

TOWNSHIP/CITY/VILLAGE:	MONTH: 6th	PAGE: ONE
CITY OF CHARDON PART OF LOT NO. 153, IN TRACT NO. 3 PARKER COURT SUBDIVISION PLAT VOLUME 10, PAGE 61	YEAR: 2014	OF ONE
SURVEY FOR: JOSEPH T. SVETE, GEAUGA PROPERTIES, LTD. BY GEAUGA PROPERTIES MANAGEMENT COMPANY		

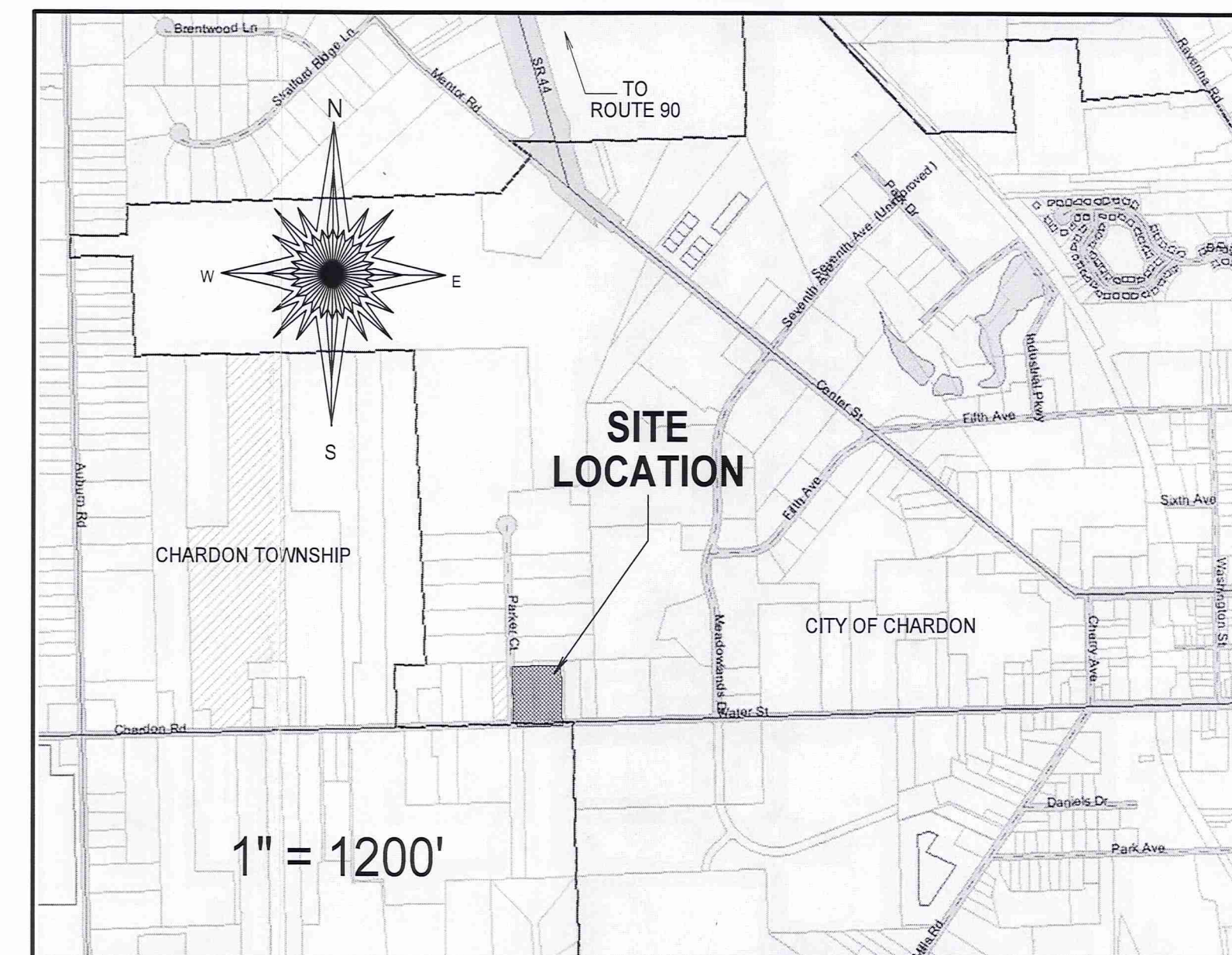
# GEAUGA PROPERTIES, LTD.

DEEDS OF RECORD: PPN 10-056900 GEAUGA PROPERTIES, LTD. VOLUME 550, PAGE 1347,  
PPN 10-057000 GEAUGA PROPERTIES LIMITED VOLUME 551, PAGE 593 AND  
PPN 10-056910 GEAUGA PROPERTIES LTD. VOLUME 574, PAGE 554

## CITY, COUNTY, STATE, LOT, TRACT, AND SUBDIVISION INFORMATION

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEAUGA  
AND STATE OF OHIO AND KNOWN AS BEING PART OF  
ORIGINAL LOT NO. 153, IN TRACT NO. 3 WITHIN SAID CITY  
AND BEING PART OF SUBLOT NO. 2 IN THE PARKER COURT  
SUBDIVISION AS RECORDED IN PLAT VOLUME 10, PAGE 61  
OF GEAUGA COUNTY RECORDS AND DEEDS.

