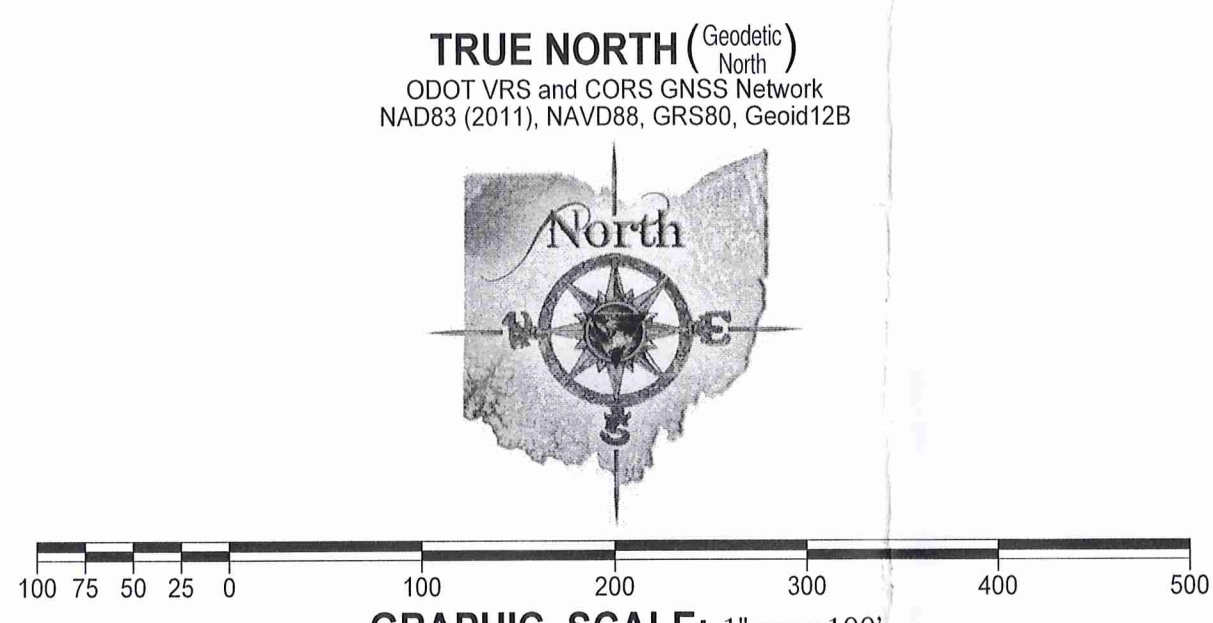


PLAT OF RE-SURVEY, LOT SPLITS AND CONSOLIDATIONS (LAND SWAP) OF:

