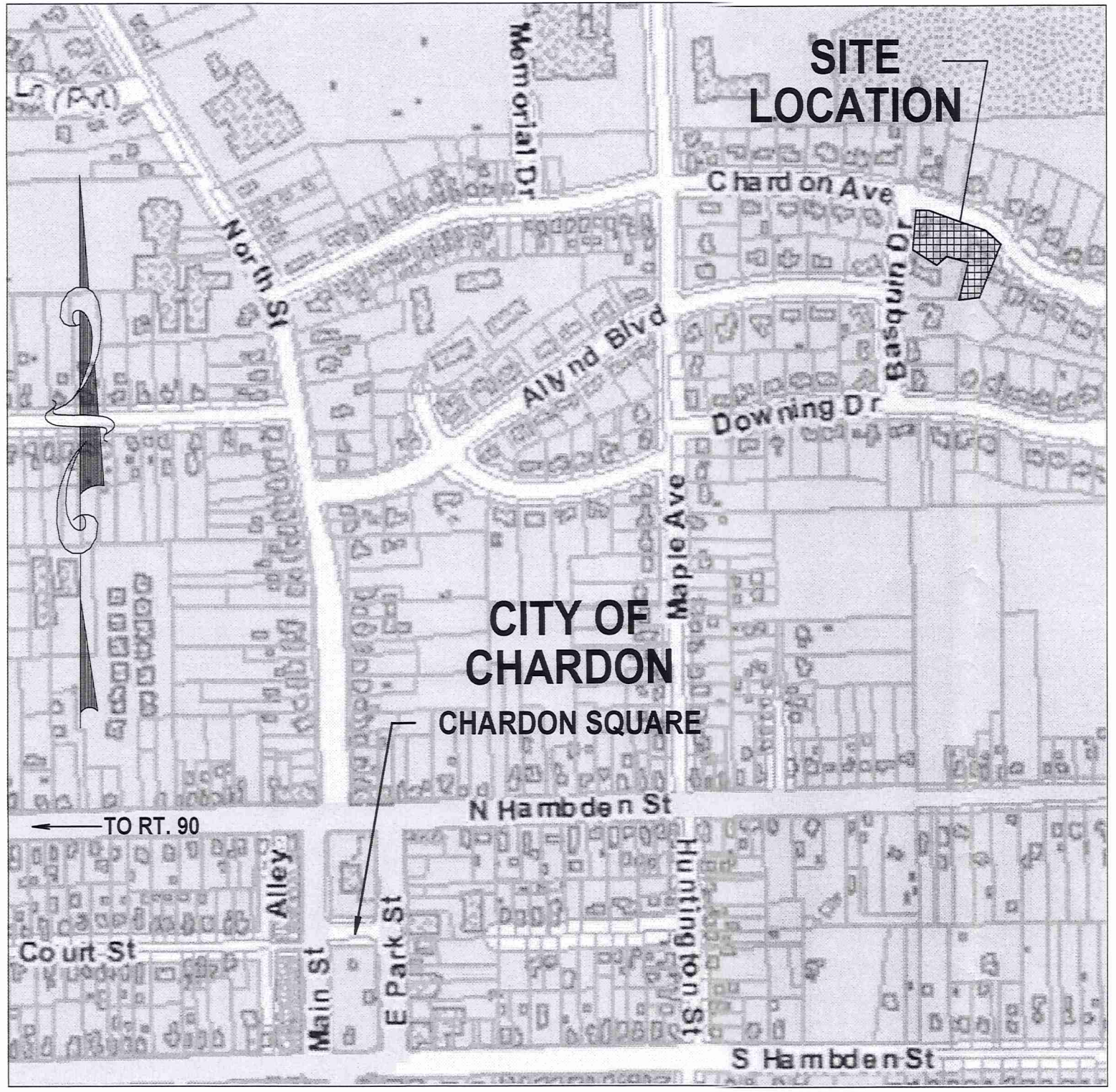


VICINITY MAP  
1" = 500'



RE-SURVEY, LOT SPLIT AND CONSOLIDATION OF  
**PPN 10-165247, Michael Perrico and Joyce Perrico**  
Volume 1066, Page 690, 408 Chardon Avenue  
**and PPN 10-079400, Edward C. Lawrence and Susan M. Lawrence**  
Volume 766, Page 137, Parcels No. 1 and 2, 214 Basquin Drive

