

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

- o - 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
- d. - Denotes deed measurement
- o. - Denotes observed measurement
- m. - Denotes measured distance
- PPN - Denotes permanent parcel number
- DN - Denotes document number
- ¢/C.L. - Denotes centerline
- l. - Denotes lot line
- BCSU - Denotes monument found bent, coned, straightened and used
- BCO - Denotes monument found bent, coned and observed
- POB - Denotes point of beginning
- GCRD - Denotes "Geauga County Records and Deeds"
- GGER - Denotes "Geauga County Engineer's Records"
- aka - Denotes "Also Known As"
- ODOT - Denotes "Ohio Department of Transportation"



GRAPHIC SCALE: 1" equals 50'

# PPN 15-056700 Diane Roach and Shirley Safko 13957 GAR Highway

DEED OF RECORD:  
INST 201600914635, Volume 2023, Page 1278

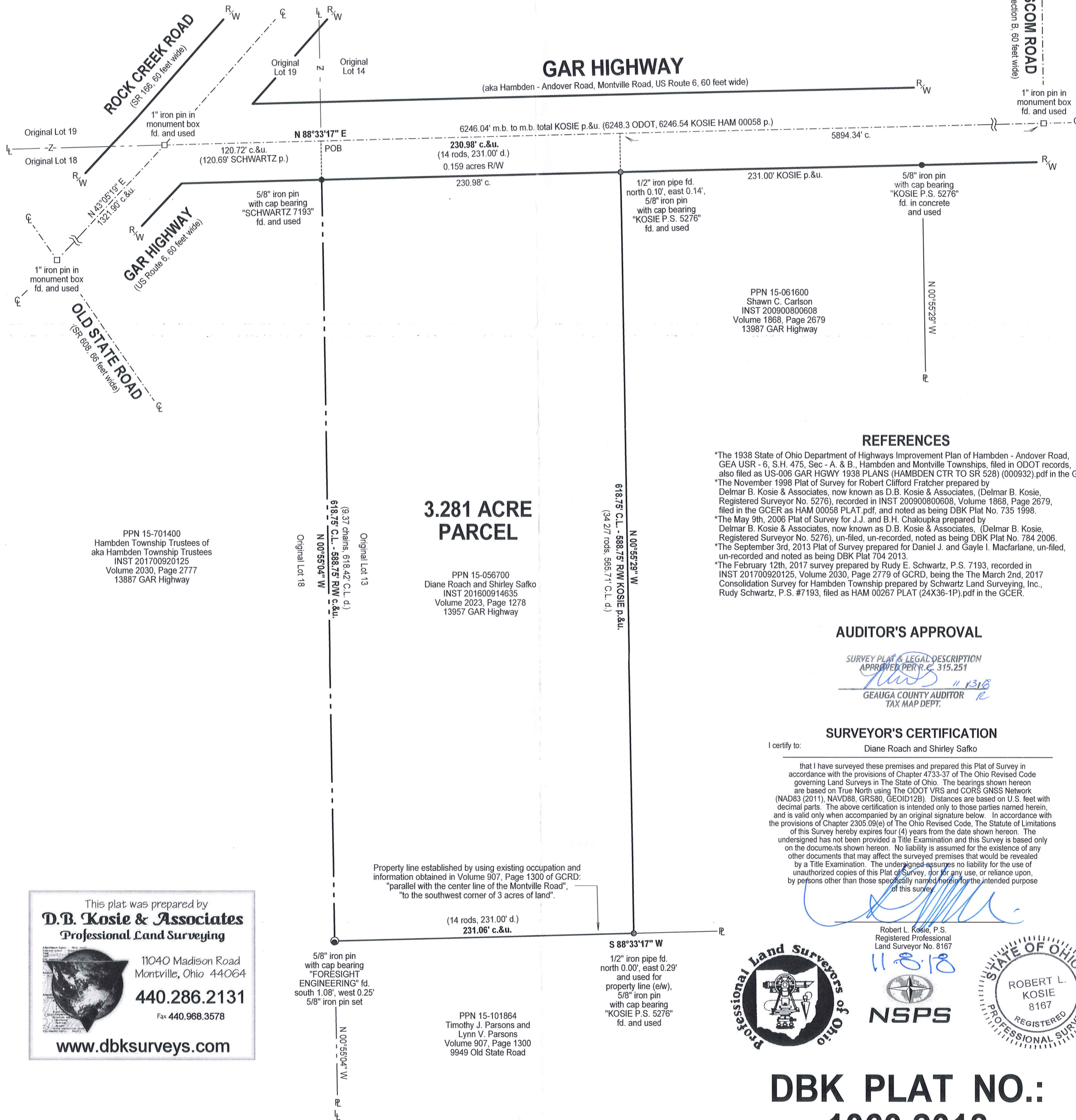


Situated in The Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot 13, Bond Tract, in said Township and Township 9N, Range 7W in the Connecticut Western Reserve.	Month: November	Page: ONE
Survey for: Diane Roach and Shirley Safko	Year: 2018	of ONE

Checked on November 1st, 2018 by RLK  
Revised November 7th, 2018

### 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 15-701400  
Hambden Township Trustees of  
aka Hambden Township Trustees  
INST 201700920125  
Volume 2030, Page 2777  
13887 GAR Highway

## 3.281 ACRE PARCEL

PPN 15-056700  
Diane Roach and Shirley Safko  
INST 201600914635  
Volume 2023, Page 1278  
13957 GAR Highway

