

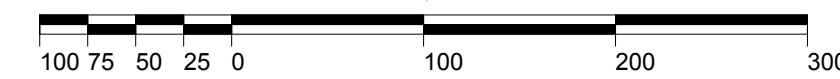
Revised January 17th, 2014

PLAT OF RE-SURVEY OF
PPN 21-039645 - JOHN AND DIANE KOEHLER (SUBLOT NO. 22)
 VOLUME 1974, PAGE 195 - 11388 WESTRIDGE CIRCLE
PPN 21-039646 - DIANE K. AND JOHN A. KOEHLER (SUBLOT NO. 23)
 INSTRUMENT NO. 200500712288 - VOLUME 1754, PAGE 2427 - 11395 WESTRIDGE CIRCLE
PPN 21-039647 - JOHN A. AND DIANE K. KOEHLER (SUBLOT NO. 24)
 VOLUME 665, PAGE 1024 - 11401 WESTRIDGE CIRCLE

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 (GEODETIC)
 NORTH
 O.D.O.T. VRS AND CORS GNSS NETWORK
 NAD83 (2011), NAVD88, GRS80, GEOID12A



GRAPHIC SCALE: 1" = 100'

- 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
- L - DENOTES LOT LINE
- R - DENOTES PROPERTY LINE
- POB - DENOTES "POINT OF BEGINNING"

- Δ - 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



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 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 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-7	CURVE C-8	CURVE C-9	CURVE C-22	CURVE C-23
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	D=42°23'43" c.&u. (42°25'42" p.) 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	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	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	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

SUBLOT NO. 8 PPN 21-158450
 DANIEL J. AND LARA L. MYERS
 VOLUME 1742, PAGE 347 11261 ELK RUN

5/8" IRON PIN
 FD. AND USED

PPN 21-049240
 RAY FARINACCI
 VOLUME 1207, PAGE 900
 11300 BUTTERNUT ROAD

5/8" IRON PIN
 WITH CAP BEARING:
 "KOSIE P.S. 5276"
 FD. AND USED

5/8" IRON PIN
 WITH CAP BEARING:
 "C.M. MCGUIRE P.S. 7770"
 FD. 0.31' E. OF
 PROPERTY LINE

1/2" IRON PIN
 FD. AND USED

PPN 21-159750
 ROBERT AND EVA TEGOWSKI
 VOLUME 633, PAGE 750

PPN 21-134000
 YVONNE A. RAUER, TRUSTEE
 VOLUME 1898, PAGE 2868

PPN 21-046650
 DENNIS AND
 KIMBERLY BOYD
 VOLUME 1943, PAGE 347

PPN 21-058130
 CAROLE ANN TISDALE
 VOLUME 1853, PAGE 2350

