

PLAT OF SURVEY OF:  
**PPN 15-083591,**  
**Brett Yehl and Julie Yehl**  
**13000 Woodin Road**

DEED OF RECORD:  
 INST 201600905625,  
 Volume 2010, Page 2475

Situated in The	Month:	Page:
Township of Hamden, County of Geauga and State of Ohio and known as being part of Original Lot No. 29, in Bond Tract, within said Township and Township 9, Range 7 in the Connecticut Western Reserve	August	ONE
Survey for:	Year:	ONE
Brett Yehl and Julie Yehl	2017	

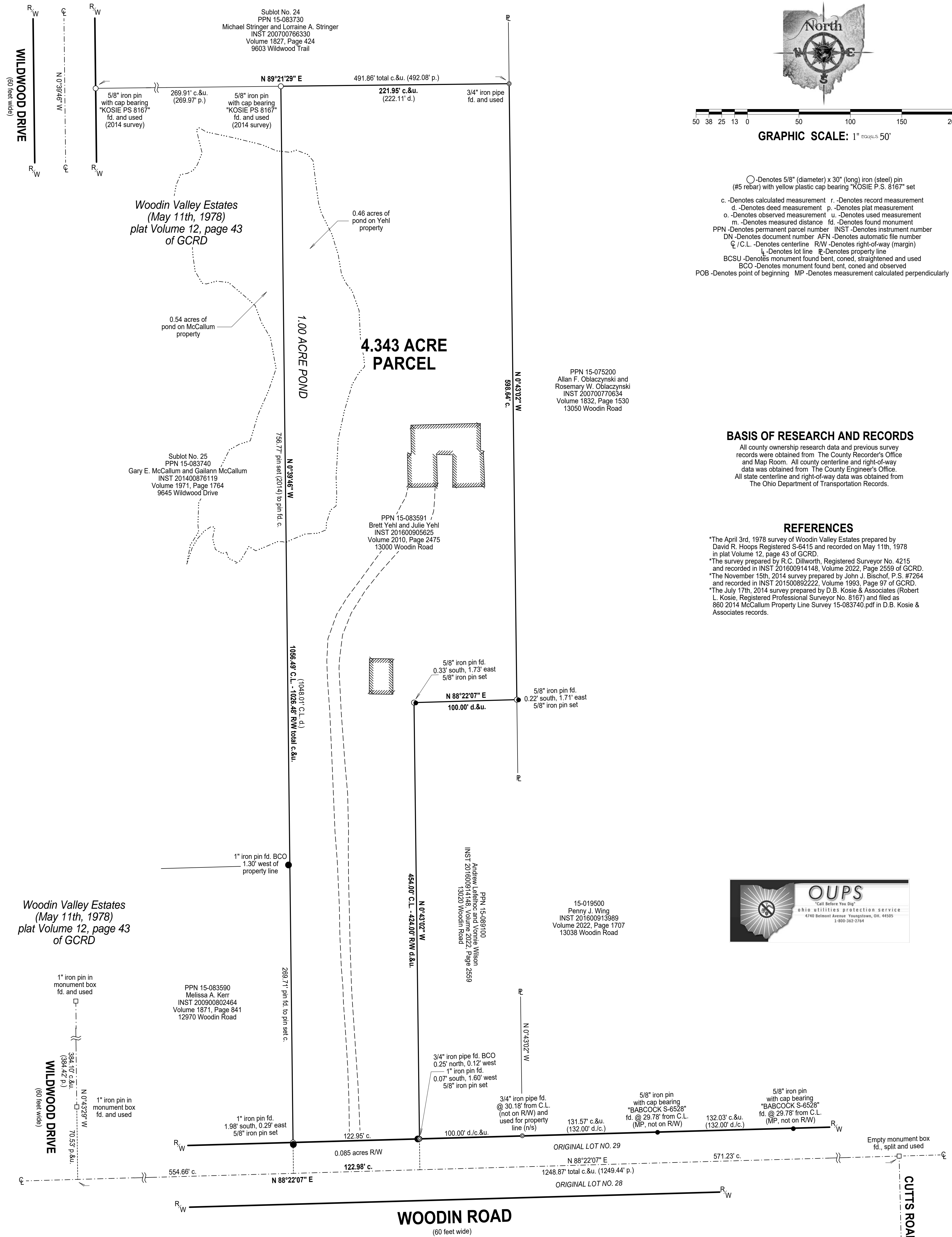
Checked on August 2nd, 2017 by RLK

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



GRAPHIC SCALE: 1" equals 50'

- Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- 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)
- l<sub>1</sub> - Denotes lot line l<sub>2</sub> - 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 MP - Denotes measurement calculated perpendicularly



**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 3rd, 1978 survey of Woodin Valley Estates prepared by David R. Hoops Registered S-6415 and recorded on May 11th, 1978 in plat Volume 12, page 43 of GCRD.
- \*The survey prepared by R.C. Dilworth, Registered Surveyor No. 4215 and recorded in INST 201600914148, Volume 2022, Page 2559 of GCRD.
- \*The November 15th, 2014 survey prepared by John J. Bischof, P.S. #7264 and recorded in INST 201500892222, Volume 1993, Page 97 of GCRD.
- \*The July 17th, 2014 survey prepared by D.B. Kosie & Associates (Robert L. Kosie, Registered Professional Surveyor No. 8167) and filed as 860 2014 McCallum Property Line Survey 15-083740.pdf in D.B. Kosie & Associates records.



**SURVEYOR'S CERTIFICATION**

I certify to:  
 Brett Yehl and Julie Yehl

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



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

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 Montville, Ohio 44064  
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 Fax 440.968.3578

[www.dbksurveys.com](http://www.dbksurveys.com)

**DBK PLAT NO.: 998 2017**