### VICINITY MAP



### OWNER'S ACCEPTANCE

I, JOSEPH T. SVETE, GEAUGA PROPERTIES, LTD. BY  
PERSONALLY APPEARED THE ABOVE SIGNED AND ACKNOWLEDGED THE SIGNING OF  
THIS FOREGOING INSTRUMENT TO BE THEIR OWN PERSONAL ACT AND DEED. IN WITNESS  
WHERE OF, I HAVE SET MY HAND AND OFFICIAL SEAL AT

SIGNED: JOSEPH T. SVETE  
PRINTED: JOSEPH T. SVETE

### NOTARY

BEFORE ME, A NOTARY PUBLIC IN THE COUNTY OF GEAUGA AND STATE OF OHIO,  
PERSONALLY APPEARED THE ABOVE SIGNED AND ACKNOWLEDGED THE SIGNING OF  
THIS FOREGOING INSTRUMENT TO BE THEIR OWN PERSONAL ACT AND DEED. IN WITNESS  
WHERE OF, I HAVE SET MY HAND AND OFFICIAL SEAL AT

THIS DAY OF 20 14

NOTARY PUBLIC: SIGNED: PRINTED:

### MUNICIPAL APPROVALS

THIS CONSOLIDATION AND LOT SPLIT PLAT HAS BEEN APPROVED BY THE  
PLANNING COMMISSION OF THE MUNICIPALITY OF CHARDON, OHIO, BY  
ANNOUNCEMENT OF DECISION ADOPTED

KENNETH R. MILLER, CHAIRMAN DATE

THIS PLAT IS APPROVED BY THE MUNICIPAL ENGINEER OF THE MUNICIPALITY OF  
CHARDON THIS DAY OF 2014.

DOUGLAS COURTNEY, PE DATE  
MUNICIPAL ENGINEER

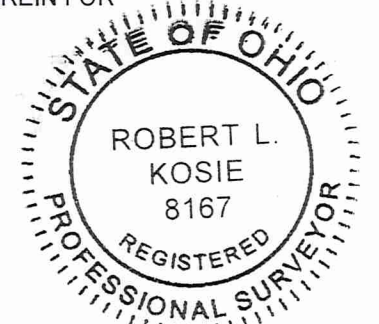
**SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251**  
*Mark S. Kosie* 6/17/14  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

### SURVEYOR'S CERTIFICATION

I CERTIFY TO: JOSEPH T. SVETE, GEAUGA PROPERTIES, LTD. BY  
GEAUGA PROPERTIES MANAGEMENT COMPANY

THAT I HAVE SURVEYED THESE PREMISES AND PREPARED THIS PLAT OF SURVEY IN  
ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISION CODE  
COVERING 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, NAVD88, GRS80, GEOID12A). 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 REVISION 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 FOR ANY USE, OR RELIANCE UPON,  
BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED HEREIN FOR THE  
INTENDED PURPOSE OF THIS SURVEY.

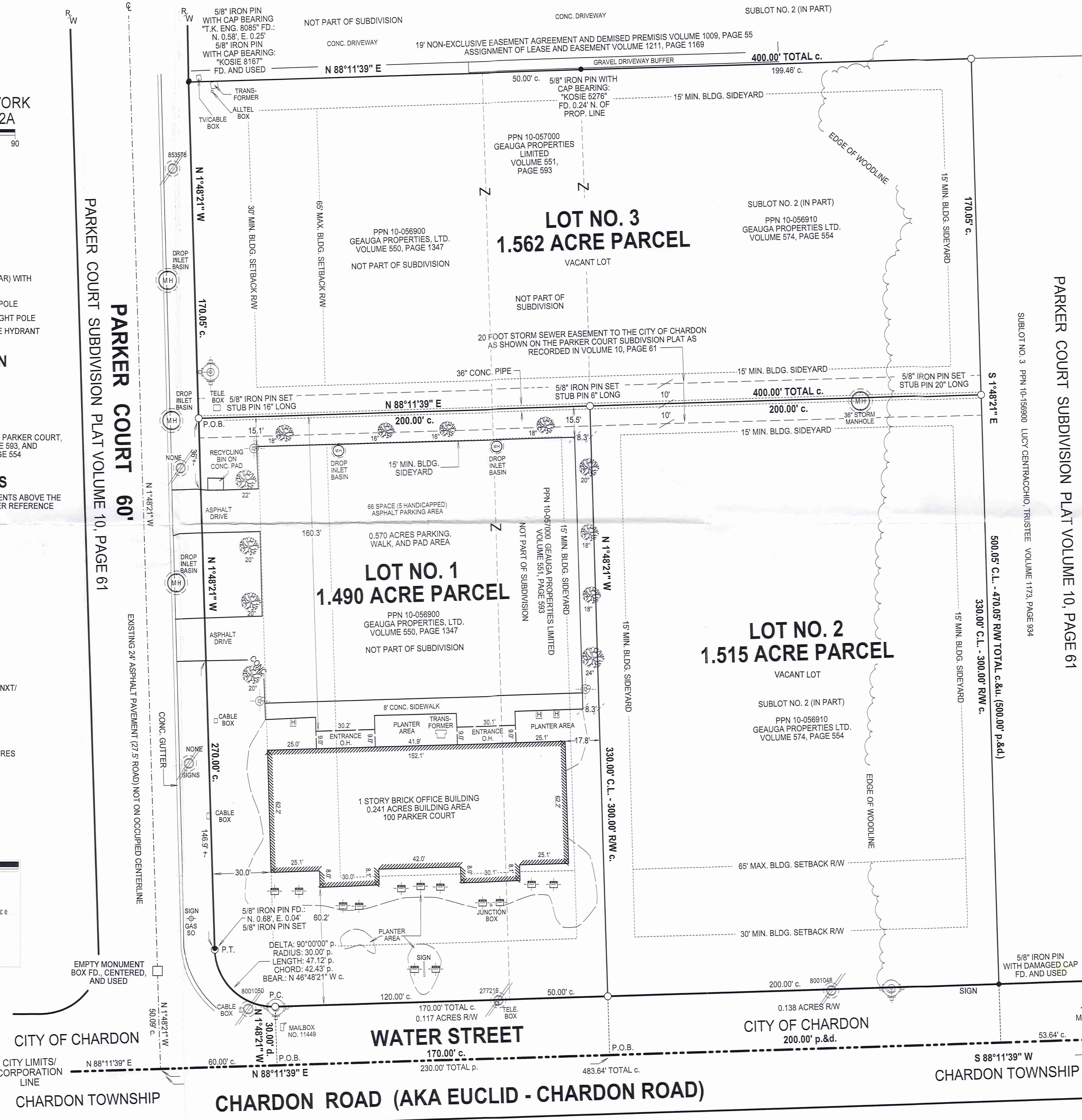
ROBERT L. KOSIE, P.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 8167



