

HERRICK DRIVE (60 feet wide)

BASIS OF RESEARCH AND RECORDS

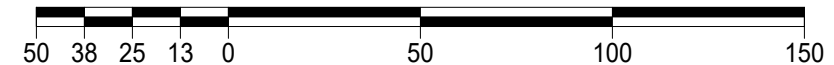
All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

Situated in The Township of Chester, County of Geauga and State of Ohio and known as being Sublot No. 33 in The Herrick Country Estates Subdivision as recorded in Plat Volume 5, Page 39-40 of Geauga County Records and Deeds	Month: 19th April	Page: ONE of ONE
Survey for: Giuliano F. Lombardi and Olga P. Lombardi	Year: 2016	

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



○ -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set



GRAPHIC SCALE: 1" EQUALS 50'

- c. -Denotes calculated measurement
- d. - Denotes deed measurement
- p. -Denotes plat measurement
- u. -Denotes used measurement
- fd. -Denotes found monument
- PPN -Denotes permanent parcel number
- DN -Denotes document number
- ☉ /C.L. -Denotes centerline
- R/W -Denotes right-of-way (margin)

This plat was prepared by
D.B. Kosie & Associates
 Professional Land Surveying
 11040 Madison Road
 Montville, Ohio 44064
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 Fax 440.968.3578
 www.dbksurveys.com

ENCROACHMENTS

- E1 - 8" railroad ties and asphalt driveway is encroaching 1.2' south of the southerly property line
- E2 - adjoiner's (PPN 11-124800 - Vyssotsky) 6' plastic fence is encroaching 1.8' south of the northerly property line

Sublot No. 34

PPN 11-124800
 Andrew Vyssotsky and Tanya Vyssotsky
 DN 200400698168
 Volume 1735, Page 770
 12689 Opalocka Drive

0.741 ACRE PARCEL

Sublot No. 33
 PPN 11-124700
 Giuliano F. Lombardi and Olga P. Lombardi
 DN 201400876684, Volume 1972, Page 893
 12691 Opalocka Drive

272.10' total p./c.&u.
 162.20' c.

3/4" iron pipe fd. 9.80' south, 11.28' west
 3/4" iron pipe fd. and used
 1/2" iron pipe fd. 0.34' south of property line

PPN 11-031900
 Armand R. DiNardo and Maria J. DiNardo, Trustees
 DN 200300656384
 Volume 1602, Page 407
 8610 Mayfield Road

HERRICK COUNTRY ESTATES SUBDIVISION
 Plat Volume 5, Page 39-40



SURVEYOR'S CERTIFICATION

I certify to: Giuliano F. Lombardi and Olga P. Lombardi

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



DBK PLAT NO.:
916 2016



OPALACKA DRIVE (AKA Opalocka Drive, 60 feet wide)
 Sublot No. 31 (plat)
 Sublot No. 32

LINE DATA

- L1 N 89°00'03" W 13.00' p.&u.
- L2 N 0°03'02" W 5.00' p.&u.
- L3 N 89°00'03" W 17.00' p.&u.

