

PLAT OF SURVEY OF  
**PPN 03-A-016-0-00-006-0**  
**Ashley Hlebak**

DEED OF RECORD:  
 INST 2020R029875

Situated in The	Month:	Page:
Township of Perry, County of Lake and State of Ohio and known as being part of Original Lot 38 in said Township and Township 11N, Range 7W in the Connecticut Western Reserve	June	ONE
Year:	2021	of ONE
Survey for:	Ashley Hlebak	

Checked on June 14th, 2021 by RLK  
 Revised August 16th, 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 ( Geodetic North )  
 ODOT VRS and CORS GNSS Network  
 NAD83 (2011), NAVD88, GRS80, Geoid18

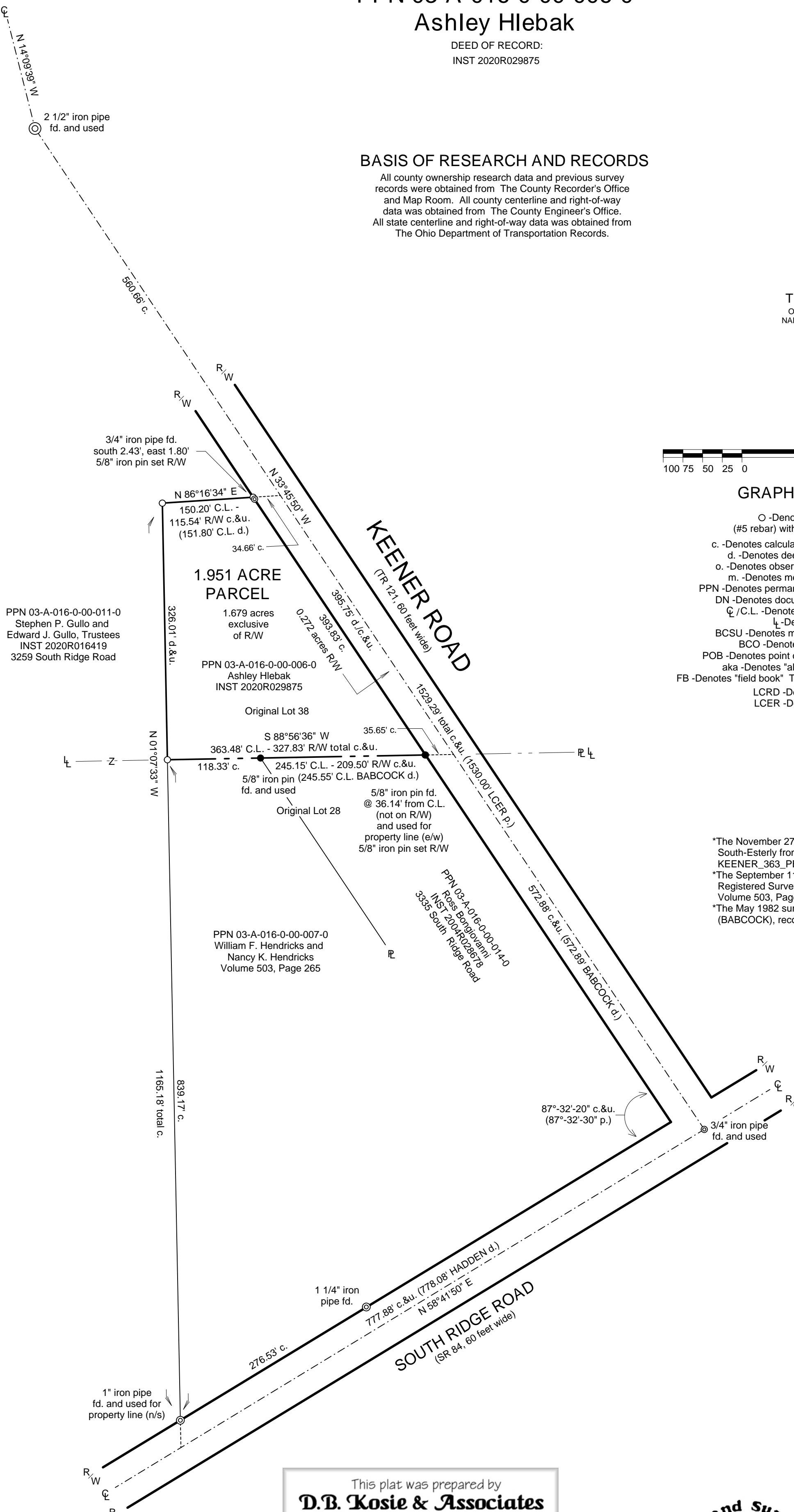


GRAPHIC SCALE: 1 inch equals 100 feet

- -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
- ℄ /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" aka -Denotes "also known as" fka -Denotes "formerly known as"
- FB -Denotes "field book" TR -Denotes "Township Road" CR -Denotes "County Road"
- LCRD -Denotes "Lake County Records and Deeds"
- LCER -Denotes "Lake County Engineer's Records"

**REFERENCES**

- \*The November 27th, 1911 Re-Survey and Location of The Road Running South-Esterly from Lane Sta To the South Ridge Road, filed as KEENER\_363\_PE.PDF in the LCER.
- \*The September 11th, 1956 surveys prepared by Clyde C. Hadden, Registered Surveyor No. 926, recorded in INST 2005R037922 and Volume 503, Page 265 of LCRD.
- \*The May 1982 survey prepared by William C. Babcock, P.S. #6528 (BABCOCK), recorded in INST 2001R05516 of LCRD.



**SURVEYOR'S CERTIFICATION**

I certify to: Ashley Hlebak

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 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.

*(Signature)*  
 Robert L. Kosie, P.S.  
 Registered Professional  
 Land Surveyor No. 8167

Signed and sealed on this 16th day of August, 2023



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](http://www.dbksurveys.com)