**DBK PLAT NO. 857 2014**

CONSOLIDATION AND LOT SPLIT OF:

NOTE:  
EMPTY MONUMENT BOXES FOUND ALONG OCCUPIED  
CENTERLINE ARE IN ERROR AND NOT USED FOR  
R/W CENTERLINE.

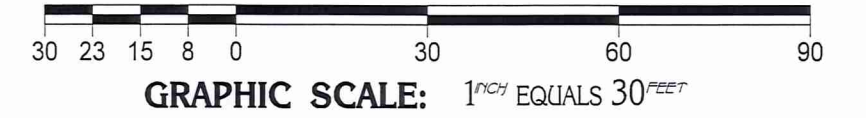


**U.S. ROUTE NO. 6 - 60 FEET WIDE**

**BASIS OF RESEARCH AND RECORDS**  
ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY  
RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S  
OFFICE AND THE COUNTY MAP ROOM.  
ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED  
FROM THE GEAUGA COUNTY ENGINEERS' OFFICE.  
ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED  
FROM THE OHIO DEPARTMENT OF TRANSPORTATION  
(O.D.O.T.) RECORDS.



**TRUE NORTH**  
ODOT VRS AND CORS GNSS NETWORK  
NAD83, NAVD88, GRS80, GEOID12A



- c. - DENOTES CALCULATED MEASUREMENT
  - r. - DENOTES RECORD MEASUREMENT
  - d. - DENOTES DEED MEASUREMENT
  - p. - DENOTES PLAT MEASUREMENT
  - o. - DENOTES OBSERVED MEASUREMENT
  - u. - DENOTES USED MEASUREMENT
  - FD. - DENOTES FOUND MONUMENT
  - C.L. - DENOTES CENTERLINE
  - R/W - DENOTES RIGHT-OF-WAY
  - O.H. - DENOTES OVERHANGING ROOF AREA
  - P.O.B. - DENOTES POINT OF BEGINNING
- - DENOTES 5/8" x 30" (SEE NOTE) IRON (STEEL) REBAR PIN (#5 REBAR) WITH  
YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
  - ⊙ - DENOTES GROUND LIGHT
  - ⊙ - DENOTES TELEPHONE POLE
  - ⊙ - DENOTES HANDICAPPED PARKING SIGN
  - ⊙ - DENOTES LIGHT POLE
  - ⊙ - DENOTES EDGE OF WOODLINE
  - ⊙ - DENOTES FIRE HYDRANT

### CONSOLIDATION INFORMATION

**LOT NO. 123**  
(LOTS NO. 1, 2 AND 3 COMBINED)  
**4.567 TOTAL ACRE PARCEL**  
(0.255 TOTAL COMBINED ACRES R/W)  
DEEDS OF RECORD:  
PPN 10-056900 GEAUGA PROPERTIES, LTD. VOLUME 550, PAGE 1347 100 PARKER COURT,  
PPN 10-057000 GEAUGA PROPERTIES LIMITED VOLUME 551, PAGE 593, AND  
PPN 10-056910 GEAUGA PROPERTIES LTD. VOLUME 574, PAGE 554

### SPECIAL CORNER MONUMENTS

5/8" SPECIALTY "STUB" (SHORTENED) PINS USED FOR CORNER MONUMENTS ABOVE THE  
EXISTING 36" CONG. STORM PIPE. SEE DESCRIPTIONS. NOTE: CORNER REFERENCE  
MONUMENTS NOT PRACTICAL TO SET.

