





**D.B. Kosie**  
**& Associates**  
**Professional Land Surveying**  
 11040 Madison Road  
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## **10.623 ACRE PARCEL**

0.041 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 04-150644, John R. Giarelli and Teresa Giarelli, Volume 892, Page 1030 of Geauga County Records and Deeds (GCRD). 13761 Aquilla Road.

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being part of Original Lots 2 and 12 within said Township and Township 7N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Aquilla Road (also known as County Home Road, County Highway 5S, Section B, 60 feet wide) and Butternut Road (also known as Burton - Chester Road, County Highway 21, Section F-G 60 feet wide).

Thence South 00°33'57" East, along the centerline of said Aquilla Road, 1377.15 feet to the southwesterly corner of PPN 04-150660, now or formerly conveyed to John R. Giarelli and Teresa Giarelli, recorded in Volume 908, Page 646 of GCRD, being a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 89°26'17" East, along the southerly line of said Giarelli's land, passing through a 5/8" iron pin found bent, coned, re-straightened and re-set at 30.00 feet, a total distance of 730.05 feet to a 5/8" iron pin with a damaged cap found at the southeasterly corner thereof.

Thence North 00°35'43" West, along an easterly line of said Giarelli's land, 100.02 feet to a 5/8" iron pin found at an angle point therein, being a northwesterly corner of the parcel herein described.

## **10.623 ACRE PARCEL**

(continued)

Thence North 22°55'37" East, along an easterly line of said Giarelli's land and along an easterly line of PPN 04-150670 as conveyed to Randall L. Vancura, recorded in Instrument Number (INST) 201900958123, Volume 2084, Page 1614 of GCRD, passing through a 5/8" iron pin found at 218.02 feet, a total distance of 381.53 feet to a 5/8" iron pin found at a southwesterly corner of PPN 04-150664 as conveyed to Michael T. Krupa and Marc Finney (KF), recorded in INST 200200641522, Volume 1535, Page 295 of GCRD, being a northwesterly corner of the parcel herein described.

Thence North 89°26'02" East, along the southerly line of the said KF parcel, 776.26 feet to a 5/8" iron pin found at the southeasterly corner thereof, on a westerly line of PPN 04-150679, as conveyed to Phillip G. Kalal, Trustee, recorded in INST 201900949579, Volume 2071, Page 2138 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 01°17'06" East, along said westerly line of Kalal's land, 434.50 feet to a 5/8" iron pin with an unreadable cap found at the southwesterly corner thereof, being the northeasterly corner of PPN 04-150656 as conveyed to Louis A. Mucci and Linda H. Mucci, recorded in Volume 905, Page 480 of GCRD and the southeasterly corner of the parcel herein described.

Thence South 83°54'58" West, along a northerly line of said Mucci's land, 785.09 feet to a 5/8" iron pin with an unreadable cap found at an angle point therein.

Thence South 89°26'13" West, along a northerly line of said Mucci's land, passing through a 5/8" iron pin with cap bearing "TEMPLE 6471" found at 852.39 feet (not on R/W), a total distance of 882.55 feet to a point on the centerline of the aforesaid Aquilla Road, being the northwesterly corner of said Mucci's land and the southwesterly corner of the parcel herein described.

Thence North 00°12'28" West, along said centerline, a frontage distance (in part) of 33.71 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence North 00°33'57" West, continuing along said centerline, a frontage distance (in part) of 26.33 feet to **The Principal Place of Beginning of this Survey** and containing 10.623 acres of land, of which, 0.041 acres are within the R/W of said Aquilla Road, as surveyed in October of 2020 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,

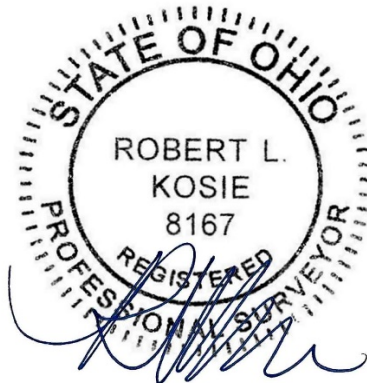
## 10.623 ACRE PARCEL

(continued)

GRS80, and Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, encumbrances and restrictions, including the articles of restrictions set forth in the Declaration of Restrictions, recorded in Volume 890, Page 854 of GCRD.

