

PLAT OF SURVEY OF:

PPN 11-145500

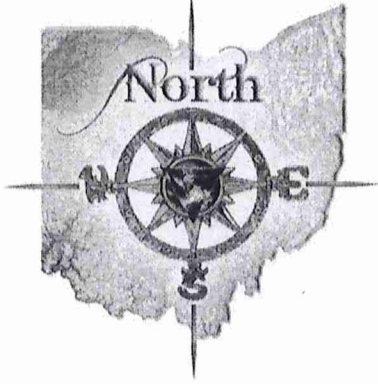
First Horizon Home Loans, a division of First Tennessee Bank National Association

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" equals 100'

Legend for symbols: 5/8" iron pin set, existing subdivision line, etc.

Legend for abbreviations: c., r., d., o., m., PPN, DN, C.L., l., BCSU, BCO, POB, GCRD, GCER.

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 GCER.
\*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.

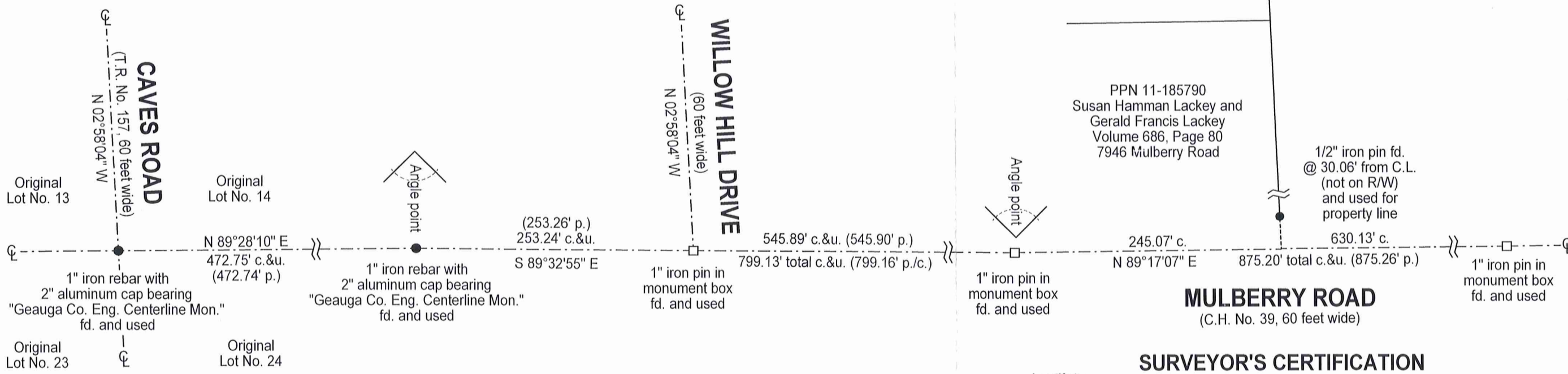


Table with columns: Situated in The, Month, Year, Page. Content: Township of Chester, County of Geauga and State of Ohio... February 2017, ONE of ONE.

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

5/8" iron pin fd.: 6.05' south, 1.02' east 5/8" iron pin fd. BCO: 5.03' south, 3.74' east 5/8" iron pin set

PPN 11-065480 Daniel L. Collum and Christine M. Collum INST 200200618209 Volume 1443, Page 870 8062 Mulberry Road

PPN 11-282920 Phillip J. Stitts and Cathy E. Stitts Volume 1237, Page 1024 8064 Mulberry Road

4.347 ACRE PARCEL

PPN 11-145500 First Horizon Home Loans, a division of First Tennessee Bank National Association INST 201500890217 Volume 1990, Page 800 7970 Willowbrook Drive

PPN 11-271340 Adam M. Gallagher and Katie J. Gallagher INST 200300680797 Volume 1709, Page 876 7951 Willowbrook Drive

PPN 11-271310 Gerald Francis Lackey and Susan Hamman Lackey Volume 707, Page 857 7930 Mulberry Road

PPN 11-185790 Susan Hamman Lackey and Gerald Francis Lackey Volume 686, Page 80 7946 Mulberry Road

PPN 11-384500 Kim A. Cline INST 200800778801 Volume 1842, Page 1973 7970 Mulberry Road

AUDITOR'S APPROVAL

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251 [Signature] GEauga COUNTY AUDITOR TAX MAP DEPT.

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.

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

2.13.17

Advertisement for D.B. Kosie & Associates Professional Land Surveying, 11040 Madison Road, Montville, Ohio 44064, 440.286.2131, www.dbksurveys.com



DBK PLAT NO.: 957 2017



**D.B. Kosie**  
**& Associates**  
**Professional Land Surveying**  
11040 Madison Road  
Montville, Ohio 44064  
(440) 286-2131  
or (440) 968-3578  
[www.dbksurveys.com](http://www.dbksurveys.com)

### **4.347 ACRE PARCEL**

Deed of Record: Permanent Parcel Number (PPN) 11-145500  
First Horizon Home Loans, a division of First Tennessee Bank National Association  
Instrument Number (INST) 201500890217, Volume 1990, Page 800 of Geauga County  
Records and Deeds (GCRD). 7970 Willowbrook Drive.

Situated in the 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 and bounded and described as follows:

Beginning at a 1" iron rebar with 2" aluminum cap bearing "Gauga Co. Eng. Centerline Mon." found at the centerline intersection of Caves Road (T.R. No. 157, 60 feet wide) and Mulberry Road (C.H. No. 39, 60 feet wide). Said point being the intersection of Original Lots No. 13, 14, 23 and 24 within said Township.