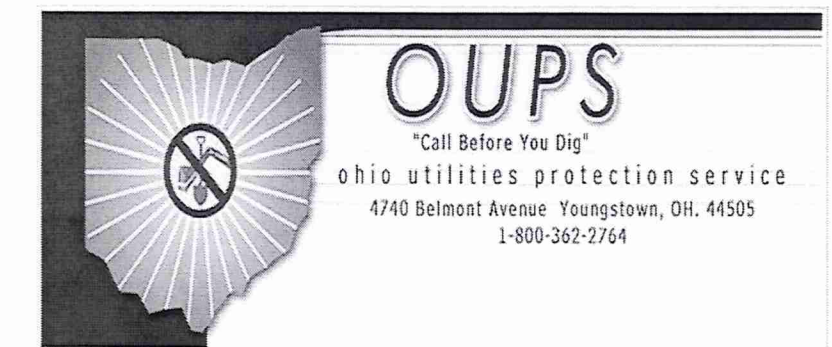
### ZONING INFORMATION

ZONING DISTRICT:  
C-1 - RESTRICTED BUSINESS AS SHOWN ON THE  
CITY OF CHARDON, OHIO ZONING DISTRICT MAP  
(EFFECTIVE JANUARY 12TH, 2013) AND LOCATED  
AT <http://www.chardon.ohio.gov/DocumentCenter/View/54>

1139.05 LOT STANDARDS:  
MINIMUM LOT AREA: 1,000 ACRE  
MINIMUM LOT WIDTH: 100.00'  
MAXIMUM BUILDING COVERAGE: 25%  
1139.07 BUILDING SETBACK REQUIREMENTS:  
MINIMUM SETBACK FROM STREET R/W: 30.00 FEET  
MAXIMUM SETBACK FROM STREET R/W: 65.00 FEET  
SETBACK FROM SIDE LOT LINE ABUTTING  
NONRESIDENTIAL DISTRICT: 15.00 FEET  
AS SHOWN AND LOCATED AT <http://whdtrane.com/wygreene.com/NXT/gateway.dtl?templates&in=default.htm&id=whdtrane:OHChardon>

### LOT USAGE / GREEN SPACE

**LOT NO. 1**  
1.490 ACRES LESS R/W (0.117 ACRES) = 1.373 BUILDABLE ACRES  
- 0.241 ACRES BUILDING AREA (17.5%)  
- 0.570 ACRES PARKING, WALK, AND PAD AREA (41.5%)  
0.562 ACRES UNUSED AREA (41%)  
0.811 ACRES USED AREA (59%)  
**LOT NO. 2 VACANT (100%)**  
**LOT NO. 3 VACANT (100%)**



This plat was prepared by  
**D.B. Kosie & Associates**  
Professional Land Surveying  
11040 Madison Road  
Montville, Ohio 44064  
**440.286.2131**  
Fax: 440.968.3578  
[www.dbksurveys.com](http://www.dbksurveys.com)

ALSO RECORDED PLAT - VOL. 42 pg 05



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## LOT NO. 123

### 4.567 TOTAL COMBINED ACRE PARCEL

(0.255 TOTAL COMBINED ACRES R/W)

DEEDS OF RECORD: PPN 10-056900 GEAUGA PROPERTIES, LTD. VOLUME 550, PAGE 1347, PPN 10-057000 GEAUGA PROPERTIES LIMITED VOLUME 551, PAGE 593, AND PPN 10-056910 GEAUGA PROPERTIES LTD. VOLUME 574, PAGE 554

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 153, IN TRACT NO. 3, WITHIN SAID CITY AND BEING PART OF SUBLLOT NO. 2 IN THE PARKER COURT SUBDIVISION (PCS) AS RECORDED IN PLAT VOLUME 10, PAGE 61 OF GEAUGA COUNTY RECORDS AND DEEDS (GCRD) AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF WATER STREET (AKA EUCLID-CHARDON ROAD, CHARDON ROAD, U.S. ROUTE NO. 6, 60 FEET WIDE) AND PARKER COURT (60 FEET WIDE). SAID POINT BEING ON THE SOUTHERLY CORPORATION LINE OF THE CITY OF CHARDON AND REFERENCED BY AN EMPTY MONUMENT BOX (CENTERED) FOUND ON THE CENTERLINE OF SAID PARKER COURT, N 1°48'21" W, A DISTANCE OF 50.09 FEET THEREFROM. SAID POINT BEING LOCATED S 88°11'39" W, A DISTANCE OF 483.64 FEET FROM A 1" IRON PIN IN A MONUMENT BOX FOUND ON THE CENTERLINE OF SAID WATER STREET AND SAID CORPORATION LINE.

THENCE N 88°11'39" E ALONG THE CENTERLINE OF SAID WATER STREET, BEING THE SOUTHERLY CORPORATION LINE OF THE CITY OF CHARDON, A DISTANCE OF 60.00 FEET TO A POINT. SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

**LOT NO. 123**  
**4.567 TOTAL COMBINED ACRE PARCEL**  
 (CONTINUED)

THENCE N 1°48'21"W ALONG A WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED, A DISTANCE OF 30.00 FEET TO A 5/8" IRON PIN SET AT THE P.C. OF A CURVE ON THE NORTHERLY MARGIN OF SAID WATER STREET.

THENCE ALONG SAID CURVE, DEFLECTING TO THE RIGHT, AND ALONG THE EASTERLY MARGIN OF SAID PARKER COURT, HAVING A BEARING OF N 46°48'21"W, A DELTA OF 90°00'00", A RADIUS OF 30.00 FEET, AND A CHORD OF 42.43 FEET, A LENGTH DISTANCE OF 47.12 FEET TO A 5/8" IRON PIN SET AT THE P.T. OF SAID CURVE.