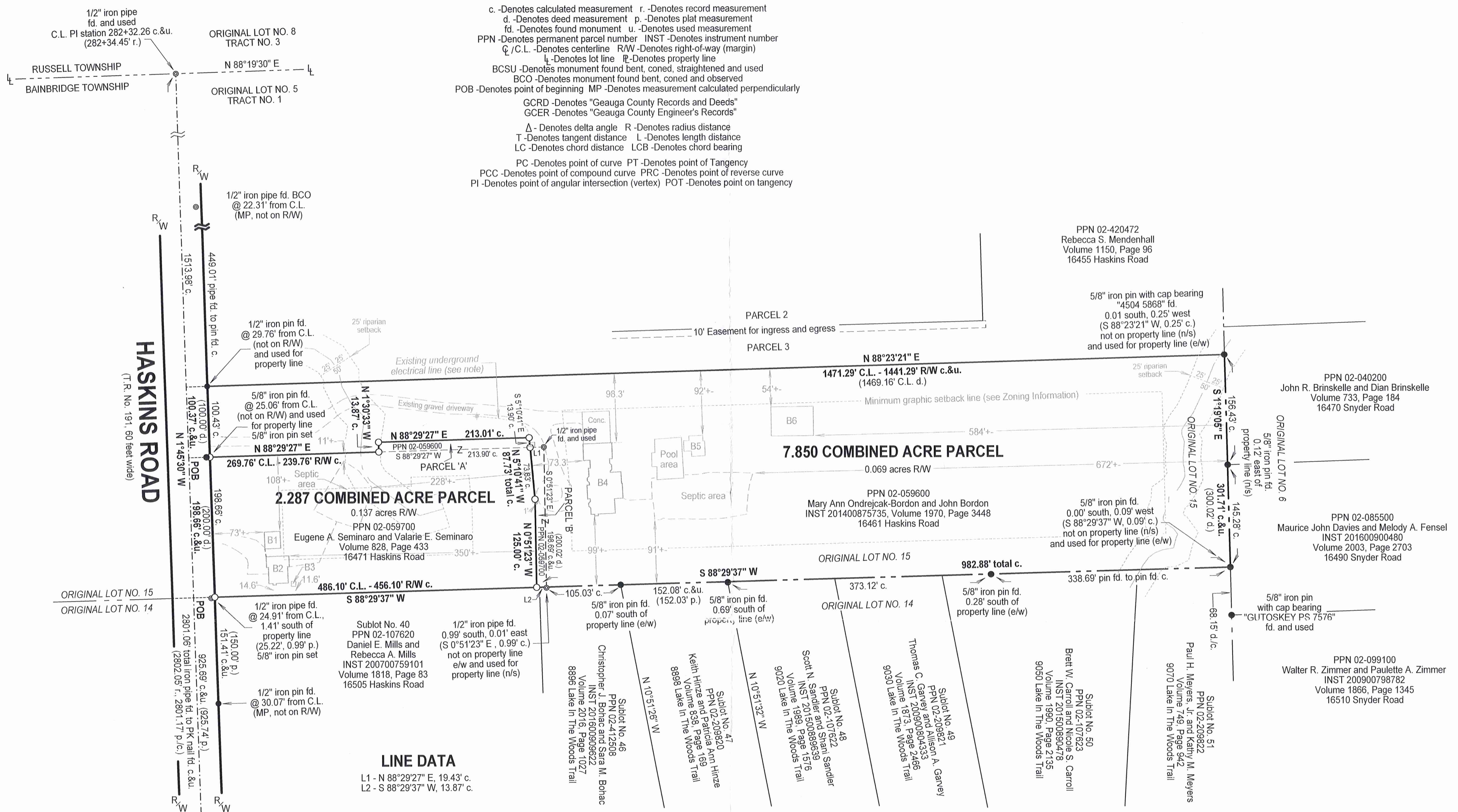
PPN 02-059600, Mary Ann Ondrejcek-Bordon and John Bordon and PPN 02-059700, Eugene A. Seminaro and Valarie E. Seminaro 16461 Haskins Road and 16471 Haskins Road

Table with columns: Situated in The, Month, Page, Year. Includes Township of Bainbridge, County of Geauga, State of Ohio, and survey details for May 2017.

Mary Ann Ondrejcek-Bordon and John Bordon, INST 20140087535, Volume 1970, Page 3448 and Eugene A. Seminaro and Valarie E. Seminaro, Volume 828, Page 433



- Legend of symbols and abbreviations: 5/8" iron pin, electric receptacle boxes, calculated measurement, etc.



- LINE DATA: L1 - N 88°29'27" E, 19.43' c. L2 - S 88°29'37" W, 13.87' c.
- BUILDING DATA: B1 - Denotes 1 story frame 2-car garage, B2 - Denotes 1 story frame dwelling, etc.

LAKE IN THE WOODS SUBDIVISION

PARCEL DATA table with columns for Parcel, Area, and Owners. Includes Parcel 'A' (0.068 acres) and Parcel 'B' (2960.648 sq. ft.).

AUDITOR'S ACCEPTANCE

APPROVED PER R.C. 315.2511. Includes signature of Geauga County Auditor.

ZONING INFORMATION

CHAPTER 135 - R-SA Rural Open Residential District. Minimum lot area: 217,800 sq. ft. (5 acres).

ZONING ACCEPTANCE

This re-survey, division of lands and consolidations of lots complies with the applicable Bainbridge Township Zoning Resolution.

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by: Digitized image photogrammetry and actual field location.

