

TRUE NORTH (Geoidic)  
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

C.L. Curve Data (not implemented)  
Radius: 424.42' c.  
Delta: 40°-34'-53" c.&u. (40°26'00" FB)  
Degree: 13°30'00" FB & u.  
Tangent: 156.92' c.&u. (156.88' FB)  
Length: 300.61' c.&u. (300.5' FB)  
P.C. 175+19.98 c.&u. (175+19.5' FB)  
P.T. 178+33.82 c.&u. (178+20' FB)

Situated in The	Month:	Page:
Township of Huntsburg, County of Geauga and State of Ohio and known as being part of Original Lots No. 90 and 91 within said Township and Township 8, Range 6 in the Connecticut Western Reserve.	January	One
Survey for:	Year:	of
Christopher W. Jackson	1997	One

Revised and updated: September 25th, 2017  
Checked on September 27th, 2017 by RLK

PLAT OF SURVEY OF:  
**PPN 16-017370 and 16-078253**  
**Christopher W. Jackson**  
**17841 Chardon Windsor Road**

DEED OF RECORD:  
INST 201600911700  
Volume 2019, Page 1164,  
Parcels No. 1 and 2

**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 January, 1993 plat of survey for Phillip and Vivian Elder prepared by James P. Russell, P.S. No. 5549 and the associated legal descriptions recorded in INST 201600911700, Volume 2019, Page 1164, Parcels No. 1 and 2 and INST 200900792186, Volume 1857, Page 3272 of GCER.
- \*The January, 1997 Plat of Survey for Richard T. Jackson prepared by Delmer B. Kosie & Associates (now D.B. Kosie & Associates, D.B. Kosie, Professional Surveyor No. 8276) and filed as 489 1997 Jackson Survey.pdf in D.B. Kosie & Associates records.
- \*The September 13th, 2005 (revised) Map of Survey for C. and N. Kostina prepared by Jerry W. Daniel, P.S. #6222, filed as 61-021-00-016-00-A.DJv in ACER.
- \*The January, 2007 surveys prepared by Jerry W. Daniel, Registered Surveyor No. 6222 recorded in INST 200800774360, Volume 1837, Page 268 and INST 200900799967, Volume 1867, Page 3272 of GCER. Field Book No. 116, Pages 29-35, for Chardon Windsor Road as filed in the GCER.



**32.274 TOTAL COMBINED ACRES**

- 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 APN - Denotes automatic file number
- C.L. - 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 MP - Denotes "measured perpendicularly"
- ACRD - Denotes "Ashtabula County Records and Deeds"
- ACER - Denotes "Ashtabula County Engineer's Records"
- GCER - Denotes "Geauga County Records and Deeds"
- GCER - Denotes "Geauga County Engineer's Records"
- FB - Denotes Field Book information

PPN 16-078236  
Kenneth A. Kottula, Jr.  
INST 200900792186  
Volume 1857, Page 3272  
17821 Chardon Windsor Road

PPN 16-017370  
Christopher W. Jackson  
INST 201600911700  
Volume 2019, Page 1164, Parcel No. 1  
17841 Chardon Windsor Road

**17.040 ACRE PARCEL**  
0.229 acres R/W

PPN 16-078253  
INST 201600911700  
Volume 2019, Page 1164,  
Parcel No. 2

**15.234 ACRE PARCEL**  
0.228 acres R/W

PPN 61-021-00-016-00  
Christopher C. Kostha  
DN 2004-00017433  
Volume 313, Page 1690  
7026 State Route 86

**SURVEYOR'S CERTIFICATION**

I certify to: Christopher W. Jackson

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



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

ORIGINAL LOT NO. 9  
RANGE NO. 10  
ORIGINAL LOT NO. 8

PPN 61-020-00-001-00  
Crist A. Wengard and  
Emma Wengard  
DN 1992-00009108  
Volume 61, Page 8075  
7029 Huntley Road

ORIGINAL LOT NO. 90  
N 89°28'46" E  
299.75' c.&u. (300.00' p.)

3/4" iron pipe fd. and used

5/8" iron pin with cap bearing "J.W. DANIEL P.S. 8222" fd. and used

PPN 16-078649  
Muslims Cemetary Fund of Greater Cleveland, Inc. and Uqbah Mosque Foundation  
INST 200900799967  
Volume 1867, Page 3272

ORIGINAL LOT NO. 71  
549.99' total c.  
250.24' c.&u. (250.45' p.)

PPN 16-078647  
Aaron L. Yoder  
INST 200800774360  
Volume 1837, Page 268  
17880 Huntley Road

**DBK PLAT NO.:**  
**999 2017**