THENCE N 1°48'21"W ALONG THE EASTERLY MARGIN OF SAID PARKER COURT, AND PASSING THROUGH A 5/8" (16" LONG) IRON PIN SET AT 270.00 FEET, A TOTAL DISTANCE OF 440.05 FEET TO A 5/8" IRON PIN WITH CAP BEARING "KOSIE P.S. 8167" FOUND AT THE SOUTHWESTERLY CORNER OF PPN 10-164544 AS CONVEYED TO L R C REALTY, INC AND RECORDED IN INSTRUMENT NO. 201300853599 (VOLUME 1942, PAGE 288) OF GCRD. SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 88°11'39" E ALONG THE SOUTHERLY LINE OF THE SAID L R C REALTY, INC PARCEL, A DISTANCE OF 400.00 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE NORTHWESTERLY CORNER OF PPN 10-156900 AS CONVEYED TO LUCY CENTRACCHIO, TRUSTEE AND RECORDED IN VOLUME 1173, PAGE 934 OF GCRD, BEING THE NORWESTERLY CORNER OF SUBLOT NO. 3 IN SAID PCS. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 1°48'21" E ALONG THE WESTERLY LINE OF THE SAID LUCY CENTRACCHIO, TRUSTEE PARCEL, BEING THE WESTERLY LINE OF SAID SUBLOT NO. 3, AND PASSING THROUGH A 5/8" (20" LONG) IRON PIN SET AT 170.05 FEET, AND ALSO PASSING THROUGH A 5/8" IRON PIN WITH A DAMAGED CAP FOUND AT 470.05 FEET, A TOTAL DISTANCE OF 500.05 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID WATER STREET, BEING THE SOUTHERLY CORPORATION LINE OF THE CITY OF CHARDON. SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE SAID LUCY CENTRACCHIO, TRUSTEE PARCEL AND THE SOUTHWESTERLY CORNER OF SAID SUBLOT NO. 3. SAID POINT ALSO BEING THE SOUTHEASTELY CORNER OF THE PARCEL HEREIN DESCRIBED.

**LOT NO. 123**  
**4.567 TOTAL COMBINED ACRE PARCEL**  
 (CONTINUED)

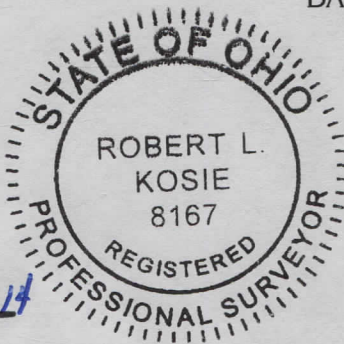
THENCE S 88°11'39" W ALONG SAID CENTERLINE, AND SAID CORPORATION LINE, A DISTANCE OF 370.00 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 4.567 COMBINED ACRES OF LAND (0.255 COMBINED ACRES R/W) AS SURVEYED BY D.B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83, NAVD88, GRS80, AND GEOID2012A). DATE: July 16, 2014. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THE INTENT OF THIS LEGAL DESCRIPTION IS TO COMBINE PPN 10-056900 GEAUGA PROPERTIES, LTD. VOLUME 550, PAGE 1347, PPN 10-057000 GEAUGA PROPERTIES LIMITED VOLUME 551, PAGE 593, AND PPN 10-056910 GEAUGA PROPERTIES LTD. VOLUME 574, PAGE 554 OF GCRD.

ALL 5/8" IRON PINS SET SHOWN HEREIN NOTED AS BEING 5/8" x 30" (UNLESS OTHERWISE NOTED) IRON (STEEL) REBAR PINS (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167".

ROBERT L. KOSIE  
 OHIO PROFESSIONAL  
 SURVEYOR NO. 8167

DATED: July 16TH 2014



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

*MWB 07/17/14*

GEAUGA COUNTY AUDITOR  
 TAX MAP DEPT.

# D.B. Kosie & Associates



Professional Land Surveying

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## LOT NO. 1 - 1.490 ACRE PARCEL

(0.117 ACRES R/W)

DEEDS OF RECORD: PPN 10-056900 GEAUGA PROPERTIES, LTD. VOLUME 550, PAGE 1347, AND PPN 10-057000 GEAUGA PROPERTIES LIMITED VOLUME 551, PAGE 593

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 153, IN TRACT NO. 3, WITHIN SAID CITY AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF WATER STREET (AKA EUCLID-CHARDON ROAD, CHARDON ROAD, U.S. ROUTE NO. 6, 60 FEET WIDE) AND PARKER COURT (60 FEET WIDE) AS SHOWN ON THE PARKER COURT SUBDIVISION (PCS) PLAT AND RECORDED IN VOLUME 10, PAGE 61 OF GEAUGA COUNTY RECORDS AND DEEDS (GCRD). SAID POINT BEING ON THE SOUTHERLY CORPORATION LINE OF THE CITY OF CHARDON AND REFERENCED BY AN EMPTY MONUMENT BOX (CENTERED) FOUND ON THE CENTERLINE OF SAID PARKER COURT, N 1°48'21" W, A DISTANCE OF 50.09 FEET THEREFROM. SAID POINT BEING LOCATED S 88°11'39" W, A DISTANCE OF 483.64 FEET FROM A 1" IRON PIN IN A MONUMENT BOX FOUND ON THE CENTERLINE OF SAID WATER STREET AND SAID CORPORATION LINE.