UNDERGROUND ELECTRIC LINE AND UTILITY INFORMATION DISCLAIMER

All underground electric line utility information shown hereon was provided by: Eugene A. Seminaro (May 11, 2017).

EXISTING SEPTIC SYSTEM DISCLAIMER

All existing septic system information shown hereon was provided by: Eugene A. Seminaro (May 11, 2017 - physical) and John Bordon (May 09, 2017 - sketch).

EXISTING LOT COVERAGE

PPN 02-059600, Mary Ann Ondrejcek-Bordon and John Bordon lot coverage before and after split/consolidation: 2.8%.

SURVEYOR'S CERTIFICATION

I certify to: Mary Ann Ondrejcek-Bordon, John Bordon, Eugene A. Seminaro and Valarie E. Seminaro. Includes signature of Robert L. Kosie.

Advertisement for D.B. Kosie & Associates Professional Land Surveying, including contact information and website.

Advertisement for OUPS Ohio Utilities Protection Service, including contact information.

Professional seals and logos for NSPS, Professional Land Surveyors of Ohio, and State of Ohio.



D.B. Kosie

& Associates

Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064

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or (440) 968-3578

www.dbksurveys.com

Parcel 'A' - 0.068 ACRE PARCEL (2960.648 sq. ft.)

"Ondrejcek-Bordon to Seminario"

Deed of Record: Permanent Parcel Number (PPN) 02-059600,
Mary Ann Ondrejcek-Bordon and John Bordon,
Instrument Number (INST) 201400875735, Volume 1970, Page 3448 of Geauga County
Records and Deeds (GCRD)

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Lot No. 15, In Tract No. 1, within said Township and Township 6, Range 9 of the Connecticut Western Reserve and bounded and described as follows:

Beginning at a point at the centerline intersection of Haskins Road (T.R. No. 191, 60 feet wide) and Lake in the Woods Trail (60 feet wide). Said point located South $88^{\circ}30'11''$ West, 193.63 feet from a 1" iron pin in a monument box found at a point of curve on the centerline of said Lake in the Woods Trail. Said point of beginning witnessed by a PK nail found 0.01 feet south and 0.67 feet east therefrom.

Thence North $1^{\circ}45'30''$ West, along the centerline of said Haskins Road, 1124.35 feet to a point. Said point being the northwesterly corner of PPN 02-059700 as conveyed to Eugene A. Seminario and Valarie E. Seminario and recorded in Volume 828, Page 433 of GCRD.

Thence North $88^{\circ}29'27''$ East, along the northerly line of said Seminario's land, and passing through a 5/8" iron pin found at 25.06 feet (not on RW) and a 5/8" iron pin set at 30.00 feet, a total distance of 269.76 feet to a 5/8" iron pin set. Said point being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North $1^{\circ}30'33''$ West, along a westerly line of the parcel herein described and perpendicular to said Seminario's northerly line, 13.87 feet to a 5/8" iron pin set. Said point being the northwesterly corner of the parcel herein described.

Parcel 'A' - 0.068 ACRE PARCEL (2960.648 sq. ft.)

(Continued)


Thence North 88°29'27" East, along the northerly line of the parcel herein described and parallel to said Seminario's northerly line, 213.01 feet to a 5/8" iron pin set. Said point being the northeasterly corner of the parcel herein described.

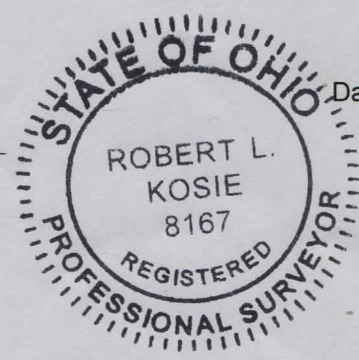
Thence South 5°10'41" East, along the easterly line of the parcel herein described, 13.90 feet to a 5/8" iron pin set on the said northerly line of Seminario's land. Said point being the southeasterly corner of the parcel herein described.

Thence South 88°29'27" West, along the said northerly line of Seminario's land, 213.90 feet to **The Principal Place of Beginning of this Survey** and containing 0.068 acres of land (2960.648 sq. ft.), as surveyed in June of 2017 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid2012B). Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.



