

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



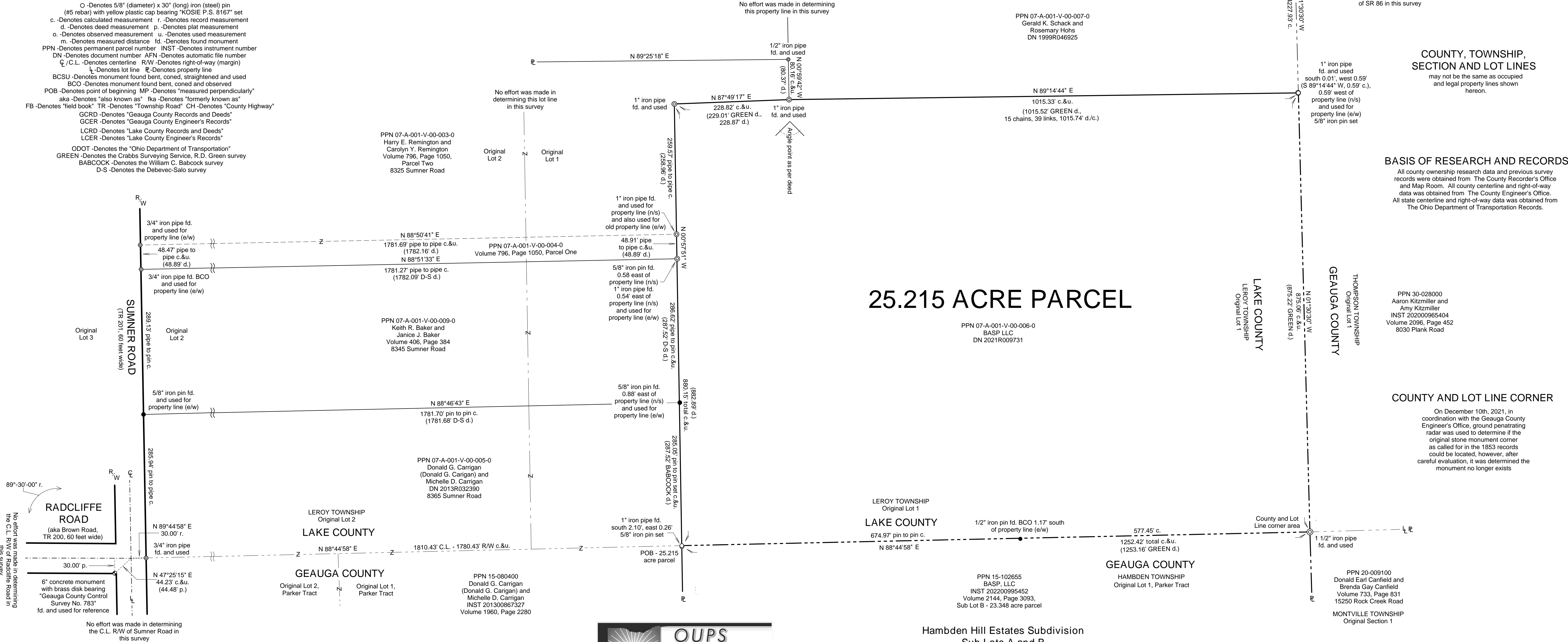
GRAPHIC SCALE: 1 inch equals 100 feet

- -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
- o. -Denotes centerline RW -Denotes right-of-way (margin)
- l. -Denotes lot line R. -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" fka -Denotes "formerly known as"
- FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway"
- GCRD -Denotes "Geauga County Records and Deeds"
- GGER -Denotes "Geauga County Engineer's Records"
- LCRD -Denotes "Lake County Records and Deeds"
- LCER -Denotes "Lake County Engineer's Records"
- ODOT -Denotes the "Ohio Department of Transportation"
- GREEN -Denotes the Crabbs Surveying Service, R.D. Green survey
- BABCOCK -Denotes the William C. Babcock survey
- D-S -Denotes the Debevec-Salo survey

PLAT OF RE-SURVEY OF
PPN 07-A-001-V-00-006-0
BASP LLC
 DEED OF RECORD:
 DN 2021R009731

Situated in The	Month:	Page:
Township of Leroy, County of Lake and State of Ohio and known as being part of Original Lot 1 within said Township and Township 10N, Range 7W in the Connecticut Western Reserve	December	ONE
Survey for:	Year:	of ONE
BASP, LLC, Matthew S. Cook and Christopher E. Cook	2021	

Checked on December 11th, 2021 by RLK



25.215 ACRE PARCEL

COUNTY, TOWNSHIP, SECTION AND LOT LINES
may not be the same as occupied and legal property lines shown herein.