THENCE N 88°11'39" E ALONG THE CENTERLINE OF SAID WATER STREET, BEING THE SOUTHERLY CORPORATION LINE OF THE CITY OF CHARDON, A DISTANCE OF 60.00 FEET TO A POINT. SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N 1°48'21"W ALONG A WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED, A DISTANCE OF 30.00 FEET TO A 5/8" IRON PIN SET AT THE P.C. OF A CURVE ON THE NORTHERLY MARGIN OF SAID WATER STREET.

THENCE ALONG SAID CURVE, DEFLECTING TO THE RIGHT, AND ALONG THE EASTERLY MARGIN OF SAID PARKER COURT, HAVING A BEARING OF N 46°48'21"W, A DELTA OF 90°00'00", A RADIUS OF 30.00 FEET, AND A CHORD OF 42.43 FEET, A LENGTH

**LOT NO. 1 - 1.490 ACRE PARCEL**

(CONTINUED)

DISTANCE OF 47.12 FEET TO A 5/8" IRON PIN SET AT THE P.T. OF SAID CURVE.

THENCE N 1°48'21"W ALONG THE EASTERLY MARGIN OF SAID PARKER COURT, A DISTANCE OF 270.00 FEET TO A 5/8" (16" LONG) IRON PIN SET ON THE CENTERLINE OF A 20 FOOT STORM SEWER EASEMENT AS CONVEYED TO THE CITY OF CHARDON AND SHOWN ON SAID PCS. SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

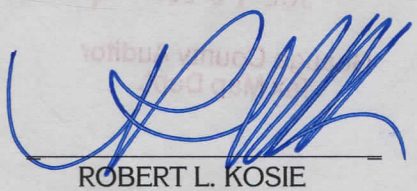
THENCE N 88°11'39" E ALONG THE NORTHERLY LINE OF THE PARCEL HEREIN DESCRIBED AND ALONG THE CENTERLINE OF SAID EASEMENT, A DISTANCE OF 200.00 FEET TO A 5/8" (6" LONG) IRON PIN SET. SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 1°48'21" E ALONG THE EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED, AND ALSO PASSING THROUGH A 5/8" IRON PIN SET AT 300.00 FEET, A TOTAL DISTANCE OF 330.00 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID WATER STREET, BEING THE SOUTHERLY CORPORATION LINE OF THE CITY OF CHARDON. SAID POINT BEING THE SOUTHEASTELY CORNER OF THE PARCEL HEREIN DESCRIBED.

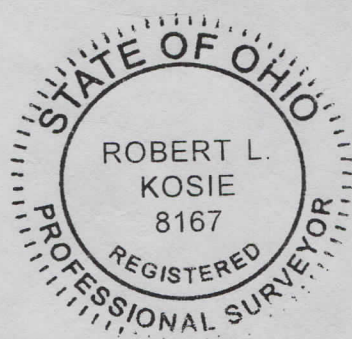
THENCE S 88°11'39" W ALONG SAID CENTERLINE, AND SAID CORPORATION LINE, A DISTANCE OF 170.00 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 1.490 ACRES OF LAND (0.117 ACRES R/W) AS SURVEYED BY D.B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83, NAVD88, GRS80, AND GEOID2012A). DATE: July 16, 2014. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THE INTENT OF THIS LEGAL DESCRIPTION IS TO DIVIDE 1.490 ACRES OF LAND FROM THE FOLLOWING 4.567 COMBINED ACRE PARCEL: PPN 10-056900 GEAUGA PROPERTIES, LTD. VOLUME 550, PAGE 1347, PPN 10-057000 GEAUGA PROPERTIES LIMITED VOLUME 551, PAGE 593, AND PPN 10-056910 GEAUGA PROPERTIES LTD. VOLUME 574, PAGE 554 OF GCRD.

ALL 5/8" IRON PINS SET SHOWN HEREIN NOTED AS BEING 5/8" x 30" (UNLESS OTHERWISE NOTED) IRON (STEEL) REBAR PINS (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167".



ROBERT L. KOSIE  
OHIO PROFESSIONAL  
SURVEYOR NO. 8167



DATED: July 2014 16TH

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*MWB* 07/17/14  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.** *Rev.*

# D.B. Kosie & Associates



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## LOT NO. 2 – 1.515 ACRE PARCEL

(0.138 ACRES R/W)

DEED OF RECORD:

PPN 10-056910 GEAUGA PROPERTIES LTD. VOLUME 574, PAGE 554

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF SUBLLOT NO. 2 IN THE PARKER COURT SUBDIVISION (PCS) AS RECORDED IN PLAT VOLUME 10, PAGE 61 OF GEAUGA COUNTY RECORDS AND DEEDS (GCRD) OF PART OF ORIGINAL LOT NO. 153, IN TRACT NO. 3, WITHIN SAID CITY AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF WATER STREET (AKA EUCLID-CHARDON ROAD, CHARDON ROAD, U.S. ROUTE NO. 6, 60 FEET WIDE) AND PARKER COURT (60 FEET WIDE). SAID POINT BEING ON THE SOUTHERLY CORPORATION LINE OF THE CITY OF CHARDON AND REFERENCED BY AN EMPTY MONUMENT BOX (CENTERED) FOUND ON THE CENTERLINE OF SAID PARKER COURT, N 1°48'21" W, A DISTANCE OF 50.09 FEET THEREFROM. SAID POINT BEING LOCATED S 88°11'39" W, A DISTANCE OF 483.64 FEET FROM A 1" IRON PIN IN A MONUMENT BOX FOUND ON THE CENTERLINE OF SAID WATER STREET AND SAID CORPORATION LINE.