The intent of this legal description is to divide 0.068 acres of land (2960.648 sq. ft.) from PPN 02-059600 as conveyed to Mary Ann Ondrejcek-Bordon and John Bordon and recorded in INST 201400875735, Volume 1970, Page 3448 of GCRD.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".


Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167



Dated: 6.30.17

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

GEAUGA COUNTY AUDITOR
TAX MAP DEPT. 



D.B. Kosie
& Associates
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 or (440) 968-3578
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Parcel 'B' - 0.068 ACRE PARCEL (2960.648 sq. ft.)

"Seminaro to Ondrejcek-Bordon"

Deed of Record: Permanent Parcel Number (PPN) 02-059700,
 Eugene A. Seminaro and Valarie E. Seminaro,
 Volume 828, Page 433 of Geauga County Records and Deeds (GCRD)

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Lot No. 15, In Tract No. 1, within said Township and Township 6, Range 9 of the Connecticut Western Reserve and bounded and described as follows:

Beginning at a point at the centerline intersection of Haskins Road (T.R. No. 191, 60 feet wide) and Lake in the Woods Trail (60 feet wide). Said point located South 88°30'11" West, 193.63 feet from a 1" iron pin in a monument box found at a point of curve on the centerline of said Lake in the Woods Trail. Said point of beginning witnessed by a PK nail found 0.01 feet south and 0.67 feet east therefrom.

Thence North 1°45'30" West, along the centerline of said Haskins Road, 1124.35 feet to a point. Said point being a southwesterly corner of PPN 02-059600 as conveyed to Mary Ann Ondrejcek-Bordon and John Bordon and recorded in INST 201400875735, Volume 1970, Page 3448 of GCRD.

Thence North 88°29'27" East, along a southerly line of the said Mary Ann Ondrejcek-Bordon and John Bordon parcel, and passing through a 5/8" iron pin found at 25.06 feet (not on R/W), a 5/8" iron pin set at 30.00 feet and a 5/8" iron pin set at 269.76 feet, a total distance of 483.66 feet to a 5/8" iron pin set. Said point being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 88°29'27" East, continuing along the said southerly line of the Mary Ann Ondrejcek-Bordon and John Bordon parcel, 19.43 feet to a 1/2" iron pipe found. Said point being the northeasterly corner of the parcel herein described.

Parcel 'B' - 0.068 ACRE PARCEL (2960.648 sq. ft.)

(Continued)

Thence South 0°51'23" East, along a westerly line of the said Mary Ann Ondrejcek-Bordon and John Bordon parcel, 198.69 feet to a point on the northerly line of PPN 02-412508 as conveyed to Christopher J. Bohac and Sara M. Bohac and recorded in INST 201600909622, Volume 2016, Page 1027 of GCRD, being the northerly line of Sublot No. 46 in Lake in the Woods Subdivision (LWS) as recorded in plat Volume 12, Pages 9-15 of GCRD and the southerly line of said Original Lot No. 15. Said point also being the southeasterly corner of the parcel herein described and witnessed by a 1/2" iron pipe found 0.99 feet south and 0.01' east (South 0°51'23" East, 0.99 feet) therefrom.

Thence South 88°29'37" West, along the northerly line of said Bohac's land, being the northerly line of said Sublot No. 46 in LWS, and also along the northerly line of PPN 02-107620 as conveyed to Daniel E. Mills and Rebecca A. Mills and recorded in INST 200700759101, Volume 1818, Page 83 of GCRD, being the northerly line of Sublot No. 40 in LWS, and along said lot line, 13.87 feet to a 5/8" iron pin set. Said point being the southwesterly corner of the parcel herein described.

Thence North 0°51'23" West, along a westerly line of the parcel herein described and parallel to the said westerly line of the Mary Ann Ondrejcek-Bordon and John Bordon parcel, 125.00 feet to a 5/8" iron pin set at an angle point therein.