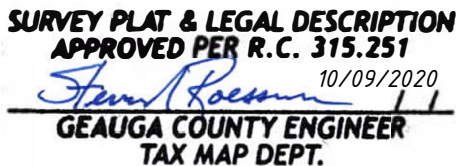
The intent of this re-survey is to update and more accurately describe PPN 04-150644 as conveyed to John R. Giarelli and Teresa Giarelli, recorded in Volume 892, Page 1030 of GCRD. Also known as being 13761 Aquilla Road.

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, Sr.,  
Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Wednesday, October 7th, 2020.*



20-105



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## **5.227 ACRE PARCEL**

0.207 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 04-150660, John R. Giarelli and Teresa Giarelli, Volume 908, Page 646 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being part of Original Lot 2 within said Township and Township 7N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Aquilla Road (also known as County Home Road, County Highway 5S, Section B, 60 feet wide) and Butternut Road (also known as Burton - Chester Road, County Highway 21, Section F-G 60 feet wide).

Thence South  $00^{\circ}33'57''$  East, along the centerline of said Aquilla Road, 1077.17 feet to the southwesterly corner of PPN 04-150670 as conveyed to Randall L. Vancura, recorded in Instrument Number (INST) 201900958123, Volume 2084, Page 1614 of GCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North  $89^{\circ}26'18''$  East, along the southerly line of said Vancura's land, passing through a 5/8" iron pin with cap bearing "GEAUGA CO. ENG." Found at 30.00 feet, a total distance of 816.91 feet to a 5/8" iron pin found at the southeasterly corner thereof, on a westerly line of PPN 04-150644, now or formerly conveyed to John R. Giarelli and Teresa Giarelli, recorded in Volume 892, Page 1030 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South  $22^{\circ}55'37''$  West, along said westerly line of Giarelli's land, 218.02 feet to a 5/8" iron pin found at an angle point therein, being a northwesterly corner of said Giarelli's land.

Thence South  $00^{\circ}35'43''$  East, along a westerly line of said Giarelli's land, 100.02 feet to a 5/8" iron pin with a damaged cap found at the southeasterly corner of the parcel herein

**5.227 ACRE PARCEL**  
(continued)

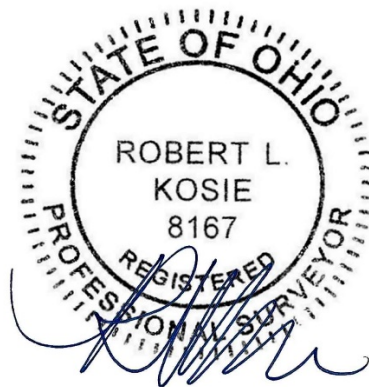
described.

Thence South 89°26'17" West, along a northerly line of said Giarelli's land, passing through a 5/8" iron pin found bent, coned, re-straightened and re-set at 700.05 feet, a total distance of 730.05 feet to a point on the centerline of the aforesaid Aquilla Road, at a northwesterly corner of said Giarelli's land, being the southwesterly corner of the parcel herein described.

Thence North 00°33'57" West, along said centerline, a frontage distance of 299.98 feet to **The Principal Place of Beginning of this Survey** and containing 5.227 acres of land, of which, 0.207 acres are within the R/W of said Aquilla Road, as surveyed in October of 2020 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 Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, encumbrances and restrictions, including the articles of restrictions set forth in the Declaration of Restrictions, recorded in Volume 890, Page 854 of GCRD.

The intent of this re-survey is to update and more accurately describe PPN 04-150660 as conveyed to John R. Giarelli and Teresa Giarelli, recorded in Volume 908, Page 646 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, Sr., Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Wednesday, October 7th, 2020.*

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*10/09/2020*  
*[Signature]*  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**