

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



- -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" CH -Denotes "County Highway"
- GCRD -Denotes "Geauga County Records and Deeds"
- GCER -Denotes "Geauga County Engineer's Records"
- CSS -Denotes "Crabb's Surveying Service"

**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 1978 Hanson Estates Subdivision, Prepared by Debevec, Salo and Associates, Inc., Edward L. Debevec, Registered Surveyor 4514, recorded in Volume 13 Page 41 of ACRD.
- \*The May 30, 2002 survey prepared by Jerry Slay, Registered Surveyor 5298, recorded in Volume 217, Page 52 in ACRD
- \*The April, 2004 State Road, Road Alignment Record, filed as 0074 (Sec.F) State.DjVu in the ACER.
- \*The June, 2009 survey prepared by Crabbs' Surveying, Timothy E. Stocker, Professional Surveyor 7245, recorded in Volume 465, Page 347 in ACRD.
- \*The January and February, 2020 survey prepared by Crabbs' Surveying, Timothy E. Stocker, Professional Surveyor 7245, recorded in Volume 704, Page 440 in ACRD.



This map of survey prepared by  
**D.B. Kosie & Associates, LLC**  
Professional Land Surveying  
(440) 286-2131  
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Montville, Ohio 44064  
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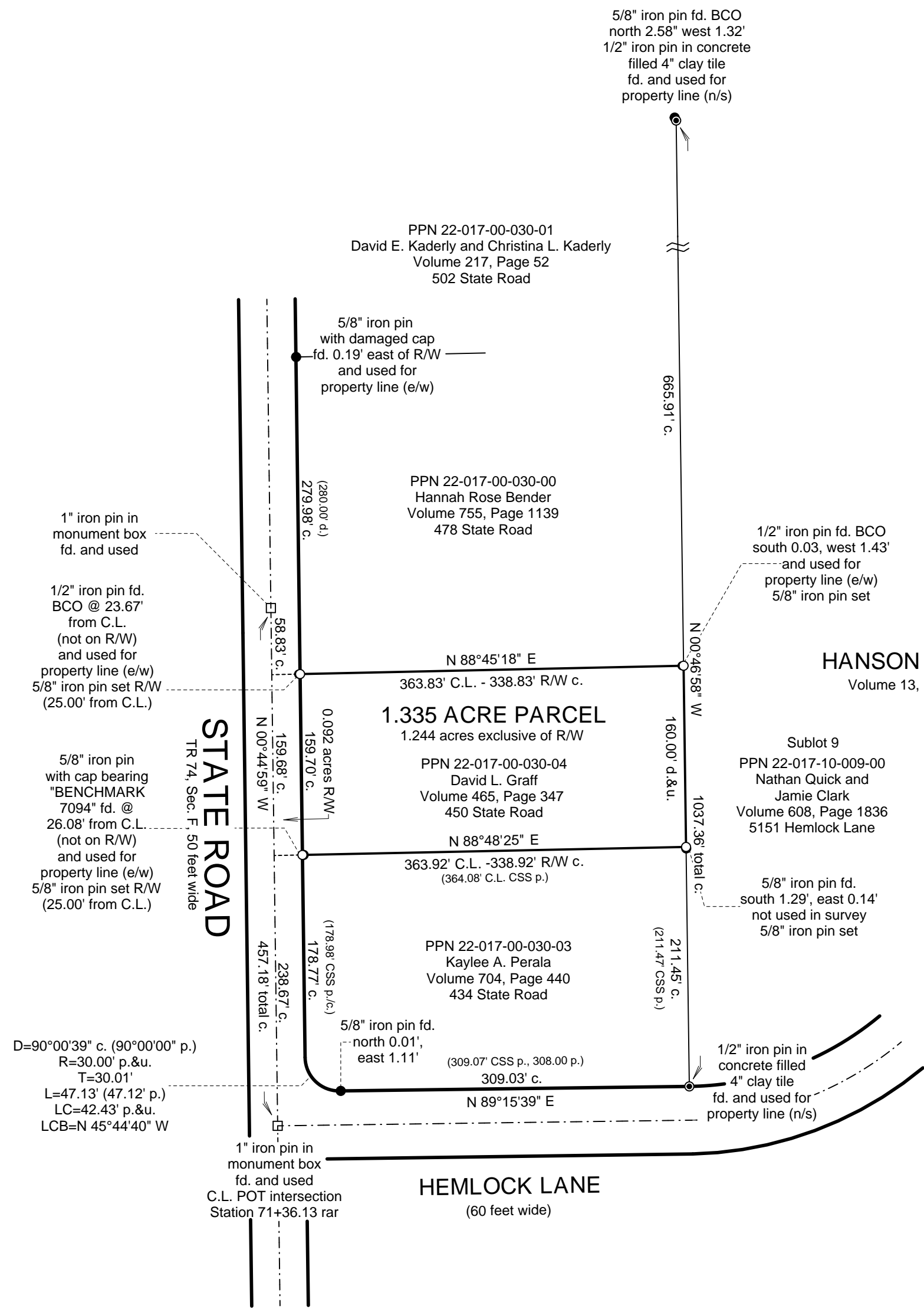
Situated in The	Month:	Page:
Township of Harpersfield, County of Ashtabula, and State of Ohio, known as being part of Original Lot 118 within said Township, also being part of Township 11N, Range 5W of the Connecticut Western Reserve.	May	ONE
Survey for:	Year:	of ONE
David L. Graff	2024	

Checked on May28th, 2024 by RLK, MBL

MAP OF SURVEY OF:  
**PPN 22-017-00-030-04**

**David L. Graff**  
**450 State Road**

DEED OF RECORD:  
Volume 465, Page 347



**SURVEYOR'S CERTIFICATION**

I certify to: David L. Graff

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.

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



**DBK MAP**  
**1344 2024**