

PLAT OF SURVEY OF:  
**PPN 10-073600, Mathew James Philpott**

Deed of record: IN 201400875078, Volume 1970, Page 448  
 AKA 307 Cynthia Drive

Situated in The  
 City of Chardon  
 Geauga County, Ohio  
 Sublot No. 101 in  
 Chardon Park Estates No. 1  
 Plat Volume 7, Page 6

Month: 30th  
 June  
 Year: 2015

Page:  
 ONE  
 of  
 ONE

Survey for: Mathew James Philpott

**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.

**ASSUMED NORTH**

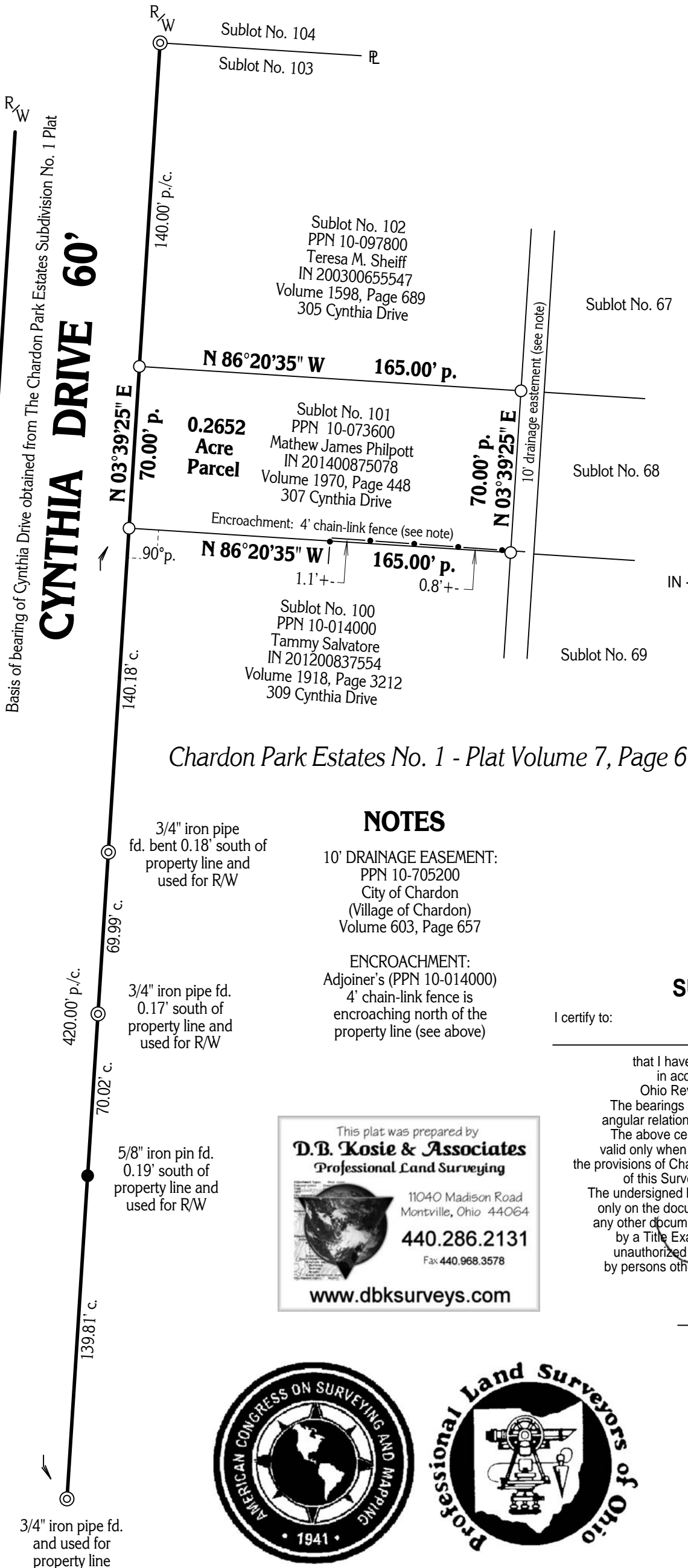
Assumed meridian to calculate interior angles only



**GRAPHIC SCALE: 1" EQUALS 50'**

○ -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set

c. -Denotes calculated measurement p. -Denotes plat measurement  
 u. -Denotes used measurement fd. -Denotes found monument  
 R/W -Denotes right-of-way (margin) PL -Denotes property line  
 IN -Denotes Instrument Number PPN -Denotes Permanent Parcel Number



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**NOTES**

10' DRAINAGE EASEMENT:  
 PPN 10-705200  
 City of Chardon  
 (Village of Chardon)  
 Volume 603, Page 657

ENCROACHMENT:  
 Adjoiner's (PPN 10-014000)  
 4' chain-link fence is encroaching north of the property line (see above)

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

11040 Madison Road  
 Montville, Ohio 44064  
**440.286.2131**  
 Fax 440.968.3578  
 www.dbksurveys.com

**SURVEYOR'S CERTIFICATION**

I certify to: Mathew James Philpott

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. 893 2015**

