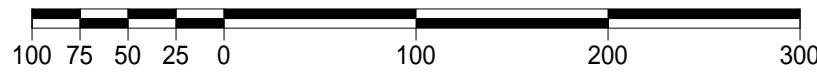
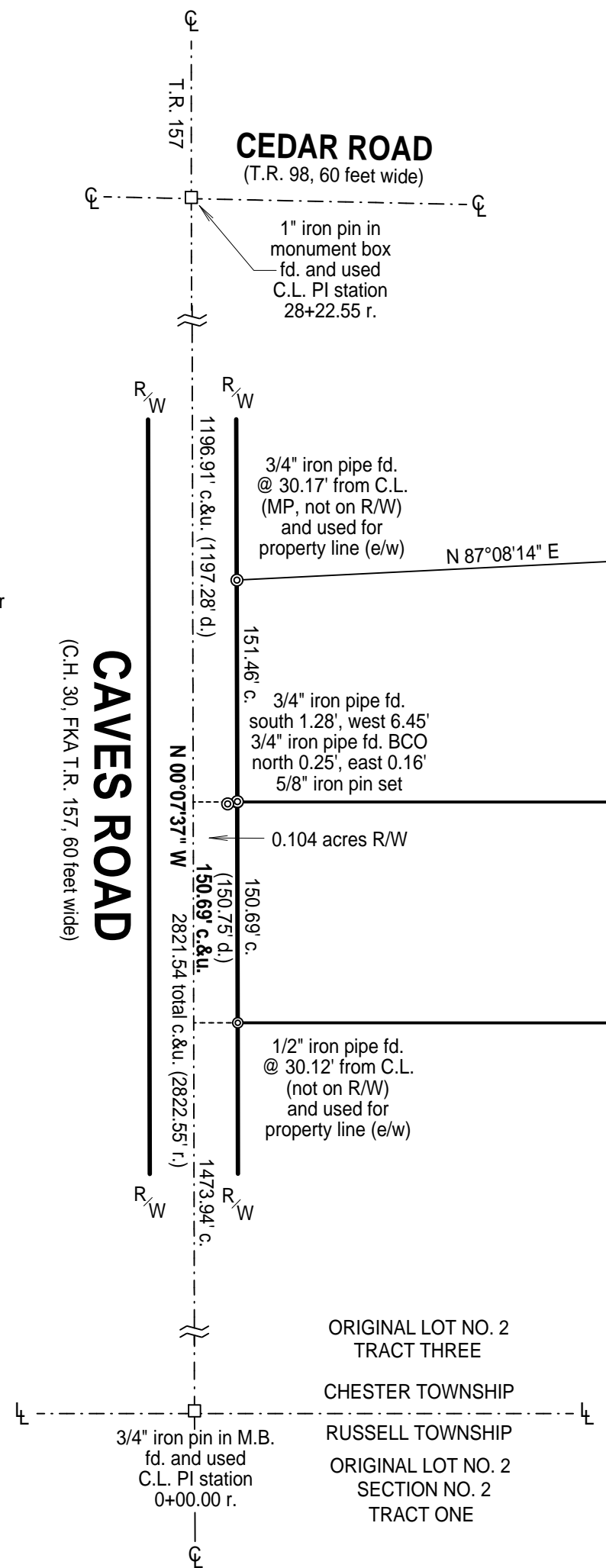


TRUE NORTH (Geodetic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS80, Geoid12B



GRAPHIC SCALE: 1" = 100'

○ -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)
 L -Denotes lot line RL -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"
 FKA -Denotes "Formerly known as"



PLAT OF SURVEY OF:
PPN 11-065800
Steven F. Allen
13347 Caves Road
 DEED OF RECORD:
 INST 201200846844
 Volume 1931, Page 3123

REFERENCES

*The August 30th, 1935 Improvement Plans for Caves Road, Section - "B", Chester Township, 1935, prepared by E.A. Fiedler, Co. Surveyor, filed as CH-0030-C-D-CAVES ROAD 1935 PLANS.pdf in the GCER.
 *The April, 1956 survey of The Baldwin-Kenealy Allotment No. 2, Lot 4 - Tract 3, Chester Township, Geauga County, Ohio prepared by James A. Post, Registered Surveyor No. 3489, recorded as Volume 7, Pages 35 and 35a in the GCRD.