THENCE N 88°11'39" E ALONG THE CENTERLINE OF SAID WATER STREET, BEING THE SOUTHERLY CORPORATION LINE OF THE CITY OF CHARDON, A DISTANCE OF 230.00 FEET TO A POINT. SAID POINT BEING THE SOUTHWESTERLY CORNER OF SUBLLOT NO. 2 IN SAID PCS. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N 1°48'21"W ALONG THE WESTERLY LINE OF SAID SUBLLOT NO. 2 AND PASSING THROUGH A 5/8" IRON PIN SET AT 30.00 FEET, A TOTAL DISTANCE OF 330.00 FEET TO A 5/8" (6" LONG) IRON PIN SET ON THE CENTERLINE OF A 20 FOOT STORM SEWER EASEMENT AS CONVEYED TO THE CITY OF CHARDON AND SHOWN ON SAID PCS. SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

# LOT NO. 2 - 1.515 ACRE PARCEL

(CONTINUED)

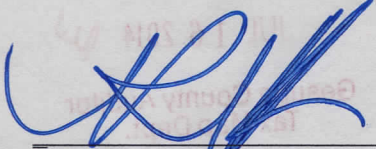
THENCE N 88°11'39" E ALONG THE NORTHERLY LINE OF THE PARCEL HEREIN DESCRIBED AND ALONG THE CENTERLINE OF SAID EASEMENT, A DISTANCE OF 200.00 FEET TO A 5/8" (20" LONG) IRON PIN SET ON THE WESTERLY LINE OF PPN 10-156900 AS CONVEYED TO LUCY CENTRACCHIO, TRUSTEE AND RECORDED IN VOLUME 1173, PAGE 934 OF GCRD, BEING THE WESTERLY LINE OF SUBLLOT NO. 3 IN SAID PCS. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

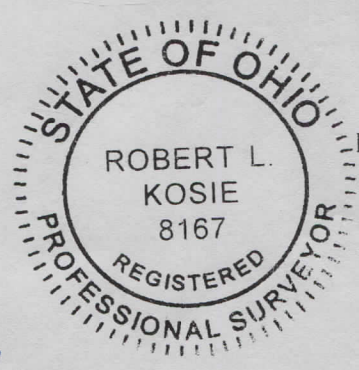
THENCE S 1°48'21" E ALONG THE WESTERLY LINE OF THE SAID LUCY CENTRACCHIO, TRUSTEE PARCEL, BEING THE WESTERLY LINE OF SAID SUBLLOT NO. 3, AND PASSING THROUGH A 5/8" IRON PIN WITH A DAMAGED CAP FOUND AT 300.00 FEET, A TOTAL DISTANCE OF 330.00 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID WATER STREET, BEING THE SOUTHERLY CORPORATION LINE OF THE CITY OF CHARDON. SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE SAID LUCY CENTRACCHIO, TRUSTEE PARCEL AND THE SOUTHWESTERLY CORNER OF SAID SUBLLOT NO. 3. SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 88°11'39" W ALONG SAID CENTERLINE, AND SAID CORPORATION LINE, A FRONTAGE DISTANCE OF 200.00 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 1.515 ACRES OF LAND (0.138 ACRES R/W) AS SURVEYED 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, NAVD88, GRS80, AND GEOID2012A). DATE: July 16, 2014. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THE INTENT OF THIS LEGAL DESCRIPTION IS TO DIVIDE 1.515 ACRES OF LAND FROM THE FOLLOWING 4.567 COMBINED ACRE PARCEL: PPN 10-056900 GEAUGA PROPERTIES, LTD. VOLUME 550, PAGE 1347, PPN 10-057000 GEAUGA PROPERTIES LIMITED VOLUME 551, PAGE 593, AND PPN 10-056910 GEAUGA PROPERTIES LTD. VOLUME 574, PAGE 554 OF GCRD.

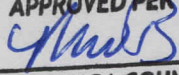
ALL 5/8" IRON PINS SET SHOWN HEREIN NOTED AS BEING 5/8" x 30" (UNLESS OTHERWISE NOTED) IRON (STEEL) REBAR PINS (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167".

  
ROBERT L. KOSIE  
OHIO PROFESSIONAL  
SURVEYOR NO. 8167



DATED: July 16th 2014

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

 07/17/14  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *Reo*

# D.B. Kosie & Associates



Professional Land Surveying

11040 Madison Road  
Montville, Ohio 44064  
(440) 286-2131  
or (440) 968-3578  
[www.dbksurveys.com](http://www.dbksurveys.com)

## **LOT NO. 3 – 1.562 ACRE PARCEL**

DEEDS OF RECORD: PPN 10-056900 GEAUGA PROPERTIES, LTD. VOLUME 550, PAGE 1347, PPN 10-057000 GEAUGA PROPERTIES LIMITED VOLUME 551, PAGE 593, AND PPN 10-056910 GEAUGA PROPERTIES LTD. VOLUME 574, PAGE 554

