

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



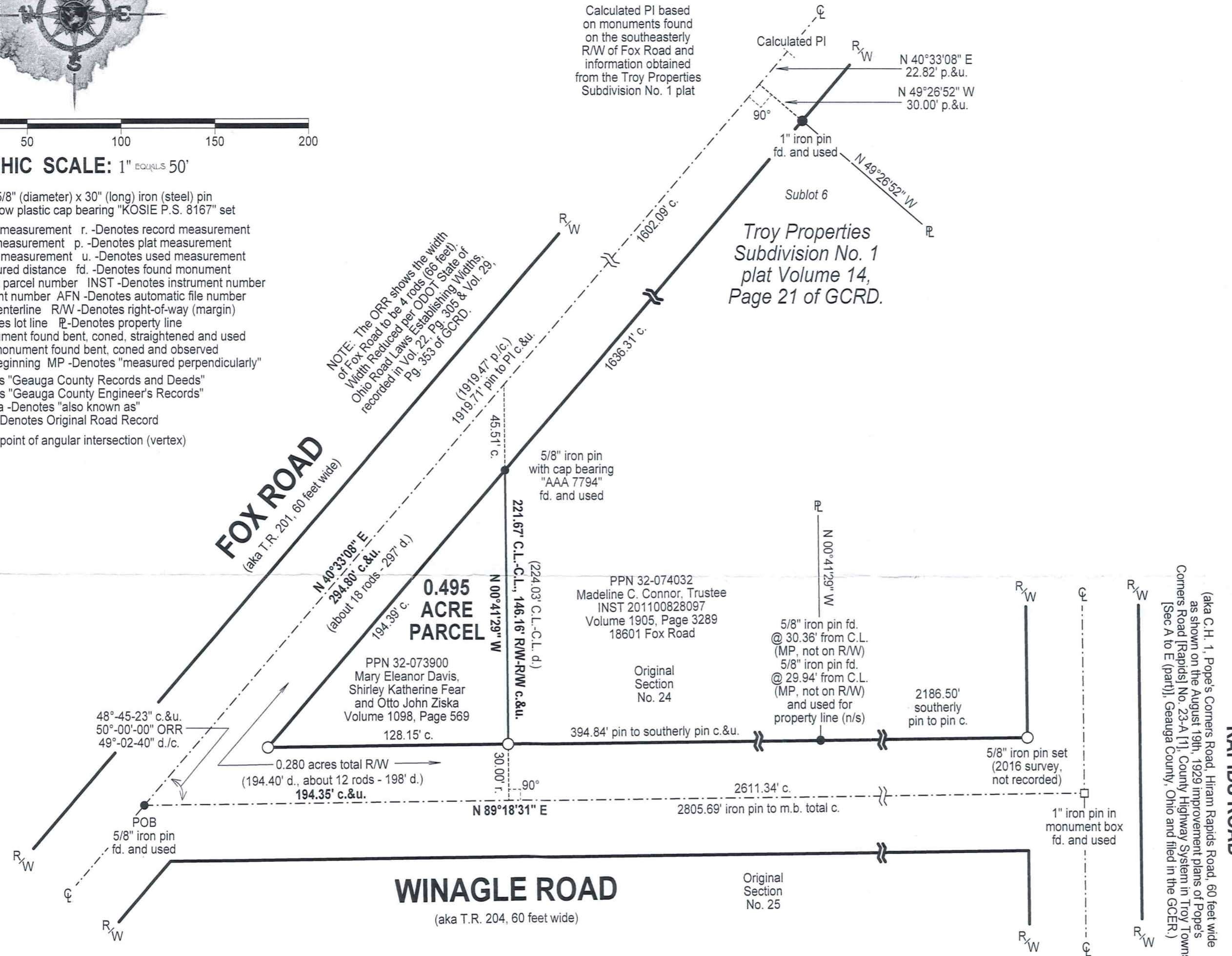
GRAPHIC SCALE: 1" equals 50'

- 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 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)
- ℄ -Denotes lot line ℄ -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"
- GCRD -Denotes "Geauga County Records and Deeds"
- GCER -Denotes "Geauga County Engineer's Records" aka -Denotes "also known as"
- ORR -Denotes Original Road Record
- PI -Denotes point of angular intersection (vertex)

NOTE: The ORR shows the width of Fox Road to be 4 rods (66 feet) Width Reduced per ODOT State of Ohio Road Law Establishing Widths recorded in Vol. 22, 29, 30, 35 & Vol. 29, Pg. 353 of GCRD.