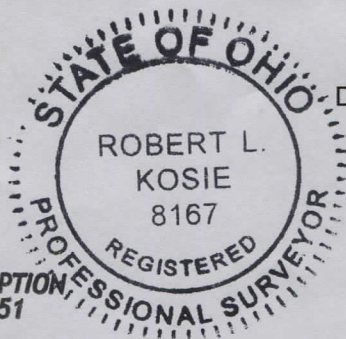
Thence North 5°10'41" West, along a westerly line of the parcel herein described, 73.83 feet to **The Principal Place of Beginning of this Survey** and containing 0.068 acres of land (2960.648 sq. ft.), as surveyed in June of 2017 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid2012B). Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

The intent of this legal description is to divide 0.068 acres of land (2960.648 sq. ft.) from PPN 02-059700 as conveyed to Eugene A. Seminario and Valarie E. Seminario and recorded in Volume 828, Page 433 of GCRD.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

[Handwritten Signature]

Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167



Dated: 6 30 17

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Handwritten Signature] 07/11/17
GAUGA COUNTY AUDITOR
TAX MAP DEPT.



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2.287 COMBINED ACRE PARCEL

(0.137 acres RW)

Deeds of Record: Permanent Parcel Number (PPN) 02-059700 (in part), Eugene A. Seminaro and Valarie E. Seminaro, Volume 828, Page 433 of Geauga County Records and Deeds (GCRD) and PPN 02-059600 (in part), Mary Ann Ondrejcek-Bordon and John Bordon, Instrument Number (INST) 201400875735, Volume 1970, Page 3448 of GCRD. 16471 Haskins Road.

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Lot No. 15, In Tract No. 1, within said Township and Township 6, Range 9 of the Connecticut Western Reserve and bounded and described as follows:

Beginning at a point at the centerline intersection of Haskins Road (T.R. No. 191, 60 feet wide) and Lake in the Woods Trail (60 feet wide). Said point located South 88°30'11" West, 193.63 feet from a 1" iron pin in a monument box found at a point of curve on the centerline of said Lake in the Woods Trail. Said point of beginning witnessed by a PK nail found 0.01 feet south and 0.67 feet east therefrom.

Thence North 1°45'30" West, along the centerline of said Haskins Road, 925.69 feet to a point on the southerly line of said Original Lot No. 15. Said point being located South 88°29'37" West, 30.00 feet from a 5/8" iron pin set at the northwesterly corner of PPN 02-107620 as conveyed to Daniel E. Mills and Rebecca A. Mills and recorded in INST 200700759101, Volume 1818, Page 83 of GCRD, being the northwesterly corner of Sublot No. 40 in Lake in the Woods Subdivision (LWS) as recorded in plat Volume 12, Pages 9-15 of GCRD. Said point also being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 1°45'30" West, continuing along said centerline, a frontage distance of 198.66 feet to a point. Said point being a southwesterly corner of PPN 02-059600 as conveyed to Mary Ann Ondrejcek-Bordon and John Bordon and recorded in INST

2.287 COMBINED ACRE PARCEL

(Continued)

201400875735, Volume 1970, Page 3448 of GCRD. Said point also being a northwesterly corner of the parcel herein described.

Thence North 88°29'27" East, along a southerly line of the said Mary Ann Ondrejcek-Bordon and John Bordon parcel, and passing through a 5/8" iron pin found at 25.06 feet (not on R/W) and a 5/8" iron pin set at 30.00 feet, a total distance of 269.76 feet to a 5/8" iron pin set.

Thence North 1°30'33" West, along a westerly line of the parcel herein described, 13.87 feet to a 5/8" iron pin set. Said point being a northwesterly corner of the parcel herein described.

Thence North 88°29'27" East, along a northerly line of the parcel herein described, 213.01 feet to a 5/8" iron pin set. Said point being the northeasterly corner of the parcel herein described.

Thence South 5°10'41" East, along an easterly line of the parcel herein described, and passing through a 5/8" iron pin set at 13.90 feet, a total distance of 87.73 feet to a 5/8" iron pin set at an angle point therein.

Thence South 0°51'23" East, along an easterly line of the parcel herein described, 125.00 feet to a 5/8" iron pin set on the northerly line of the aforesaid Daniel E. Mills and Rebecca A. Mills parcel (PPN 02-107620), being the northerly line of the aforesaid Sublot No. 40 in LWS and the southerly line of said Original Lot No. 15. Said point being the southeasterly corner of the parcel herein described.

