

PLAT OF SURVEY OF:
PPN 11-145500
First Horizon Home Loans,
a division of First Tennessee
Bank National Association

DEED OF RECORD:
 INST 201500890217,
 Volume 1990, Page 800
 7970 Willowbrook Drive

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



GRAPHIC SCALE: 1" = 100'

- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- Denotes existing subdivision line
- c. - Denotes calculated measurement r. - Denotes record measurement
- d. - Denotes deed measurement p. - Denotes plat measurement
- o. - Denotes observed measurement u. - Denotes used measurement
- m. - Denotes measured distance fd. - Denotes found monument
- PPN - Denotes permanent parcel number INST - Denotes instrument number
- DN - Denotes document number AFN - Denotes automatic file number
- ℄ / C.L. - Denotes centerline R/W - Denotes right-of-way (margin)
- ℄ - Denotes lot line ℄ - Denotes property line
- BCSU - Denotes monument found bent, coned, straightened and used
- BCO - Denotes monument found bent, coned and observed
- POB - Denotes point of beginning
- GCRD - Denotes "Geauga County Records and Deeds"
- GCE - Denotes "Geauga County Engineer's Records"

REFERENCES

- *The May, 1965 survey and plat of Willow Hill Estates Subdivision No. 1 (Revised and Expanded) prepared by Marico A. Picone Professional Engineer No. 24134 and Eugene Russu Professional Surveyor No. 4273 and recorded on October 25th, 1965 in Plat Volume 9, Page 20 of GCRD.
- *The November 28th, 1821 thru June 6th, 1821 Original Road Record of Mulberry Road as shown in Volume B, Pages 13, 14 and 15 and filed as GEAUGA COUNTY ORIGINAL ROAD RECORDS, VOLUME-B 013-015.pdf in the GCE.
- *The August 11th, 1994 Centerline Plat of C.H. 39, Mulberry Road, Sections A-D, Chester Township, Geauga County prepared by Damon A. Braun Registered Surveyor No. 4933 and recorded on August 15th, 1994 in Volume 22, Page 25 of GCRD.
- *The surveys prepared by M.A. Picone, Registered Surveyor No. 5213 and recorded in Volume 1237, Page 1024, Parcel No. 1 and INST 200200618209, Volume 1443, Page 870, Parcel One and Parcel Two of GCRD.

