

PLAT OF RE-SURVEY (UPDATE) PREPARED FOR:
BRUCE E. FRATCHER

PARK AVENUE 50 FEET WIDE

TOWNSHIP/CITY/VILLAGE: CITY OF CHARDON LOT NO. 137 GEAUGA COUNTY, OHIO	MONTH: YEAR:	PAGE: ONE OF ONE
SURVEY FOR: BRUCE E. FRATCHER		



GRAPHIC SCALE: 1^{INCH} EQUALS 50^{FEET}

- - DENOTES 5/8" x 30" IRON (STEEL) REBAR PIN (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- ⊕ - DENOTES POINT OBTAINED FROM MAGNETIC LOCATION (AUDIO DETECTION OF FERROUS - MAGNETIC MATERIAL)
- - - - DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)
- C.L. - CENTERLINE R/W - RIGHT-OF-WAY

SITUATED IN THE CITY OF CHARDON,
 COUNTY OF GEAUGA AND STATE OF OHIO
 AND KNOWN AS BEING PART OF ORIGINAL
 LOT NO. 137 WITHIN SAID CITY.

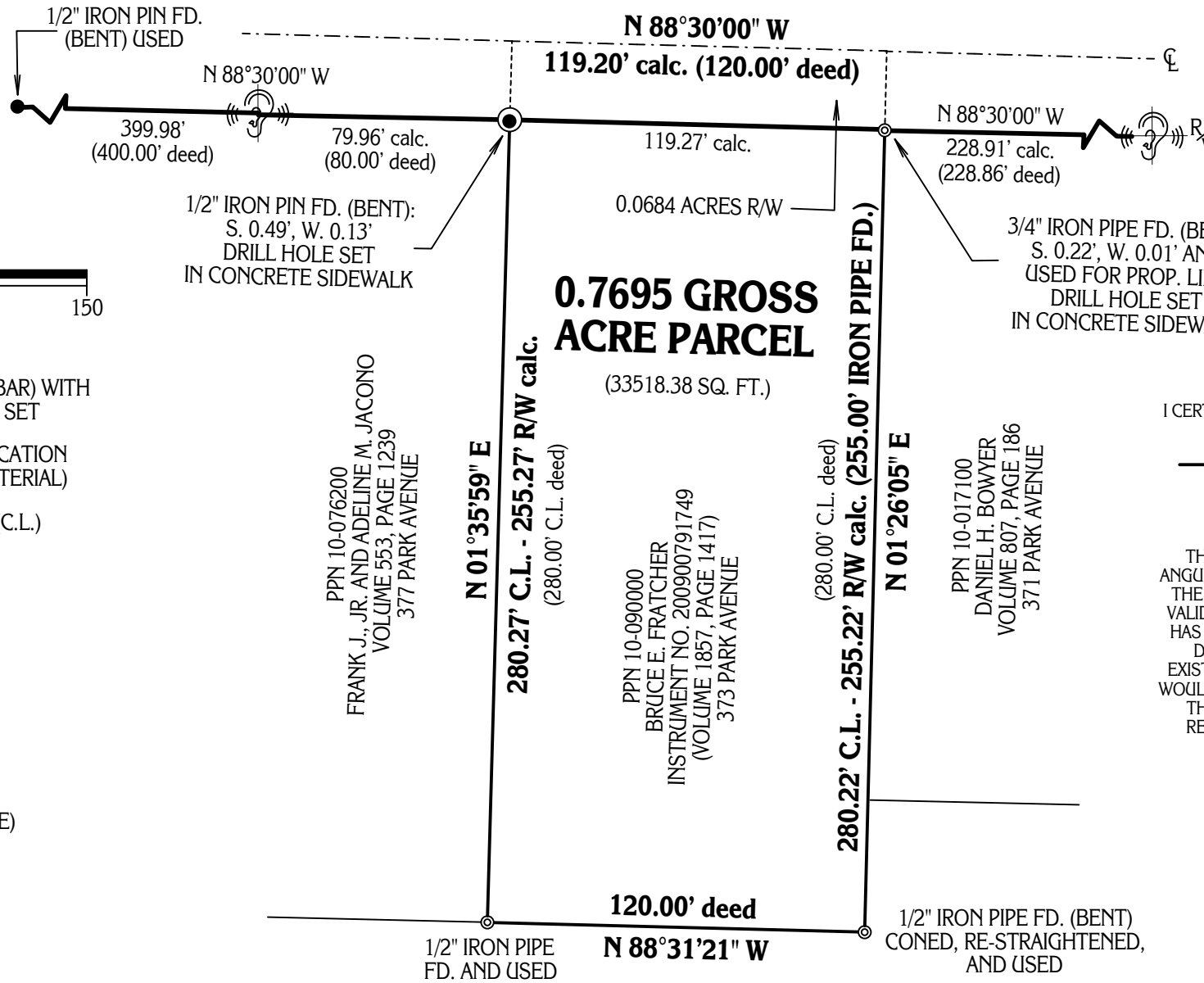
THE BASIS OF BEARING OF THIS SURVEY
 (N 88°30'00" W, BEING THE CENTERLINE OF PARK AVENUE)
 WAS OBTAINED FROM INSTRUMENT NO. 200900791749
 (DEED VOLUME 1857, PAGE 1417) AS CONVEYED
 TO BRUCE E. FRATCHER AND RECORDED IN
 GEAUGA COUNTY RECORDS AND DEEDS.

This plat was prepared by
D.B. Kosie & Associates
 Professional Land Surveying

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 Montville, Ohio 44064
440.286.2131
 Fax: 440.968.3578
 www.dbksurveys.com

PPN 10-109100
 PARK AVENUE MANOR, LLC
 INSTRUMENT NO. 201300855858
 (VOLUME 1945, PAGE 857)
 397 PARK AVENUE

PPN 10-065000
 ROBERT P. KENT
 INSTRUMENT NO. 201200849579
 (VOLUME 1936, PAGE 536)
 369 PARK AVENUE



BASIS OF RESEARCH AND RECORDS
 ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY 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 (O.D.O.T.) RECORDS.

I CERTIFY TO:

BRUCE E. FRATCHER

THAT I HAVE SURVEYED THESE PREMESIS 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 AN ASSUMED MERIDIAN AND INDICATE ANGULAR RELATIONSHIPS ONLY. 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. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. 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 UNDERSIGN 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
 REGISTRATION NO. 8167

DBK PLAT NO. 699 2013