Thence South 88°29'37" West, along the said northerly line of Mills' land, being the northerly line of said Sublot No. 40 in LWS, along said lot line, and passing through the aforesaid 5/8" iron pin set at 456.10 feet, a total distance of 486.10 feet to **The Principal Place of Beginning of this Survey** and containing 2.287 acres of land, of which, 0.137 acres are within the R/W of said Haskins Road, as surveyed in June of 2017 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid2012B). Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.


The intent of this legal description is to combine the residual of PPN 02-059700 as conveyed to Eugene A. Seminario and Valarie E. Seminario and recorded in Volume 828, Page 433 of GCRD, after a 0.068 acre (2960.648 sq. ft.) division therefrom, with 0.068 acres of land

2.287 COMBINED ACRE PARCEL

(Continued)

(2960.648 sq. ft.) that was divided from PPN 02-059600 as conveyed to Mary Ann Ondrejcek-Bordon and John Bordon and recorded in INST 201400875735, Volume 1970, Page 3448 of GCRD. AKA 16471 Haskins Road.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".



Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167

Dated: 6.30.17



**SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251**

MWS 07/11/17

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.



D.B. Kosie & Associates

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7.850 COMBINED ACRE PARCEL

(0.069 acres RW)

Deeds of Record: Permanent Parcel Number (PPN) 02-059600 (in part),
Mary Ann Ondrejcek-Bordon and John Bordon,
Instrument Number (INST) 201400875735, Volume 1970, Page 3448 of Geauga County
Records and Deeds (GCRD) and PPN 02-059700 (in part), Eugene A. Seminaro and
Valarie E. Seminaro, Volume 828, Page 433 of GCRD.
16461 Haskins Road.

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known
as being part of Original Lot No. 15, In Tract No. 1, within said Township and Township
6, Range 9 of the Connecticut Western Reserve and bounded and described as follows:

Beginning at a point at the centerline intersection of Haskins Road (T.R. No. 191, 60
feet wide) and Lake in the Woods Trail (60 feet wide). Said point located South
 $88^{\circ}30'11''$ West, 193.63 feet from a 1" iron pin in a monument box found at a point of
curve on the centerline of said Lake in the Woods Trail. Said point of beginning
witnessed by a PK nail found 0.01 feet south and 0.67 feet east therefrom.

Thence North $1^{\circ}45'30''$ West, along the centerline of said Haskins Road, 1124.35 feet to
a point. Said point being the northwesterly corner of PPN 02-059700 as conveyed to
Eugene A. Seminaro and Valarie E. Seminaro and recorded in Volume 828, Page 433
of GCRD. Said point also being a southwesterly corner of the parcel herein described
and **The Principal Place of Beginning of this Survey.**

Thence North $1^{\circ}45'30''$ West, continuing along said centerline, a frontage distance of
100.37 feet to a point. Said point being the southwesterly corner of PPN 02-420472 as
conveyed to Rebecca S. Mendenhall and recorded in Volume 1150, Page 96, Parcel
No. 3 of GCRD. Said point also being the northwesterly corner of the parcel herein
described.

7.850 COMBINED ACRE PARCEL

(Continued)

Thence North $88^{\circ}23'21''$ East, along the southerly line of said Mendenhall's land, and passing through a $1/2''$ iron pin found at 29.76 feet (not on RW) and also passing through a $5/8''$ iron pin with cap bearing "4504 5868" found at 1471.04 feet and used as a corner witness, a total distance of 1471.29 feet to a point on the westerly line of PPN 02-040200 as conveyed to John R. Brinskelle and Dian Brinskelle and recorded in Volume 733, Page 184 of GCRD, being the easterly line of said Original Lot No. 15. Said point being the southeasterly corner of said Mendenhall's land. Said point also being the northeasterly corner of the parcel herein described.