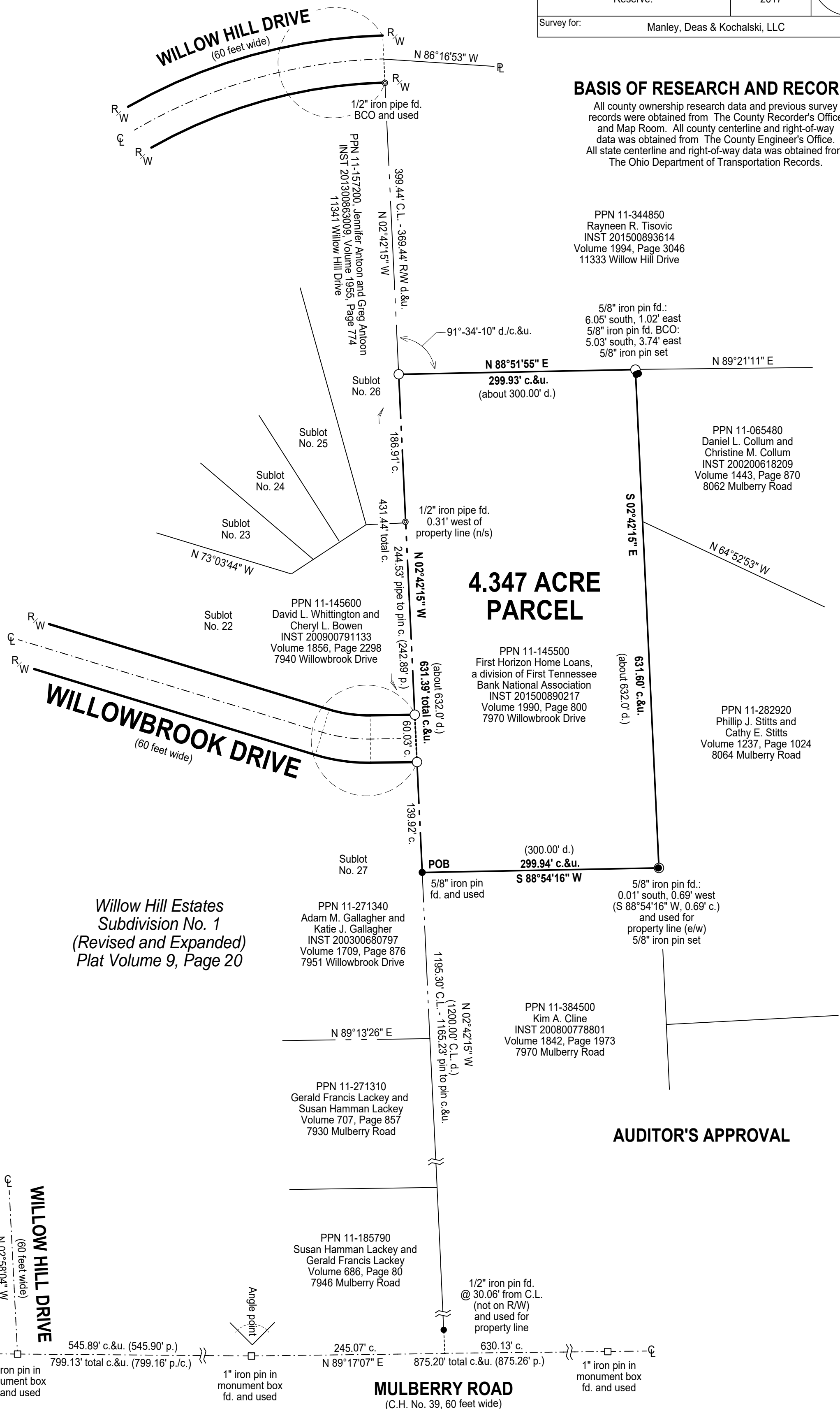


Situated in The	Month: 1st	Page:
Township of Chester, County of Geauga and State of Ohio and known as being part of Original Lot No. 14, in Tract One, within said Township and Township 8, Range 9 in the Connecticut Western Reserve.	February	ONE
Year:	2017	ONE
Survey for:	Manley, Deas & Kochalski, LLC	

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.

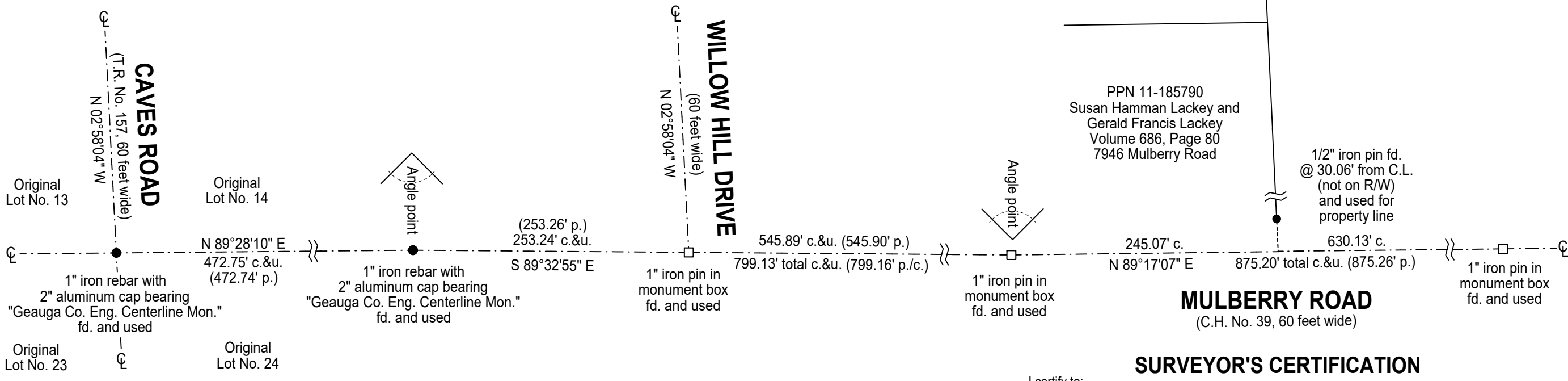
PPN 11-344850
 Rayneen R. Tisovic
 INST 201500893614
 Volume 1994, Page 3046
 11333 Willow Hill Drive



4.347 ACRE PARCEL

*Willow Hill Estates
 Subdivision No. 1
 (Revised and Expanded)
 Plat Volume 9, Page 20*

AUDITOR'S APPROVAL



SURVEYOR'S CERTIFICATION

I certify to:
 Manley, Deas & Kochalski, LLC

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.

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



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

DBK PLAT NO.: 957 2017