PPN 11-289100
 Joel / Dan Properties LLC
 INST 201400876388
 Volume 1971, Page 3025
 13331 Caves Road

N 89°59'03" W
1444.10' C.L. - 1414.10' R/W c.&u.
 (1445.07' C.L. d.)
 PPN 11-065800
 Steven F. Allen
 INST 201200846844
 Volume 1931, Page 3123
 13347 Caves Road
 (1444.55' C.L. d.)
1443.70' C.L. - 1413.70' R/W c.&u.
N 89°59'00" W

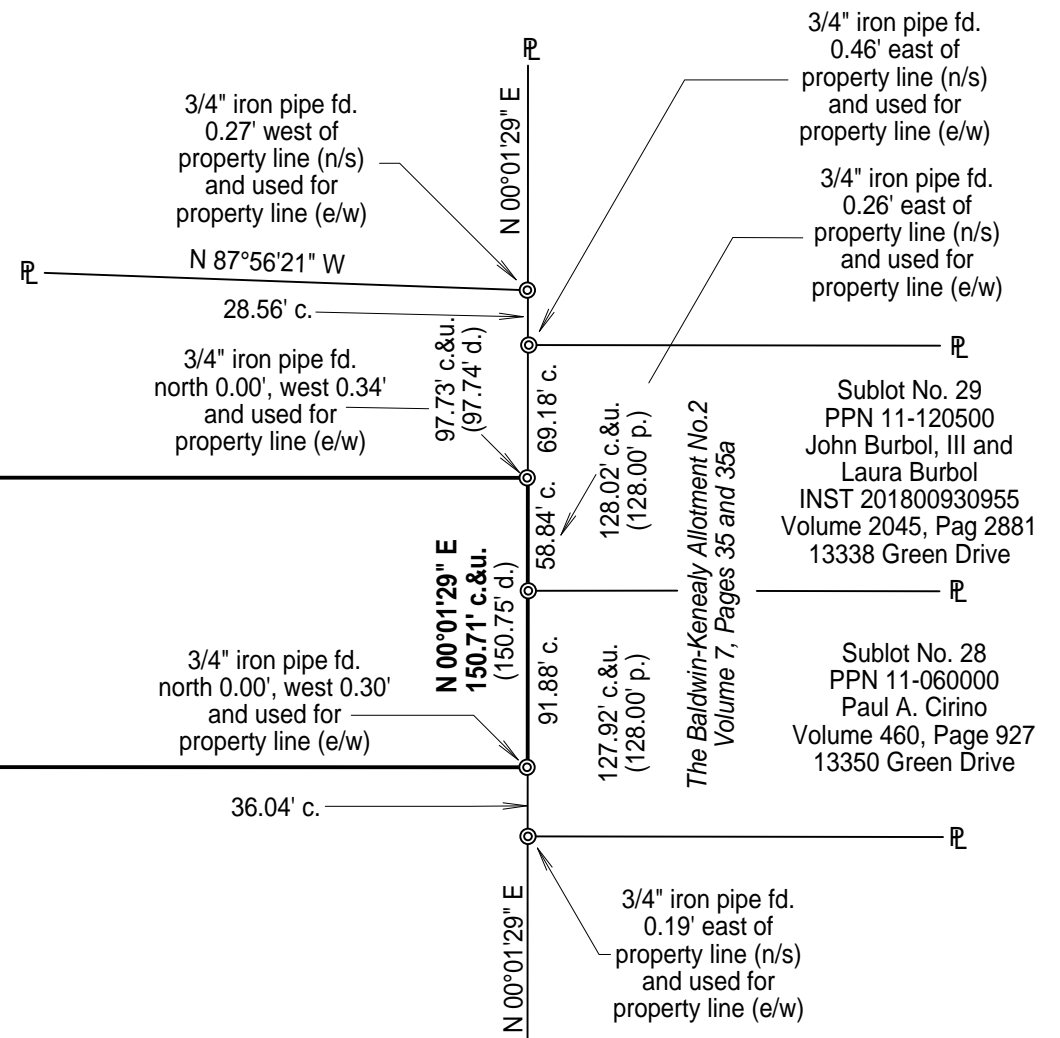
PPN 11-300700
 Ryan M. Kubiak and Tabita M. Kubiak
 INST 201000809312
 Volume 1880, Page 1516
 13363 Caves Road

Situated in The	Month:	Page:
Township of Chester, County of Geauga and State of Ohio and known as being part of Original Lot No. 4, in Tract No. 3, within said Township, and Township 8N, Range 9W in the Connecticut Western Reserve.	February	ONE
Year:	2018	ONE
Survey for:	Steven F. Allen	

Checked on February 16th, 2018 by RLK

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.



SURVEYOR'S CERTIFICATION

I certify to: Steven F. Allen

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

www.dbksurveys.com

DBK PLAT NO.: 1023 2018