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 153, IN TRACT NO. 3, WITHIN SAID CITY AND BEING PART OF SUBLOT NO. 2 IN THE PARKER COURT SUBDIVISION (PCS) AS RECORDED IN PLAT VOLUME 10, PAGE 61 OF GEAUGA COUNTY RECORDS AND DEEDS (GCRD) AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF WATER STREET (AKA EUCLID-CHARDON ROAD, CHARDON ROAD, U.S. ROUTE NO. 6, 60 FEET WIDE) AND PARKER COURT (60 FEET WIDE). SAID POINT BEING ON THE SOUTHERLY CORPORATION LINE OF THE CITY OF CHARDON AND REFERENCED BY AN EMPTY MONUMENT BOX (CENTERED) FOUND ON THE CENTERLINE OF SAID PARKER COURT, N 1°48'21" W, A DISTANCE OF 50.09 FEET THEREFROM. SAID POINT BEING LOCATED S 88°11'39" W, A DISTANCE OF 483.64 FEET FROM A 1" IRON PIN IN A MONUMENT BOX FOUND ON THE CENTERLINE OF SAID WATER STREET AND SAID CORPORATION LINE.

THENCE N 88°11'39" E ALONG THE CENTERLINE OF SAID WATER STREET, BEING THE SOUTHERLY CORPORATION LINE OF THE CITY OF CHARDON, A DISTANCE OF 60.00 FEET TO A POINT.

THENCE N 1°48'21"W, A DISTANCE OF 30.00 FEET TO A 5/8" IRON PIN SET AT THE P.C. OF A CURVE ON THE NORTHERLY MARGIN OF SAID WATER STREET.

THENCE ALONG SAID CURVE, DEFLECTING TO THE RIGHT, AND ALONG THE EASTERLY MARGIN OF SAID PARKER COURT, HAVING A BEARING OF N 46°48'21"W, A

**LOT NO. 3 - 1.562 ACRE PARCEL**

(CONTINUED)

DELTA OF 90°00'00", A RADIUS OF 30.00 FEET, AND A CHORD OF 42.43 FEET, A LENGTH DISTANCE OF 47.12 FEET TO A 5/8" IRON PIN SET AT THE P.T. OF SAID CURVE.

THENCE N 1°48'21"W ALONG THE EASTERLY MARGIN OF SAID PARKER COURT, A DISTANCE OF 270.00 FEET TO A 5/8" (16" LONG) IRON PIN SET ON THE CENTERLINE OF A 20 FOOT STORM SEWER EASEMENT AS CONVEYED TO THE CITY OF CHARDON AND SHOWN ON SAID PCS. SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N 1°48'21"W CONTINUING ALONG THE EASTERLY MARGIN OF SAID PARKER COURT, A FRONTAGE DISTANCE OF 170.05 FEET TO A 5/8" IRON PIN WITH CAP BEARING "KOSIE P.S. 8167" FOUND AT THE SOUTHWESTERLY CORNER OF PPN 10-164544 AS CONVEYED TO L R C REALTY, INC AND RECORDED IN INSTRUMENT NO. 201300853599 (VOLUME 1942, PAGE 288) OF GCRD. SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 88°11'39" E ALONG THE SOUTHERLY LINE OF THE SAID L R C REALTY, INC PARCEL, A DISTANCE OF 400.00 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE NORTHWESTERLY CORNER OF PPN 10-156900 AS CONVEYED TO LUCY CENTRACCHIO, TRUSTEE AND RECORDED IN VOLUME 1173, PAGE 934 OF GCRD, BEING THE NORWESTERLY CORNER OF SUBLOT NO. 3 IN SAID PCS. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 1°48'21" E ALONG THE WESTERLY LINE OF THE SAID LUCY CENTRACCHIO, TRUSTEE PARCEL, BEING THE WESTERLY LINE OF SAID SUBLOT NO. 3, A DISTANCE OF 170.05 FEET TO A 5/8" (20" LONG) IRON PIN SET ON THE CENTERLINE OF THE AFORESAID 20 FOOT EASEMENT AS CONVEYED TO THE CITY OF CHARDON IN SAID PCS. SAID POINT BEING THE SOUTHEASTELY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 88°11'39" W ALONG THE SOUTHERLY LINE OF THE PARCEL HEREIN DESCRIBED, AND ALONG THE CENTERLINE OF SAID EASEMENT, A DISTANCE OF 400.00 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 1.562 ACRES OF LAND AS SURVEYED 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

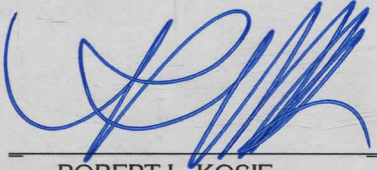
**LOT NO. 3 - 1.562 ACRE PARCEL**

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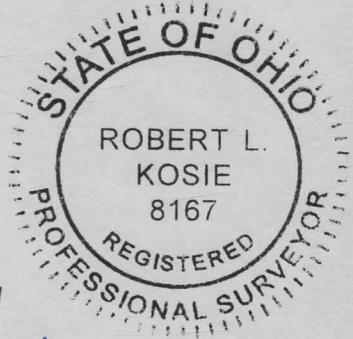
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ROBERT L. KOSIE  
OHIO PROFESSIONAL  
SURVEYOR NO. 8167



DATED: July 16<sup>th</sup> 2014

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

Mud 07/17/14  
GEAUGA COUNTY AUDITOR Rev.  
TAX MAP DEPT.

RECEIVED  
JUL 18 2014  
Geauga County Auditor  
Tax Map Dept.