

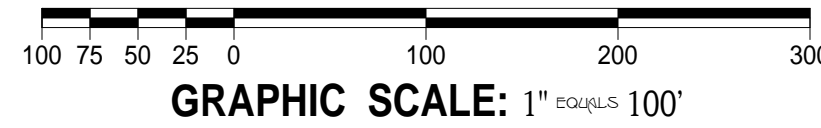
CENTERLINE ORIENTATION

The centerline of Leggett Road, as shown hereon, was obtained from the June 4th, 1998 Centerline Plat of Leggett Road, C.R. 33, Sections C,D & E and recorded in The Geauga County Engineer's Records.

The calculated centerline of Madison Road, as shown hereon, was obtained from the 1940 State of Ohio Department of Highways (ODOT) Improvement Plans of Middlefield-Madison Road, S.H. No. 746, Sec. E. & D. (Pt.), Geauga County, and recorded in ODOT records.

LEGGETT ROAD
(AKA C.H. 33, Morgan-Leggett Road, 60 feet wide)

TRUE NORTH (Geodetic North)
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid12a



- - Denotes 3/4" iron pin found and used unless otherwise noted
- ☼ - Denotes swampy area observed
- c. - Denotes calculated measurement d. - Denotes deed measurement
- p. - Denotes plat measurement u. - Denotes used measurement
- fd. - Denotes found monument PPN - Denotes permanent parcel number
- INST - Denotes instrument number C/C.L. - Denotes centerline
- R/W - Denotes right-of-way (margin) POB - Denotes point of beginning

PLAT OF SURVEY OF:
PPN 20-023900
8771 Madison Road

Situated in The	Month:	Page:
Township of Montville, County of Geauga and State of Ohio and known as being part of Original Section No. 3 in said Township and Township 9, Range 6 in The Connecticut Western Reserve	Year:	of ONE
Survey for: Brian A. Ross and Laura G. Ross		

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.



ORIGINAL SECTION LINES

may not be the same as occupied and legal property lines shown hereon

PPN 20-014600
Isidro Cora, Jr.
INST 200100603203
Volume 1381, Page 602
16859 Leggett Road

Original Section No. 4

AUDITOR'S APPROVAL

PPN 20-070887
Andrew E. Probala and Paul A. Probala
Volume 1296, Page 930,
First Parcel

SURVEYOR'S CERTIFICATION

I certify to: **Brian A. Ross and Laura G. Ross**

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

MADISON ROAD
(AKA S.R. 528, Middlefield-Madison Road, right of way varies)

14.868 ACRE PARCEL

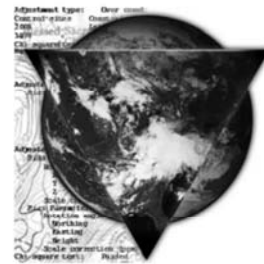
PPN 20-023900
Brian A. Ross and Laura G. Ross
INST 200100614503
Volume 1427, Page 835
8771 Madison Road

PPN 20-070704
Christopher M. Olup
INST 201400876208
Volume 1971, Page 2157
8799 Madison Road

NOTE:
The right of way of S.R. 528, as shown hereon, was obtained by using multiple deeds of record and monumentation found therefrom, ODOT Improvement and Right of Way Plans, and calculation. Due to a lack of original ODOT monumentation, the right-of-way shown hereon should only be used for reference purposes only.

Ancient locust post and barbed wire fence found approximately 1.5 - 2' north of property line
N 88°55'01" E 1283.63' d.

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



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Montville, Ohio 44064

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DBK PLAT NO.: 902 2015