PPN 15-061600  
Shawn C. Carlson  
INST 200900800608  
Volume 1868, Page 2679  
13987 GAR Highway

### REFERENCES

- \*The 1938 State of Ohio Department of Highways Improvement Plan of Hambden - Andover Road, GEA USR - 6, S.H. 475, Sec - A & B, Hambden and Montville Townships, filed in ODOT records, also filed as US-006 GAR HGWAY 1938 PLANS (HAMB DEN CTR TO SR 528) (000932).pdf in the GGER.
- \*The November 1998 Plat of Survey for Robert Clifford Fratcher prepared by Delmar B. Kosie & Associates, now known as D.B. Kosie & Associates, (Delmar B. Kosie, Registered Surveyor No. 5276), recorded in INST 200900800608, Volume 1868, Page 2679, filed in the GGER as HAM 00058 PLAT.pdf, and noted as being DBK Plat No. 735 1998.
- \*The May 9th, 2006 Plat of Survey for J.J. and B.H. Chaloupka prepared by Delmar B. Kosie & Associates, now known as D.B. Kosie & Associates, (Delmar B. Kosie, Registered Surveyor No. 5276), un-filed, un-recorded, noted as being DBK Plat No. 784 2006.
- \*The September 3rd, 2013 Plat of Survey prepared for Daniel J. and Gayle I. Macfarlane, un-filed, un-recorded and noted as being DBK Plat 704 2013.
- \*The February 12th, 2017 survey prepared by Rudy E. Schwartz, P.S. 7193, recorded in INST 201700920125, Volume 2030, Page 2779 of GCRD, being the The March 2nd, 2017 Consolidation Survey for Hambden Township prepared by Schwartz Land Surveying, Inc., Rudy Schwartz, P.S. #7193, filed as HAM 00267 PLAT (24X36-1P).pdf in the GGER.

### AUDITOR'S APPROVAL

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*[Signature]* 11/13/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

### SURVEYOR'S CERTIFICATION

I certify to: Diane Roach and Shirley Safko  
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  
11040 Madison Road  
Montville, Ohio 44064  
**440.286.2131**  
Fax 440.968.3578  
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PPN 15-101864  
Timothy J. Parsons and  
Lynn V. Parsons  
Volume 907, Page 1300  
9949 Old State Road

# DBK PLAT NO.: 1060 2018

HAM 00291

HAM00291

Roach and Safko (18-129)

Picked-Up 11/14/2018

VOL. 2062 pg 1323

pn# 15-056700



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## 3.281 ACRE PARCEL

0.159 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 15-056700,  
Diane Roach and Shirley Safko, Instrument Number (INST) 201600914635,  
Volume 2023, Page 1278 of Geauga County Records and Deeds (GCRD).  
13957 GAR Highway.

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot 13, Bond Tract, in said Township and Township 9N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a 1" iron pin in a monument box found at the centerline intersection of Rock Creek Road (SR 166, 60 feet wide) and GAR Highway (also known as being Montville Road, US Route 6, 60 feet wide).

Thence North 88°33'17" East, along the centerline of said GAR Highway, being the northerly line of Original Lot 18, 120.72 feet to the northeasterly corner of PPN 15-701400 as conveyed to Hambden Township Trustees of aka Hambden Township Trustees (HTT), recorded in INST 201700920125, Volume 2030, Page 2777 of GCRD, being the intersection of Original Lots 13, 14, 18 and 19, the northwesterly corner of the parcel herein described and The Principal Place of Beginning of this Survey.

Thence North 88°33'17" East, continuing along said centerline and along the northerly line of said Original Lot 13, a frontage distance of 230.98 feet the northwesterly corner of PPN 15-061600 as conveyed to Shawn C. Carlson, recorded in INST 200900800608, Volume 1868, Page 2679 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 00°55'29" East, along the westerly line of said Carlson's land, passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found at 30.00 feet a total distance of 618.75 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found on

### 3.281 ACRE PARCEL

(continued)


the most northerly line of PPN 15-101864 as conveyed to Timothy J. Parsons and Lynn V. Parsons, recorded in Volume 907, Page 1300 of GCRD at the southwesterly corner of said Carlson's land, being the southeasterly corner of the parcel herein described.

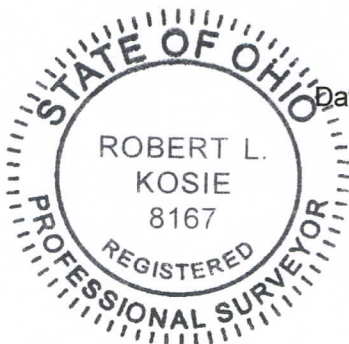
Thence South 88°33'17" West, along said northerly line of Parson's land, 231.06 feet to a 5/8" iron pin set on the easterly line of the aforesaid HTT parcel, being the westerly line of said Original Lot 13, the most northwesterly corner of said Parson's land and the southwesterly corner of the parcel herein described.

Thence North 00°55'04" West, along said easterly line of the HTT parcel and said lot line, passing through a 5/8" iron pin with cap bearing "SCHWARTZ 7193" at 588.75 feet, a total distance of 618.75 feet to The Principal Place of Beginning of this Survey and containing 3.281 acres of land, of which, 0.159 acres are within the RW of said GAR Highway, as surveyed in November of 2018 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 15-056700 as conveyed to Diane Roach and Shirley Safko, recorded in INST 201600914635, Volume 2023, Page 1278 of GCRD. Known as being 13957 GAR Highway.

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: 11.8.18

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
  
11/13/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.  
