

PLAT OF RE-SURVEY OF:  
**PPN 21-176331 DANIEL V. PATTY**  
 INSTRUMENT NO. 201100831842  
 VOLUME 1911, PAGE 514  
 12335 FOWLERS MILL ROAD

**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.

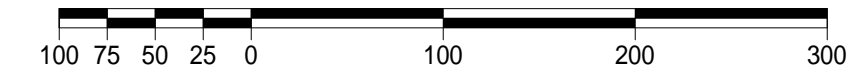
TOWNSHIP/CITY/VILLAGE:  MUNSON TOWNSHIP ORIGINAL LOT NO. 17, TRACT NO. 2 GEAUGA COUNTY, OHIO	MONTH:  YEAR:	PAGE:  ONE OF ONE
SURVEY FOR: DANIEL V. PATTY		

LAST REVISED: MARCH 25TH, 2015

**CITY / TOWNSHIP, LOT, TRACT, COUNTY, STATE AND WESTERN RESERVE INFORMATION**

SITUATED IN THE TOWNSHIP OF MUNSON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 17, IN TRACT NO. 2, WITHIN SAID TOWNSHIP.

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



**GRAPHIC SCALE: 1" equals 100'**

- - DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- - DENOTES 5/8" IRON PIN WITH CAP BEARING: "T. GERSON PS 6662" FD. AND USED UNLESS OTHERWISE NOTED

- 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
- ℙ - 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

**SURVEYOR'S CERTIFICATION**

I CERTIFY TO: DANIEL V. PATTY

THAT I HAVE SURVEYED THESE PREMISES 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.

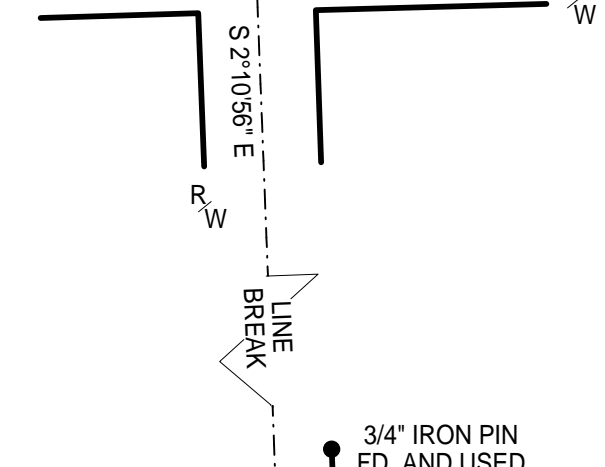
ROBERT L. KOSIE, P.S.  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 8167



**DBK PLAT NO.: 881 2015**

**SHERMAN ROAD**  
 (T.R. 97, 60 FEET WIDE)

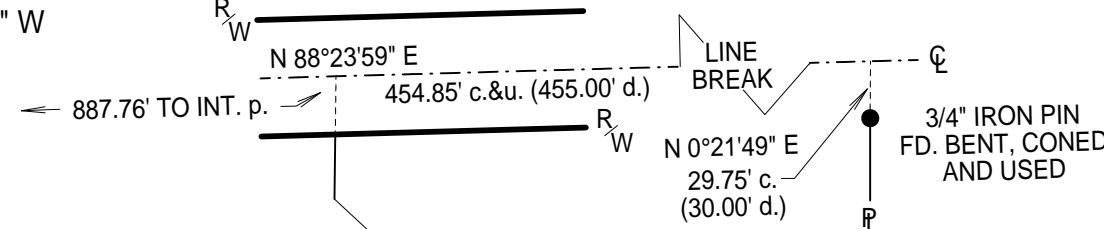
3/4" IRON PIN IN MONUMENT BOX FD. AND USED