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.

COUNTY AND LOT LINE CORNER
On December 10th, 2021, in coordination with the Geauga County Engineer's Office, ground penetrating radar was used to determine if the original stone monument corner as called for in the 1853 records could be located, however, after careful evaluation, it was determined the monument no longer exists

PPN 30-028000
Aaron Kitzmiller and Amy Kitzmiller
INST 20200985404
Volume 2096, Page 452
8030 Plank Road

PPN 20-009100
Donald Earl Canfield and Brenda Gay Canfield
Volume 733, Page 831
15250 Rock Creek Road
MONTVILLE TOWNSHIP
Original Section 1



REFERENCES

- *The 1926 State of Ohio Department of Highways and Public Works Division of Highways Improvement Plans of Chardon - Madison Road, I.C.H. No. 327, Sec. A., Pet. No. 6054, Geauga County, Hamden - Montville - Thompson Twps., filed in the ODOT records
- *The 1931 Ohio Department of Highways Construction and RW plan of S.H. (I.C.H.) 327, Sec. A., Geauga County, filed in ODOT records
- *The October, 1956 survey prepared by W.E. Holland, Registered Surveyor 2790, recorded in INST 201800942778, Volume 2061, Page 3433 of GCRD.
- *The January, 1959 survey prepared by W.E. Holland Co., recorded in Volume 1180, Page 649 of GCRD.
- *The July, 1935 survey prepared by F.R. Zethmayr, recorded in INST 201400872654, Volume 1967, Page 191 of GCRD.
- *The June, 1972 surveys prepared by Lawrence Wilson, Registered Surveyor 5807, recorded in INST 201100830061, Volume 1908, Page 2723 and Volume 733, Page 831 of GCRD.
- *The undated survey prepared by Crabbs Surveying Service, R.D. Green, Registered Surveyor 3257, recorded in DN 2021R009731 of LCRD.
- *The undated survey prepared by Crabbs Surveying Service, R.C. Dilworth, Registered Surveyor 4215, recorded in Volume 796, Page 1050, Parcel One of LCRD.
- *The undated survey prepared by Debevec-Salo & Associates, Inc., recorded in Volume 406, Page 384 of LCRD.
- *The undated survey prepared by J. Arthur Temple, Registered Surveyor, recorded in INST 200200626016, Volume 1473, Page 46 of GCRD.
- *The August, 2013 survey prepared by William C. Babcock, Professional Surveyor 6528, recorded in INST 2013R032390 of LCRD and INST 201300867327, Volume 1960, Page 2280 of GCRD.
- *The February, 2020 survey prepared by Gary R. Taneri, Professional Surveyor 7672, recorded in INST 202000985404, Volume 2096, Page 452 of GCRD.

Hamden Hill Estates Subdivision
Sub Lots A and B
INST 20220095451
plat Volume 43, Page 138

No effort was made in determining the C.L. RW of Radcliffe Road in this survey

No effort was made in determining the C.L. R/W of Sumner Road in this survey

No effort was made in determining this property line in this survey

No effort was made in determining this lot line in this survey

Angle point as per deed

No effort was made in determining the C.L. R/W of SR 86 in this survey

No effort was made in determining the C.L. RW of Radcliffe Road in this survey



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



SURVEYOR'S CERTIFICATION

I certify to: BASP, LLC, Matthew S. Cook and Christopher E. Cook

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, GEOD18). 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



Signed and sealed on this 9th day of December, 2021

DBK PLAT 1186 2021
Lake County