PLAT OF SURVEY OF:
PPN 32-073900
Mary Eleanor Davis, Shirley Katherine Fear and Otto John Ziska
 DEED OF RECORD: Volume 1098, Page 569

Calculated PI based on monuments found on the southeasterly R/W of Fox Road and information obtained from the Troy Properties Subdivision No. 1 plat



Situated in The	Month:	Page:
Township of Troy, County of Geauga and State of Ohio and known as being School House Lot in Sub-District 7, of part of Original Section 24 within said Township, Township 6N, Range 7W in the Connecticut Western Reserve.	July	ONE
Survey for: Mary Eleanor Davis, Shirley Katherine Fear and Otto John Ziska	Year: 2018	ONE

TRO 00253

Checked on July 26th, 2018 by RLK
 Revised August 1st, 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.

REFERENCES

- *The Original Road Record of Fox Road as filed as GEAUGA COUNTY ORIGINAL ROAD RECORDS_VOLUME-F_PAGES-044 (T.C.R.R. VOLUME-1_PAGES-044).pdf
- *The August 19th, 1929 improvement plans of Pope's Corners Road [Rapids] No. 23-A [1], County Highway System in Troy Township [Sec A to E (part)], Geauga County, Ohio and filed in the GCER.)
- *The May, 1979 survey prepared by Lawrence Wilson, Registered Surveyor No. 5807 and recorded in INST 201000815719 of GCRD.
- *The May, 1982 survey of Troy Properties Subdivision No. 1 prepared by Lawrence Wilson, Registered Surveyor No. 5807, recorded in plat Volume 14, Page 21 of GCRD.
- *The June, 1986 surveys prepared by James P. Russell, Registered Surveyor No. 5549 and recorded in INST 201500897627, Volume 2000, Page 1295 and INST 201600905394, Volume 2010, Page 1466 of GCRD.



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: Mary Eleanor Davis, Shirley Katherine Fear and Otto John Ziska

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

[Signature]



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



DBK PLAT NO.: 1043 2018

TRO 00253
TRO00253

Davis, Fear, & Ziska (18-086)
Picked-Up 08/01/18
VOL. 2057 pg 1146
pn# 32-073900



D.B. Kosie & Associates

Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064
(440) 286-2131
or (440) 968-3578
www.dbksurveys.com

0.495 ACRE PARCEL

0.280 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 32-073900,
Mary Eleanor Davis, Shirley Katherine Fear and Otto John Ziska,
Volume 1098, Page 569 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being School House Lot in Sub-District 7, of part of Original Section No. 24 within said Township, Township 6N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a 5/8" iron pin found at the centerline intersection of Fox Road (T.R. 201, 60 feet wide) and Winagle Road (T.R. 204, 60 feet wide), being the southwesterly corner of the parcel herein described and The Principal Place of Beginning of this Survey.

Thence North 40°33'08" East, along the centerline of said Fox Road, 294.80 feet to a northwesterly corner of PPN 32-074032 as conveyed to Madeline C. Connor, Trustee, recorded in Instrument number 201100828097, Volume 1905, Page 3289 of GCRD and the northeasterly corner of the parcel herein described.

Thence South 00°41'29" East, along the westerly line of said Conner's land, passing through a 5/8" iron pin with cap bearing "AAA 7794" found at 45.51 feet and a 5/8" iron pin set at 191.67 feet, a total distance of 221.67 feet to a point on the centerline of the aforesaid Winagle Road, being the southerly line of said Section 24, the southwesterly corner of said Conner's land and the southeasterly corner of the parcel herein described.

Thence South 89°18'31" West, along said centerline and said section line, 194.35 feet to The Principal Place of Beginning of this Survey and containing 0.495 acres of land, of which, 0.280 acres are within the R/W of said Winagle and Fox Roads, as

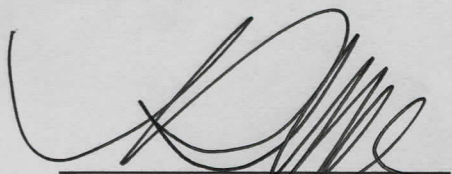
0.495 ACRE PARCEL

(continued)

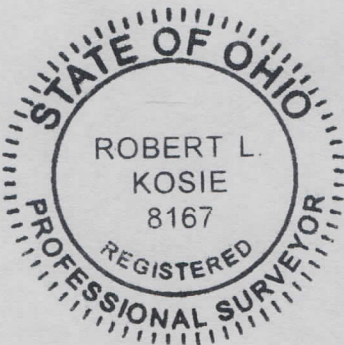
surveyed in August of 2018 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid2012B). Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

The intent of this survey is to more accurately describe PPN 32-073900 as conveyed to Mary Eleanor Davis, Shirley Katherine Fear and Otto John Ziska, recorded in Volume 1098, Page 569 of GCRD.

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: 8.1.18

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


08/01/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. 