

Situating in The Township of Munson, County of Geauga and State of Ohio and known as being part of Original Lot 17, Tract Two and Original Lot 34, Tract Three within said Township, and Township 8N, Range 8W in the Connecticut Western Reserve.	Month: March	Page: ONE
	Year: 2024	of ONE
Survey for: Phil Smith and Annette Smith		

Checked on March 4th, 2024 by RLK, MBL

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



c. -Denotes calculated and used measurement
 p. -Denotes plat measurement fd. -Denotes found monument
 u. -Denotes used measurement PPN -Denotes permanent parcel number
 C / C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
 BCO -Denotes monument found bent, coned and observed
 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 "Gauga County Records and Deeds"
 GCER -Denotes "Gauga County Engineer's Records"

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.

MAP OF SURVEY OF

PPN 21-087650

**Phil Smith and Annette Smith
 12426 Fowlers Mill Road**

DEED OF RECORD:

Volume 2181, Page 481



FOWLERS MILL ROAD
 (TR 108, Section B, 60 feet wide)

REFERENCES

*The September 1959, Carroll Subdivision Plat, prepared by T.R. Root, Registered Surveyor 2888, recorded in Volume 8, Page 48 of GCRD.
 *The May 2, 2002 Centerline Plat of Fowlers Mill Road TR 108, Section B as surveyed by William R. Loetz, Professional Surveyor 7552, filed as TR-0108+FOWLERS+MILL+ROAD+2002.pdf of GCER.



SURVEYOR'S CERTIFICATION

I certify to: Phil Smith and Annette Smith

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.

[Signature]

Robert L. Kosie, P.S.
 Registered Professional
 Land Surveyor 8167

Signed and sealed on this 4th day of March, 2024.
 For any conflict resulting from electronic certifications please refer to ORC Section 1306.06. Electronic record or signature satisfies legal requirements.



DBK MAP 1336 2024

This map of survey prepared by
D.B. Kosie & Associates, LLC
 Professional Land Surveying
 (440) 286-2131
 11040 Madison Road
 Montville, Ohio 44064
 www.dbksurveys.com

