

PLAT OF SURVEY OF:  
**PPN 16-D-101-C-00-017-0, Frank O. Herzegh**  
**6029 West Valley View Court**

DEED OF RECORD:  
**DN 2003R023875**

Situated in The City of Mentor, County of Lake and State of Ohio and known as being Sublot No. 19 in French Hollow Estates Subdivision No. 9, of part of Original Lot No. 10, in Tract No. 11, within said City and recorded in plat Volume O, Page 79 of LCRD.	Month: July	Page: ONE
	Year: 2017	of ONE
Survey for: Frank O. Herzegh		

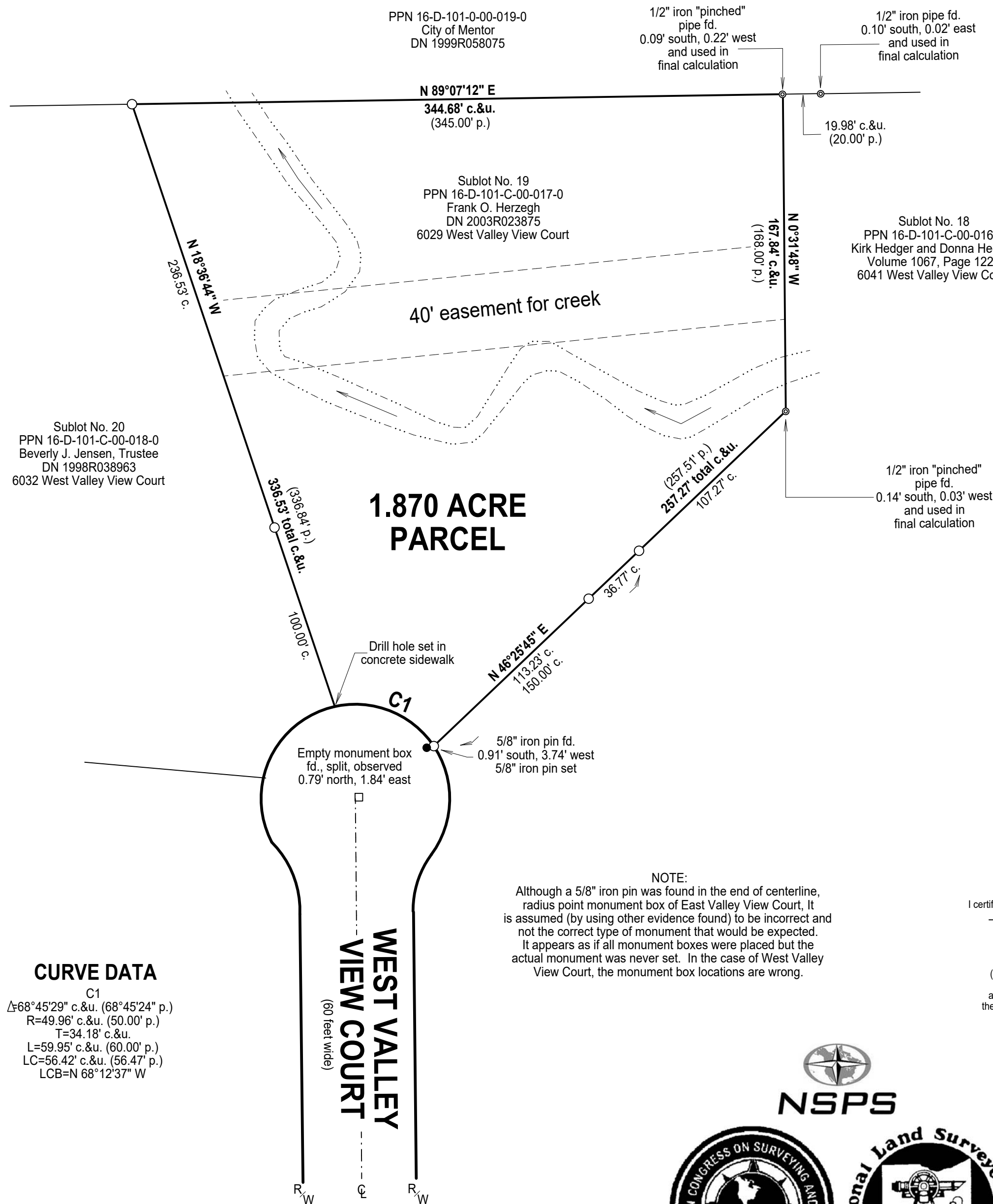
Checked on July 14th, 2017 by RLK  
 Revised on July 26th, 2017

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



**GRAPHIC SCALE: 1" = 50'**

- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- LCRD - Denotes "Lake County Records and Deeds"
- LCER - Denotes "Lake County Engineer's Records"
- 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
- CL - Denotes centerline R/W - Denotes right-of-way (margin)
- L - Denotes lot line P - 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
- Δ - Denotes delta angle
- R - Denotes radius distance
- T - Denotes tangent distance
- L - Denotes length distance
- LC - Denotes chord distance
- LCB - Denotes chord bearing
- FHES - Denotes "French Hollow Estates Subdivision No. 9"



**CURVE DATA**

C1
Δ=68°45'29" c.&u. (68°45'24" p.)
R=49.96' c.&u. (50.00' p.)
T=34.18' c.&u.
L=59.95' c.&u. (60.00' p.)
LC=56.42' c.&u. (56.47' p.)
LCB=N 68°12'37" W

**NOTE:**  
 Although a 5/8" iron pin was found in the end of centerline, radius point monument box of East Valley View Court, it is assumed (by using other evidence found) to be incorrect and not the correct type of monument that would be expected. It appears as if all monument boxes were placed but the actual monument was never set. In the case of West Valley View Court, the monument box locations are wrong.

**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.

**REFERENCES**

The April, 1964 survey of French Hollow Estates Subdivision No. 9 prepared by William R. Gray and Associates, William R. Gray, Registered Surveyor No. 2752 and recorded on November 10th, 1964 in plat Volume O, Page 79 of LCRD.

**FINAL CALCULATION NOTES**

A 3/4" iron pipe with cap bearing "SCHADE PS 6008" was found 0.14' north and 0.13' west of the southwesterly corner of Sublot No. 1 in FHES and used in final calculations.

A 3/4" iron pipe fd. was found 0.39' north and 0.10' west and a 1/2" iron pin was found 0.40' north and 0.13' east of the southeasterly corner of Sublot No. 23 in FHES, both of which were used in final calculation.

A 5/8" iron pin in monument box (does not appear to be an original subdivision monument) was found 0.26' north and 0.34' east of the northerly end of centerline and radius point of East Valley View Court and used in final calculation.

A 5/8" iron pin was found BCO 0.09' south and 0.08' west of the southeasterly corner of Sublot No. 3 in FHES and used in final calculation.



**SURVEYOR'S CERTIFICATION**

I certify to:  
 Frank O. Herzegh

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, S.  
 Registered Professional  
 Land Surveyor No. 8167

**DBK PLAT NO.:**  
**984 2017**



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

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The U. & W. Improvement Company's  
 French Hollow Estates Subdivision No. 9  
 Plat Volume O, Page 79.

