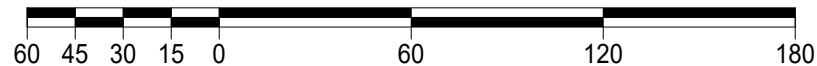


**TRUE NORTH** ( Geodetic North )  
 ODOT VRS and CORS GNSS Network  
 NAD83 (2011), NAVD88, GRS80, Geoid12B



c. -Denotes calculated measurement  
 p. -Denotes plat measurement  
 fd. -Denotes found monument  
 u. -Denotes used measurement  
 PPN -Denotes permanent parcel number  
 C / C.L. -Denotes centerline R/W -Denotes right-of-way (margin)  
 BCSU -Denotes monument found bent, coned, straightened and used

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



**GRAPHIC SCALE: 1" EQUALS 60'**

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

SUBLOT NO. 14 (now vacated)  
 PPN 11-191680  
 Neal W. McCormick and  
 Marsha S. McCormick  
 Volume 758, Page 1052  
 11978 Sandgate Circle

SUBLOT NO. 17 (now vacated)  
 PPN 11-191680 Neal W. McCormick and  
 Marsha S. McCormick Volume 758, Page 1052  
 11978 Sandgate Circle

**1.500 ACRE PARCEL**  
 (65331.79 square feet)

SUBLOT NO. 16  
 PPN 11-248200  
 Mitchell A. Gentile and Barbara A. Bifano  
 Volume 801, Page 1263  
 11994 Sandgate Circle

SUBLOT NO. 15 PPN 11-123800  
 Duane K. Miller and Susan J. Miller  
 Volume 772, Page 1267 12010 Sandgate Circle

October 4th, 1973  
**Sandgate Subdivision Volume 10, Pages 25 and 26**

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

**OUPS**  
 "Call Before You Dig"  
 ohio utilities protection service  
 4740 Belmont Avenue Youngstown, OH, 44505  
 1-800-362-2764

3/4" iron pipe fd. and used (radius point)

Plat of Survey of  PPN 11-248200 Mitchell A. Gentile and Barbara A. Bifano	Situated in The Township of Chester, County of Geauga and State of Ohio and known as being Sublot No. 16 in The October 4th, 1973 Sandgate Subdivision as recorded in Plat Volume 10, Pages 25 and 26 of Geauga County Records and Deeds, of part of Original Lot No. 19, Tract No. 2 within said Township.	Month: 23rd March	Page: ONE of ONE
	Survey for: Mitchell A. Gentile and Barbara A. Bifano	Year: 2016	

**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: Mitchell A. Gentile and Barbara A. Bifano

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, GEOID12B). 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



**NSPS**  
 DBK PLAT  
 NO.: 910 2016