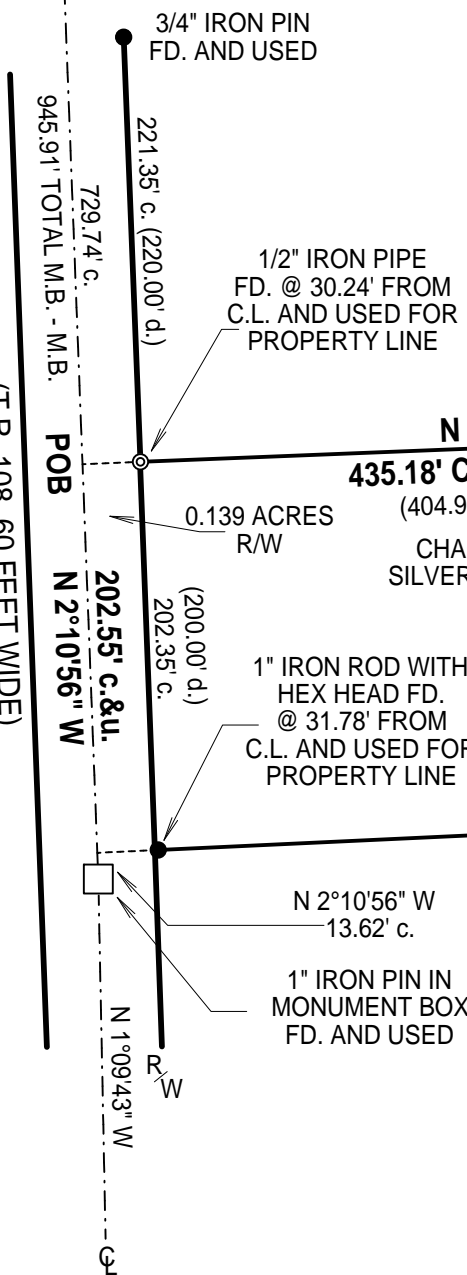
**COURSE AND CURVE DATA**

- COURSE DATA:**  
 L1: S 0°39'52" W.....50.67' c.  
 L2: S 57°06'57" W.....113.56' c.&u. (113.86' d.)  
 L3: S 0°39'52" W.....110.66' c.  
 L4: S 0°39'52" W.....34.82' c.  
 L5: S 87°19'22" W.....57.68' c.  
 L6: N 57°06'57" E.....69.09' c.  
 L7: S 0°39'52" W.....59.99' d.  
 L8: N 57°06'57" E.....11.31' c.
- CURVE DATA:**  
 C1:  
 Δ 5°20'25" c.  
 R: 741.78' d.  
 T: 34.59' c.  
 L: 69.14' c.  
 LC: 69.11' c.  
 LCB: S 54°26'47" W

**SHERMAN ROAD**  
 (T.R. 97, 60 FEET WIDE)



**FOWLERS MILL ROAD**  
 (T.R. 108, 60 FEET WIDE)



PPN 21-143010  
 THOMAS A. AND PAMELA C. HALL  
 VOLUME 776, PAGE 642  
 12299 FOWLERS MILL ROAD

**PARCEL NO. 1 - 3.230 ACRES**  
 PPN 21-176331, DANIEL V. PATTY  
 INSTRUMENT NO. 201100831842, VOLUME 1911, PAGE 514  
 12335 FOWLERS MILL ROAD

**PARCEL NO. 2 - 0.023 ACRES**  
 PPN 21-176331  
 DANIEL V. PATTY  
 INSTRUMENT NO. 201100831842  
 VOLUME 1911, PAGE 514  
 12335 FOWLERS MILL ROAD

PPN 21-050900  
 BERND AND FAITH NUSSDORFER  
 INSTRUMENT NO. 201400884434  
 VOLUME 1982, PAGE 2331  
 12455 FOWLERS MILL ROAD

PPN 21-171150  
 DAVID L. WHITTEN AND  
 COLEEN M. TAYLOR  
 VOLUME 718, PAGE 1310  
 10845 SHERMAN ROAD

This plat was prepared by  
**D.B. Kosie & Associates**  
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**REFERENCE SURVEYS**

- 1982 BAUER SURVEY OF PPN 21-171150, VOLUME 718, PAGE 1310
- 2004 SCHWARTZ SURVEY OF PPN 21-703259, INSTRUMENT NO. 200500723294, VOLUME 1769, PAGE 3430
- 2005 D. GERSON SURVEY (1993 T. GERSON SURVEY) OF PPN 21-050900, INSTRUMENT NO. 201400884434, VOLUME 1982, PAGE 2331