

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



GRAPHIC SCALE: 1" equals 40'

- o - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- ⊥ - Denotes 1/2" (diameter) x 3/4" (deep) drill hole (circular boring), in concrete, with four (4) stamped directional lines set
- c. - Denotes calculated measurement r. - Denotes record measurement
- d. - Denotes deed measurement p. - Denotes plat measurement
- fd. - Denotes found monument u. - Denotes used measurement
- PPN - Denotes permanent parcel number DN - Denotes document number
- ℄ / C.L. - Denotes centerline RW - Denotes right-of-way (margin)
- ℄ - Denotes lot line ℄ - Denotes property line
- BCO - Denotes monument found bent, coned and observed
- POB - Denotes point of beginning MP - Denotes "measured perpendicularly"
- PC - Denotes point of curve PT - Denotes point of Tangency
- PCC - Denotes point of compound curve PRC - Denotes point of reverse curve
- PI - Denotes point of angular intersection (vertex) POT - Denotes point on tangency
- rar - Denotes "Road Alignment Record" aka - Denotes "also known as"
- FB - Denotes "Field Book information"
- Δ - Denotes delta angle R - Denotes radius distance
- T - Denotes tangent distance L - Denotes length distance
- LC - Denotes chord distance LCB - Denotes chord bearing
- LCRD - Denotes "Lake County Records and Deeds"
- LCER - Denotes "Lake County Engineer's Records"

PLAT OF SURVEY OF:
PPN 01-A-048-A-00-010-0,
CLMV Properties, LLC
5490 South Madison Road
DEED OF RECORD:
DN 2013R029302, Parcel No. 2

| | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------|
| Situated in The | Month: | Page: |
| Township of Madison, County of Lake, and State of Ohio and known as being part of Original Lots 5 and 6, in Tract 11, within said Township and Township 11N, Range 6W in the Connecticut Western Reserve. | June | ONE |
| Survey for: | Year: | of |
| CLMV Properties, LLC and Chris E. Light | 2018 | ONE |

Checked on June 28th, 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.

REFERENCES

- *The July, 1936 Right of Way Plan, Ford Road, Leroy & Madison Townships, Lake County, Ohio, filed as Ford Alignment1.pdf in the LCER
- *The October 24th, 1939 Alignment, Ross Road - Madison Field Book prepared by Wilson, Jayne, Tear and Beebe, filed as FB_232_P_56_1939_ROSS_ALIGNMENT_528_TO_LEDGE.pdf in the LCER.
- *The April 4th, 1949 Survey of Land for Henry Novak prepared by Clyde C. Hadden - Surveyor, filed as Old Hadden Survey 32.pdf in the LCER.
- *The surveys prepared by Clyde C. Hadden - Surveyor, filed as Old Hadden Survey 33.pdf in the LCER.
- *The Plat Showing Alignment of Ross Road prepared by A.B. Wilson, Lake County Engineer, filed as APERTURE ROSS ALIGNMENT.pdf in the LCER.
- *The October, 1945 survey prepared by Clyde C. Hadden, Surveyor, recorded in DN 2006R037396, Parcel No. 1 of LCRD.
- *The survey prepared by Ashtabula Land Surveys, recorded in DN 2013R029302, Parcel No. 1 of LCRD.
- *The October 29th, 2000 Lot Split of Lands prepared by Crabbs' Surveying Service, T.E. Stocker, P.S. 7245, filed as 2622.pdf in CSS records (not recorded).



SURVEYOR'S CERTIFICATION

I certify to: CLMV Properties, LLC and Chris E. Light

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 herein 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



DBK PLAT NO.
1036 2018

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
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CURVE DATA

| C-1 | C-2 | C-3 |
|-------------------|-------------------|------------------------------|
| Δ=04°31'00" rar. | Δ=01°12'27" c. | Δ=03°08'09" c. |
| R=2373.01' rar. | R=2373.01' c. | R=2373.01' c. |
| T=93.58' rar. | T=25.00' c. | T=64.95' c. |
| L=187.07' rar. | L=50.01' c. | L=129.87' c.&u. (117.00' d.) |
| LC=187.02' rar. | LC=50.00' c. | LC=129.86' c. |
| LCB=N 50°48'06" E | LCB=N 52°27'23" E | LCB=N 50°17'05" E |

| C-4 | R-1 | R-2 |
|-------------------|-------------------|-------------------|
| Δ=00°10'25" c. | Δ=02°15'11" c. | Δ=00°36'31" c. |
| R=2373.01' c. | R=2343.01' c. | R=2343.01' c. |
| T=3.59' c. | T=46.07' c. | T=12.44' c. |
| L=7.19' c. | L=92.14' c. | L=24.88' c. |
| LC=7.19' c. | LC=92.13' c. | LC=24.88' c. |
| LCB=N 48°37'49" E | LCB=N 50°18'57" E | LCB=N 48°53'06" E |

| R-3 |
|-------------------|
| Δ=00°02'14" c. |
| R=2343.01' c. |
| T=0.76' c. |
| L=1.52' c. |
| LC=1.52' c. |
| LCB=N 48°33'43" E |

