

Plat of survey of
PPN 01-037250, Donald R. Moore and Jo Ann Moore

Deed of record: Donald R. Moore and Jo Ann Moore
 Volume 742, Page 897 17421 Creighton Drive

BASIS OF RESEARCH AND RECORDS

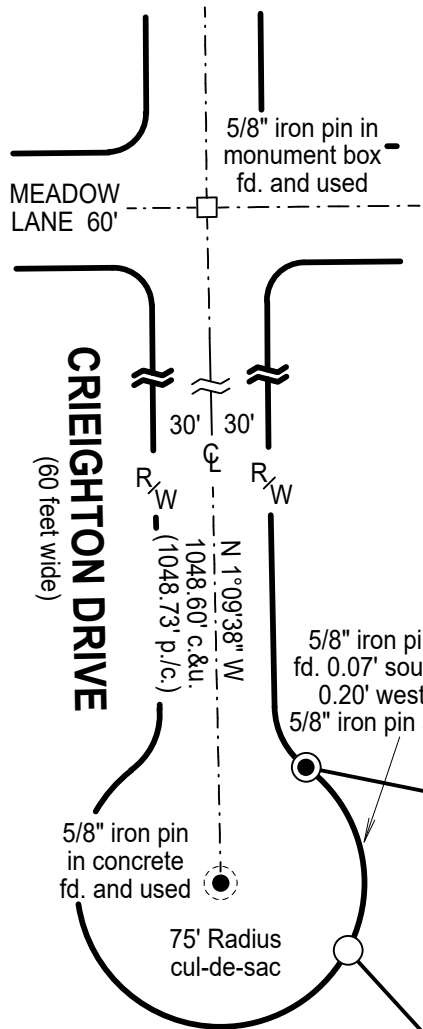
All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

Situated in The Township of Auburn, County of Geauga and State of Ohio and known as being Sublot No. 10 in the Meadows Subdivision of part of Original Lot No. 2, Section 3, Tract 2 within said Township and recorded in Plat Volume 10, Pages 79-83 of Geauga County Records and Deeds.

Month: 28th April
 Year: 2016

Page: ONE of ONE

Survey for: Donald R. Moore and Jo Ann Moore



ENCROACHMENTS

E-1 Adjoiner's (PPN 01-105250, Winford L. Terrentine) 8' x 12' 3/4 story frame shed is encroaching 10.0' northeasterly of the property line (measured perpendicularly)

$\Delta=81^{\circ}28'26''$ c.&u. ($81^{\circ}25'13''$ p.)
 $R=75.00'$ p.
 $L=106.65'$ c.&u. ($106.57'$ p.)
 $LC=97.89'$ c.&u. ($97.83'$ p.)
 $LCB=N 12^{\circ}53'36'' W$

Sublot No. 11
 PPN 01-072550
 John B. Hegedus and Kimberly A. Hegedus
 INST 200500710423
 Volume 1752, Page 850
 17381 Creighton Drive

$N 78^{\circ}35'24'' W$
 $430.73'$ c.&u. ($429.70'$ p.)

2.525 ACRE PARCEL

Sublot No. 10
 PPN 01-037250
 Donald R. Moore and Jo Ann Moore
 Volume 742, Page 897
 17421 Creighton Drive

Sublot No. 9
 PPN 01-105250
 Winford L. Terrentine
 INST 200500725504
 Volume 1773, Page 464
 17445 Creighton Drive

$N 42^{\circ}24'11'' W$
 $E-1$
 $10.0'$ (607.51' p.)
 $608.21'$ c.&u.

$N 1^{\circ}13'06'' W$
 5/8" iron pin fd. BCSU

PPN 01-034840
 Alan G. Kriynovich and Mary Ann Kriynovich
 Volume 958, Page 228
 17410 Auburn Road

$459.43'$ c.&u. ($459.80'$ p.)

PPN 01-025300
 C. Anthony Reiss, IV and Karen L. Reiss
 Volume 1131, Page 52
 17434 Auburn Road

5/8" iron pin fd. and used
 $99.96'$ c.&u. ($100.00'$ p.)
 $N 1^{\circ}13'06'' W$

5/8" iron pin fd. and used



TRUE NORTH (Geodetic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS80, Geoid12B
GRAPHIC SCALE: 1" EQUALS 100'

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

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

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

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

Donald R. Moore and Jo Ann Moore

I certify to:

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.



(Signature)

Robert L. Kosie, P.S.
 Registered Professional
 Land Surveyor No. 8167

DBK PLAT
NO.: 935 2016

Changed from 917 2016, 8-24-16