Thence North 89°28'10" East, along the centerline of said Mulberry Road, 472.75 feet to a 1" iron rebar with 2" aluminum cap bearing "Gauga Co. Eng. Centerline Mon." found at an angle point therein.

Thence South 89°32'55" East, continuing along the centerline of said Mulberry Road, and passing through a 1" iron pin in a monument box found at the centerline intersection of Willow Hill Drive (60 feet wide) at 253.24 feet, a total distance of 799.13 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence North 89°17'07" East, continuing along the centerline of said Mulberry Road, 245.07 feet to a point. Said point being the southeasterly corner of PPN 11-185790 as conveyed to Susan Hamman Lackey and Gerald Francis Lackey and recorded in Volume 686, Page 80 of GCRD.

Thence North 02°42'15" West, along the easterly line of said Lackey's land, and also along the easterly line of the following parcels of land: PPN 11-271310 as conveyed to

## 4.347 ACRE PARCEL

(Continued)

Gerald Francis Lackey and Susan Hamman Lackey and recorded in Volume 707, Page 857 of GCRD and PPN 11-271340 as conveyed to Adam M. Gallagher and Katie J. Gallagher and recorded in INST 200300680797, Volume 1709, Page 876 of GCRD, being the easterly line of Sublot No. 27 in Willow Hill Estates Subdivision No. 1 (Revised and Expanded) (WHES) and recorded in plat Volume 9, Page 20 of GCRD and passing through a 1/2" iron pin found at 30.06' (not on R/W), a total distance of 1195.30 feet to a 5/8" iron pin found. Said point being the southwesterly corner of the parcel herein described and The Principal Place of Beginning of this Survey.

Thence North 02°42'15" West, continuing along the easterly line of said Gallagher's land, being the easterly line of said Sublot No. 27 in WHES, 139.92 feet to a 5/8" iron pin set at the southeasterly corner of Willowbrook Drive (60 feet wide). Said point being the northeasterly corner of said Gallagher's land and the northeasterly corner of said Sublot No. 27 in WHES.

Thence North 02°42'15" West, along the easterly R/W of said Willowbrook Drive, a frontage distance of 60.03 feet to a 5/8" iron pin set at the northeasterly corner thereof. Said point being the southeasterly corner of PPN 11-145600 as conveyed to David L. Whittington and Cheryl L. Bowen and recorded in INST 200900791133, Volume 1856, Page 2298 of GCRD, being the southeasterly corner of Sublot No. 22 in WHES.

Thence North 02°42'15" West, along the easterly line of the said David L. Whittington and Cheryl L. Bowen parcel, being the easterly line of said Sublot No. 22 in WHES, and also along the easterly line of PPN 11-157200 as conveyed to Jennifer Antoon and Greg Antoon and recorded in INST 201300863009, Volume 1955, Page 774 of GCRD, being the easterly line of Sublot No. 26 in WHES, 431.44 feet to a 5/8" iron pin set. Said point being the southwesterly corner of PPN 11-344850 as conveyed to Rayneen R. Tisovic and recorded in INST 201500893614, Volume 1994, Page 3046 of GCRD. Said point also being the northwesterly corner of the parcel herein described.

Thence North 88°51'55" East, along the southerly line of Tisovic's land, 299.93 feet to a 5/8" iron pin set. Said point being the northwesterly corner of PPN 11-065480 as conveyed to Daniel L. Collum and Christine M. Collum and recorded in INST 200200618209, Volume 1443, Page 870 of GCRD. Said point also being the northeasterly corner of the parcel herein described.

Thence South 02°42'15" East, along the westerly line of said Collum's land, and also along the westerly line of PPN 11-282920 as conveyed to Phillip J. Stitts and Cathy E. Stitts and recorded in Volume 1237, Page 1024 of GCRD, 631.60 feet to a 5/8" iron pin

**4.347 ACRE PARCEL**

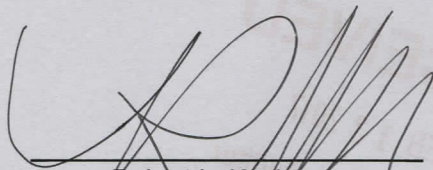
(Continued)

set. Said point being the northeasterly corner of PPN 11-384500 as conveyed to Kim A. Cline and recorded in INST 200800778801, Volume 1842, Page 1973 of GCRD. Said point also being the southeasterly corner of the parcel herein described and witnessed by a 5/8" iron pin found 0.01 feet south and 0.69 feet west therefrom.

Thence South 88°54'16" West, along the northerly line of said Cline's land, and passing through said 5/8" iron witness pin at 0.69 feet, a total distance of 299.94 feet to **The Principal Place of Beginning of this Survey** and containing 4.347 acres of land, as surveyed in February of 2017 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid2012B). Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

The intent of this survey is to more accurately describe PPN 11-145500 as conveyed to First Horizon Home Loans, a division of First Tennessee Bank National Association and recorded in INST 201500890217, Volume 1990, Page 800 of GCRD. AKA 7970 Willowbrook Drive.

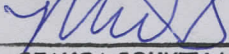
All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

  
Robert L. Kosie  
Ohio Registered Professional  
Surveyor No. 8167



Dated: 2.13.17

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**

 02/13/17

**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**