

ASSUMED NORTH

Assumed meridian to calculate interior angles only



GRAPHIC SCALE: 1" = 100'



-Denotes cut tree stump found



-Denotes point obtained from magnetic location (audio detection of ferrous - magnetic material)

c. -Denotes calculated measurement p. -Denotes plat measurement
fd. -Denotes found monument PPN -Denotes permanent parcel number
IN -Denotes instrument number C.L. -Denotes centerline
R/W -Denotes right-of-way (margin)

Δ - Denotes delta angle R -Denotes radius distance T -Denotes tangent distance
L -Denotes length distance LC -Denotes chord distance LCB -Denotes chord bearing

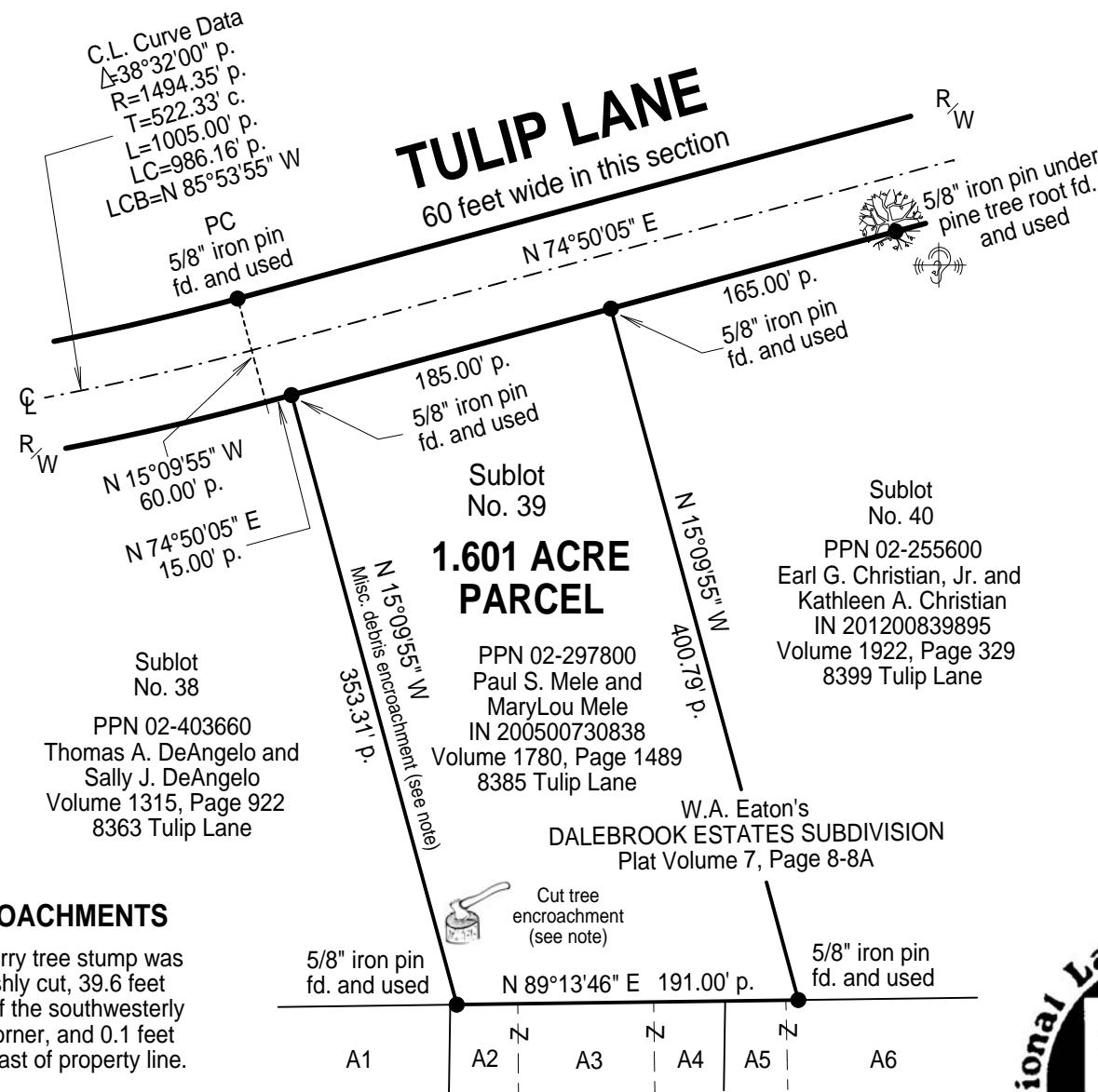
BASIS OF BEARING

The basis of bearing of this survey was based on the bearings shown on The Dalebrook Estates Subdivision Plat (Volume 7, Page 8-8A)

PLAT OF SURVEY OF:
PPN 02-297800, Paul S. Mele and MaryLou Mele

DEED OF RECORD: IN 200500730838, Volume 1780, Page 1489
8385 Tulip Lane

Situating in The Township of Bainbridge, Geauga County, Ohio Part of Original Lot No. 24, Tract No. 1, within said township.	Month: 10th June	Page: ONE
	Year: 2015	of ONE
Survey for: Paul S. Mele and MaryLou Mele		



ENCROACHMENTS

- 1.) A 6" cherry tree stump was found freshly cut, 39.6 feet northwest of the southwesterly property corner, and 0.1 feet to 0.7 feet east of property line.
- 2.) Misc. debris (tree stumps, deadfall, limbs, ect.) have been pushed / dumped east of the property line.

BASIS OF RESEARCH AND RECORDS

All county ownership research data and previous survey records were obtained from The County Recorder's Office and 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 Records.

SURVEYOR'S CERTIFICATION

I certify to: Paul S. Mele and MaryLou Mele

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 an assumed meridian and indicate angular relationships only. 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.:
891 2015**

ADJACENT OWNER PARCEL DATA

- A1 - PPN 02-415400 - Sublot No. 17 (in part) - Steven W. Tan and Jane M. Tan - Volume 845, Page 118
- A2 - PPN 02-310160 - Sublot No. 17 (in part) - Stephen M. Rao and Rebeca A. Winner - IN 201300862804 - Volume 1954, Page 3334 (Parcel B)
- A3 - PPN 02-310150 - Sublot No. 16 - Stephen M. Rao and Rebeca A. Winner - IN 201300862804 - Volume 1954, Page 3334 (Parcel A) - 8390 Summit Drive
- A4 - PPN 02-310140 - Sublot No. 15 (in part) - Stephen M. Rao and Rebeca A. Winner - IN 201300862804 - Volume 1954, Page 3334 (Parcel C)
- A5 - PPN 02-371450 - Sublot No. 15 (in part) - Theodore J. Wochna and Cynthia A. Wochna - Volume 1466, Page 127 - IN 200200624111
- A6 - PPN 02-371440 - Sublot No. 14 - Theodore J. Wochna and Cynthia A. Wochna - Volume 1466, Page 127 - IN 200200624111 - 8406 Summit Drive

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

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