIE P.S. 5276" DIANE K. AND JOHN A. KOEHLER **VOLUME 665, PAGE 1024** FD. AND USED INSTRUMENT NO. 200500712288 11401 WESTRIDGE CIRCLE VOLUME 1754, PAGE 2427 5/8" IRON PIN 11395 WESTRIDGE CIRCLE WITH CAP BEARING: 34.03' c. **EMPTY** 518" IRON PIN FD. AND USED MONUMENT "C.M. McGUIRE P.S. 7770" -FD. 0.31' E. OF BOX FD. 36.03' c. PROPERTY LINE 1/2" IRON PIN FD. AND USED ₹ 1 STY. 485.85' C. 420.00' p.&u. SUBLOT NO. 25 PPN 21-137050 SHANE M. AND AMY M. SLACK VOLUME 1849, PAGE 2073 PPN 21-159750 13488 WALNUT TRACE 5/8" IRON PIN ROBERT AND EVA TEGOWSKI FD. AND USED MUNSON TOWNSHIP VOLUME 633, PAGE 750 — -Z-NEWBURY TOWNSHIP PPN 21-046650 PPN 21-134000 PPN 21-058130 **DENNIS AND** YVONNE A. RAUER, TRUSTEE CAROLE ANN TISDALE KIMBERLY BOYD VOLUME 1898, PAGE 2868 VOLUME 1853, PAGE 2350

100 75 50 25 0

SURVEY FOR:

TRUE NORTH (GEODETIC)

O.D.OT. VRS AND CORS GNSS NETWORK

NAD83 (2011), NAVD88, GRS80, GEOID12A

North

GRAPHIC SCALE: 1" EQUILS 100'

TOWNSHIP/CITY/VILLAGE: MONTH PAGE: 15TH ORIGINAL LOT NO. 24, TRACT NO. 3 **JANUARY** MUNSON TOWNSHIP GEAUGA COUNTY, OHIO ONE SUBLOTS NO. 22, 23 AND 24 IN WALNUT YEAR: TRACE SUBDIVISION ON WESTRIDGE CIRCLE ONE VOLUME 11, PAGES 11-13 2014

Revised January 17th, 2014

DIANE K. AND JOHN A. KOEHLER

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 4 -DENOTES LOT LINE PL-DENOTES PROPERTY LINE

> △- DENOTES DELTA ANGLE R -DENOTES RADIUS LENGTH T - DENOTES TANGENT DISTANCE L - DENOTES LENGTH DISTANCE LC - DENOTES CHORD DISTANCE LCB - DENOTES CHORD BEARING D - DENOTES DEGREE OF CURVE E - DENOTES EXTERNAL DISTANCE

POB -DENOTES "POINT OF BEGINNING"



SITUATED IN THE TOWNSHIP OF MUNSON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING SUBLOTS NO. 22, 23 AND 24 IN THE WALNUT TRACE SUBDIVISION ON WESTRIDGE CIRCLE AS RECORDED IN PLAT VOLUME 11, PAGES 11-13, OF PART OF ORIGINAL LOT NO. 24, TRACT NO. 3, WITHIN SAID TOWNSHIP, OF GEAUGA COUNTY RECORDS AND DEEDS.

## SURVEYOR'S CERTIFICATION

I CERTIFY TO:

DIANE K. AND JOHN A. KOEHLER

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 (2011), 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 PLATTOF SURVEY, NOR FOR ANY USE, OR RELIANCE UPON, BY PERSONS OTHER THAT THOSE SPECIFICALLY MED HEREIN FOR THE INTENDED PURPOSE OF THE INVEY.

> ROBER1 REGISTERE PROFESSIONAL LAND SURVEYOR NO. 8167

**DBK PLAT NO.** 878 2014



WALNUT TRACE SUBDIVISION PLAT VOLUME 11, PAGES 11-13 (ROAD DEDICATION PLAT VOLUME 10, PAGE 125)

**CURVE C-9** 

D=90°00'00" p.

R=40.00' p.

T=40.00' p.

L=62.83' p.

LC=56.57' p.

LCB=N 36°51'07" W

CURVE C-22

D=57°53'49" c.&u. (57°54' 28" p.)

R=75.00' p.

T=41.48' c.&u. (41.49' p.)

L=75.79' c.&u. (75.80' p.)

LC=72.60' c.&u. (72.62' p.)

LCB=N 3°03'33" E

CURVE C-23

D=55°58'11" c.&u. (55°57'56" p.)

R=74.99' c.&u. (75.00' p.)

T=39.85' p.

L=73.25' c.&u. (73.26' p.)

LC=70.37' c.&u. (70.38 p.)

LCB=N 53°52'01" W

**VOLUME 1943, PAGE 347** 

CURVE C-8

D=42°23'43" c.&u. (42°25'42")

R=280.00' p.

T=108.59' c.&u. (108.68' p.)

L=207.18' c.&u. (207.34' p.)

LC=202.49' c.&u. (202.64' p.)

LCB=N 13°03'20" W

CURVE C-7

D=42°23'29" c.&u. (42°25'42" p.)

R=250.00' p.

T=96.95' c.&u. (97.04' p.)

L=184.97' c.&u. (185.13' p.)

LC=180.78' c.&u. (180.93' p.)

LCB=N 13°03'16" W



NSPS