Thence South $1^{\circ}19'05''$ East, along the said westerly line of Brinskelle's land, and also along the westerly line of PPN 02-085500 as conveyed to Maurice John Davies and Melody A. Fensel and recorded in INST 201600900480, Volume 2003, Page 2703 of GCRD, along said lot line, a total distance of 301.71 feet to a point. Said point being a northeasterly corner of PPN 02-209822 as conveyed to Paul H. Meyers, Jr. and Kathy M. Meyers and recorded in Volume 749, Page 942 of GCRD, being a northeasterly corner of Sublot No. 51 in Lake in the Woods Subdivision (LWS) as recorded in plat Volume 12, Pages 9-15 of GCRD. Said point also being the southeasterly corner of said Original Lot No. 15, the southeasterly corner of the parcel herein described, and witnessed by a $5/8''$ iron pin found 0.00 feet south and 0.09 feet west ($S 88^{\circ}29'37'' W$, 0.09 feet) therefrom.

Thence South $88^{\circ}29'37''$ West, along a northerly line of said Meyers' land, being a northerly line of said Sublot No. 51 in LWS, and along the northerly line of the following parcels of land: PPN 02-107623 as conveyed to Brett W. Carroll and Nicole S. Carroll and recorded in INST 201500890478, Volume 1990, Page 2135, PPN 02-209821 as conveyed to Thomas C. Garvey and Allison A. Garvey and recorded in INST 200900804333, Volume 1873, Page 2466, PPN 02-107622 as conveyed to Scott N. Sandler and Shani Sandler and recorded in INST 201500889639, Volume 1989, Page 1576, PPN 02-209820 as conveyed to Keith Hinze and Patricia Ann Hinze and recorded in Volume 838, Page 169, PPN 02-412508 as conveyed to Christopher J. Bohac and Sara M. Bohac and recorded in INST 201600909622, Volume 2016, Page 1027 and PPN 02-107620 as conveyed to Daniel E. Mills and Rebecca A. Mills and recorded in INST 200700759101, Volume 1818, Page 83 of GCRD, being the northerly line of Sublots No. 50, 49, 48, 47, 46 and 40 in LWS, along the southerly line of said Original Lot No. 15, a total distance of 982.88 feet to a $5/8''$ iron pin set. Said point being a southwesterly corner of the parcel herein described.

Thence North $0^{\circ}51'23''$ West, along a westerly line of the parcel herein described, 125.00 feet to a $5/8''$ iron pin set at an angle point therein.

7.850 COMBINED ACRE PARCEL

(Continued)

Thence North 5°10'41" West, along a westerly line of the parcel herein described, and passing through a 5/8" iron pin set at 73.83 feet, a total distance of 87.73 feet to a 5/8" iron pin set.

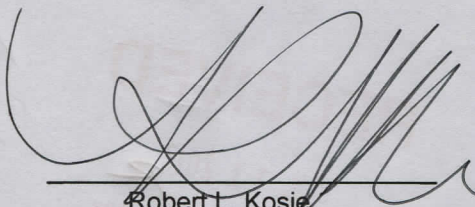
Thence South 88°29'27" West, along a southerly line of the parcel herein described, 213.01 feet to a 5/8" iron pin set.

Thence South 1°30'33" East, along an easterly line of the parcel herein described, 13.87 feet to a 5/8" iron pin set on the northerly line of the aforesaid Seminario parcel (PPN 02-059700). Said point being a southeasterly corner of the parcel herein described.

Thence South 88°29'27" West, along said northerly line Seminario's land, and passing through a 5/8" iron pin set at 239.76 feet, and a 5/8" iron pin found at 244.70 feet, a total distance of 269.76 feet to **The Principal Place of Beginning of this Survey** and containing 7.850 acres of land, of which, 0.069 acres are within the RW of said Haskins Road, as surveyed in June of 2017 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid2012B). Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

The intent of this legal description is to combine the residual of PPN 02-059600 as conveyed to Mary Ann Ondrejcek-Bordon and John Bordon and recorded in INST 201400875735, Volume 1970, Page 3448 of GCRD, after a 0.068 acre (2960.648 sq. ft.) division therefrom, with 0.068 acres of land (2960.648 sq. ft.) that was divided from PPN 02-059700 as conveyed to Eugene A. Seminario and Valarie E. Seminario and recorded in Volume 828, Page 433 of GCRD. AKA 16461 Haskins Road.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".



Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167



Dated: 6.30.17

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

[Handwritten Signature] 07/11/17
SEGAUGA COUNTY AUDITOR
TAX MAP DEPT.