

MAP OF RESURVEY AND LOT SPLIT OF
PPN 02-A-002-A-00-009-0
R.W.Sidley, Inc.
4493 South Madison Road
 DEED OF RECORD:
 Volume 713, Page 340

Checked on 9-31-2023 by MBL, RLK
 Revised on October 23rd, 2023

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.

TRUE NORTH (Geoidic) North
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS80, Geoid18

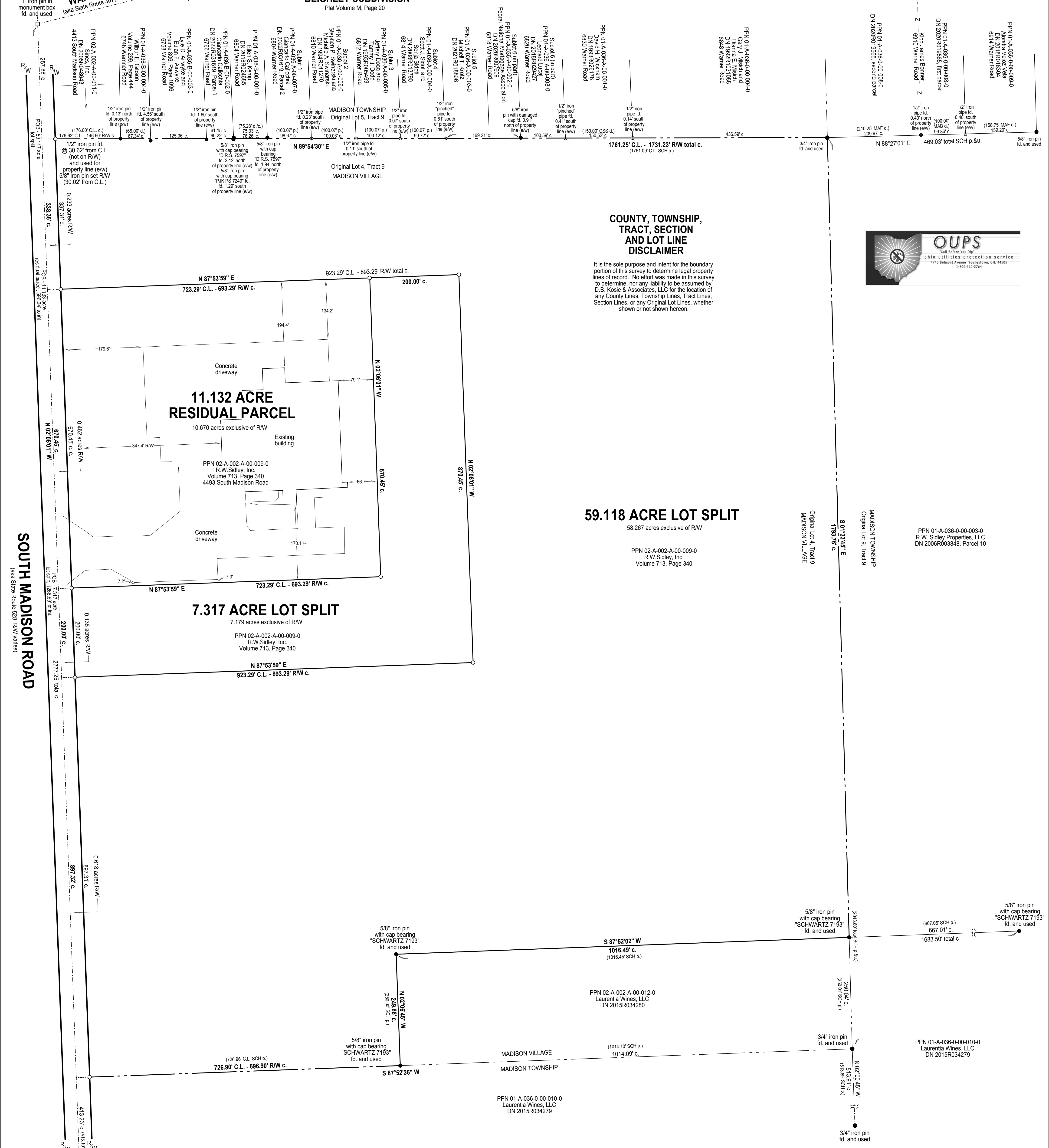


- o - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- c - Denotes calculated measurement r - Denotes record measurement
- d - Denotes deed measurement p - Denotes plat measurement
- o - Denotes observed measurement u - Denotes used 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
- q/c.l. - Denotes centerline R/W - Denotes right-of-way (margin)
- l - Denotes lot line E - 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" aka - Denotes "also known as" Ra - Denotes "formerly known as"
- FB - Denotes "field book" TR - Denotes "Township Road" CH - Denotes "County Highway"
- PK nail - Denotes 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nail
- LCRD - Denotes "Lake County Records and Deeds"
- LCER - Denotes "Lake County Engineer's Records"
- CSS - Denotes "Crabbs Surveying Service" MAB - Denotes "Milton A. Boomhower"
- MAF - Denotes "Mitchell A. Ferguson" SCH - Denotes "Rudy E. Schwartz"



No effort was made in determining the C.L. R/W of South Madison Road north of this intersection in this survey

No effort was made in determining this C.L. R/W in this survey



COUNTY, TOWNSHIP, TRACT, SECTION AND LOT LINE DISCLAIMER

It is the sole purpose and intent for the boundary portion of this survey to determine legal property lines of record. No effort was made in this survey to determine, nor any liability to be assumed by D.B. Kosie & Associates, LLC for the location of any County Lines, Township Lines, Tract Lines, Section Lines, or any Original Lot Lines, whether shown or not shown hereon.



SURVEYOR'S CERTIFICATION

R.W.Sidley, Inc.
 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, GEOID18). Distances are based on US Survey Foot Conversion (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 8167
 Signed and sealed on this 10th day of September, 2023.
 For any conflict resulting from electronic certifications please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.



REFERENCES

- *The undated survey prepared by Crabbs Surveying Service, R.C. Dillworth Registered Survey 4215, recorded in DN 1993R026178 of LCRD.
- *The undated survey prepared by Milton A. Boomhower, Registered Surveyor 4247, recorded in DN 2020R019585 of LCRD.
- *The January 9, and 10, 1917 Original Road Record prepared by Asahel North, Surveyor, filed as RdRec1, Page 345 and Page 346 in the LCER.
- *The January, 1958 BEIGHLEY SUBDIVISION plat prepared by Crabbs Surveying Service, R.C. Dillworth, Registered Surveyor 4215, recorded in plat Volume M, Page 20 of LCRD.
- *The May, 1997 survey prepared by Mitchell A. Ferguson Professional Surveyor 7627, recorded in DN 2018R016304 and DN 2020R019585 of LCRD.
- *The June, 1997 survey prepared by Steven N. Roessner, Professional Surveyor 7070, recorded in 2006R003848, Parcel 10 of LCRD.
- *The September 9, 2015 surveys prepared by Rudy E. Schwartz, Professional Surveyor 7193, recorded in DN 2015R034280 and DN 2015R034279 of LCRD.
- *The September, 2018 survey prepared by David A. Rapp, Registered Professional Engineer Surveyor E-62061 S-7597, recorded in DN 2018R024685 of LCRD.
- *The September, 2022 survey prepared by Peter Jeffrey Knevez, Registered Professional Surveyor 7249, recorded in DN 2002R031619, Parcel 1 of LCRD.

This map of survey prepared by
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No effort was made in determining the C.L. R/W of South Madison Road south of this point in this survey