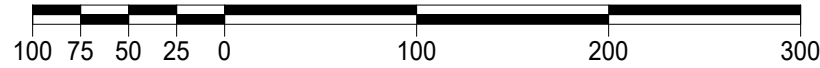


TRUE NORTH (Geodetic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS80, Geoid12B



GRAPHIC SCALE: 1" EQUALS 100'

- -Denotes 5/8" iron pin with cap bearing "SCHWARTZ 7198" found and used unless otherwise noted
- c. -Denotes calculated measurement d. -Denotes deed measurement
- p. -Denotes plat measurement FB -Denotes field book information
- fd. -Denotes found monument u. -Denotes used measurement
- PPN -Denotes permanent parcel number INST -Denotes instrument 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
- GCRD -Denotes "Geauga County Records and Deeds"
- GCER -Denotes "Geauga County Engineer's Records"
- MP -Denotes measurement calculated perpendicularly
- FB -Denotes field book measurement

REFERENCES

- *The June, 1950 survey prepared by T.R. Root and recorded in INST 200200634527, Volume 1504, Page 1052 of GCRD.
- *The May, 1967 survey prepared by E.P. Schaff, Registered Surveyor No. 5323 and recorded in Volume 582, Page 558 of GCRD.
- *The Geauga County Engineer's Field Book No. 45, Pages 1-9 as filed as G.C.E. FIELD BOOK 045.pdf in the GCER.

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

DBK PLAT NO.: 983 2017

PLAT OF SURVEY OF:
PPN 11-267900, Alexander K. Hanzmann
11125 County Line Road

DEED OF RECORD:
 INST 201600900905, Volume 2004, Page 1027, Section 9, Parcel 1

Situated in The	Month:	Page:
Township of Chester, County of Geauga and State of Ohio and known as being part of Original Lot No. 1, in Tract No. 1, within said Township.	May	ONE
Survey for:	Year:	of ONE
Alexander K. Hanzmann	2017	

Checked by RLK, May 22nd, 2017



PPN 11-219100
 Alexander K. Hanzmann
 INST 201600900905
 Volume 2004, Page 1027,
 Section 9, Parcel 2

5/8" iron pin with damaged cap fd. 0.09' north, 0.00' west not on property line (e/w) and used for property line (n/s)

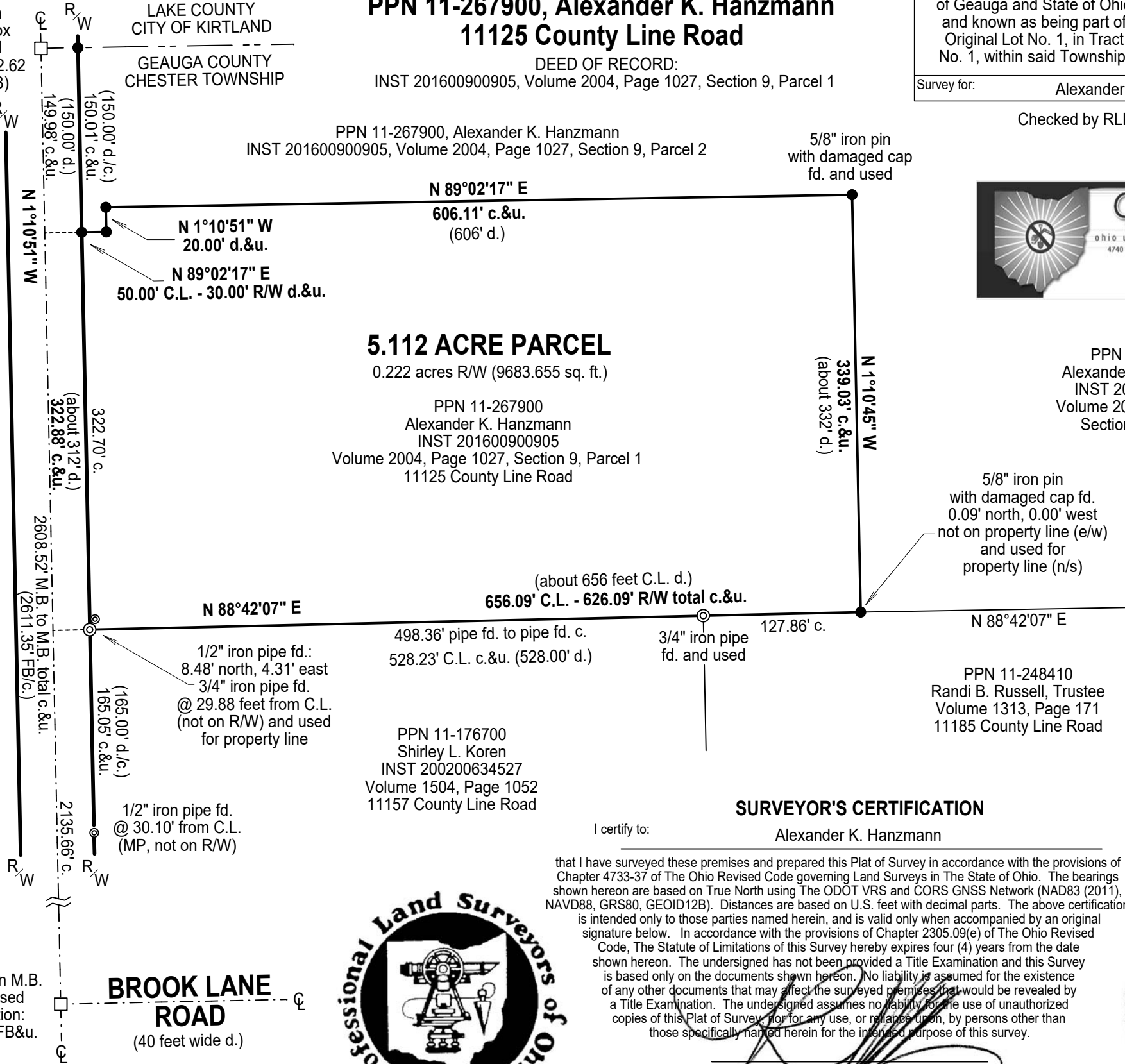
PPN 11-248410
 Randi B. Russell, Trustee
 Volume 1313, Page 171
 11185 County Line Road



LAKE COUNTY CITY OF KIRTLAND
 GEauga COUNTY CHESTER TOWNSHIP

PPN 11-267900, Alexander K. Hanzmann
 INST 201600900905, Volume 2004, Page 1027, Section 9, Parcel 2

COUNTY LINE ROAD
 (T.R. No. 93, 60 feet wide)
 CUYAHOGA COUNTY, GATES MILLS VILLAGE



5.112 ACRE PARCEL
 0.222 acres R/W (9683.655 sq. ft.)

PPN 11-267900
 Alexander K. Hanzmann
 INST 201600900905
 Volume 2004, Page 1027, Section 9, Parcel 1
 11125 County Line Road

PPN 11-176700
 Shirley L. Koren
 INST 200200634527
 Volume 1504, Page 1052
 11157 County Line Road

SURVEYOR'S CERTIFICATION

I certify to: Alexander K. Hanzmann

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, 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