**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, The Connecticut Western Reserve.  
All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

Situated in The	Month:	Page:
City of Chardon, County of Geauga and State of Ohio and known as being part of Original Lot No. 134 within said City and Sublot No. 19 in Rocky Cellars Subdivision Phase Two as recorded in Plat Volume 25, Pages 104-105 of Geauga County Records and Deeds and Township 9, Range 6 of The Connecticut Western Reserve.	2.18	ONE
Survey for:	Year:	of
Michael Perrico, Joyce Perrico, Edward C. Lawrence and Susan M. Lawrence	2016	ONE

**INTENTION OF SURVEY**  
This is a re-survey, lot split, consolidation and transfer of land to an adjoining owner. No additional building site is being created. (See 0.173 ACRE PARCEL RESTRICTION NOTE)

- REFERENCES**
- The August, 1984 James P. Russell (RS 5549) survey of PPN 10-164711 as recorded in Deed Volume 1445, Page 374 (INST 200200618580)
  - The August, 1954 T.R. Root survey of Chardon Park Allotment No. 3 as recorded in Plat Volume 6, Page 107
  - The February, 1956 Root & Pomeroy survey of PPN 10-116400 as recorded in Deed Volume 909, Page 819
  - The October, 1980 T.R. Root survey of Chardon Park Allotment No. 4 as recorded in Plat Volume 8, Page 50
  - The July, 1968 T.R. Root survey of The Dedication Plat of Extensions of Chardon Avenue, Alyn Blvd. and Basquin Road as recorded in Plat Volume 9, Page 46
  - The April, 1992 Gills, Guard and Johnson survey of Rocky Cellars Subdivision Phase One as recorded in Plat Volume 21, Pages 96-97
  - The April, 1992 Gills, Guard and Johnson survey of Rocky Cellars Subdivision Phase Two as recorded in Plat Volume 25, Pages 104-105

**ENCROACHMENTS**

Encroachment 'A'  
PPN 10-164711, David E. Lowe, Trustee is encroaching 10.5 feet - 11.3' feet northwest of his northerly property line for approximately 40.75 feet with a 4' frame walkway

Encroachment 'B'  
PPN 10-165247, Michael Perrico and Joyce Perrico are encroaching 0.25 feet west of their westerly boundary line for approximately 23 feet with a 4' aluminum fence.

Encroachment 'C'  
PPN 10-165247, Michael Perrico and Joyce Perrico are encroaching 0.25 feet east of their easterly boundary line for approximately 48 feet with a 4' aluminum fence.

**OWNER'S ACCEPTANCE**

We, Michael Perrico, Joyce Perrico, Edward C. Lawrence and Susan M. Lawrence, the undersigned owners of the land shown hereon, do hereby accept this plat of said lands and authorize the recording of the same.

The undersigned acknowledges all pre-recorded easements, restrictions, and right of ways applicable to said lands and agree that any use or improvement made shall be in conformity with all existing Zoning, Planning and Health agencies and all other lawful rules and regulations for the benefit of themselves and all other subsequent owners or assigns taking from, under, or through the undersigned.

In witness thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Signed \_\_\_\_\_ Printed \_\_\_\_\_  
Michael Perrico Joyce Perrico

Signed \_\_\_\_\_ Printed \_\_\_\_\_  
Edward C. Lawrence Susan M. Lawrence

**NOTARY PUBLIC**

Before me, a Notary Public in the County of \_\_\_\_\_ and State of Ohio, personally appeared the above signed who 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 \_\_\_\_\_, 2016.

Notary Public: Signed \_\_\_\_\_ Printed \_\_\_\_\_

**AUDITOR'S APPROVAL**

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
MWS 02/16/16  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

**MUNICIPAL APPROVALS**

This Re-Survey, Lot Split and Consolidation has been approved by The Planning Commission of The Municipality of The City of Chardon, Ohio, by Announcement of Decision adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Chairperson: \_\_\_\_\_ Date \_\_\_\_\_  
Signed \_\_\_\_\_ Printed \_\_\_\_\_  
Kenneth R. Miller, Chairman

This Plat of Survey is approved by The Municipal Engineer of The Municipality of The City of Chardon, Ohio, this \_\_\_\_\_ day of \_\_\_\_\_, 2016

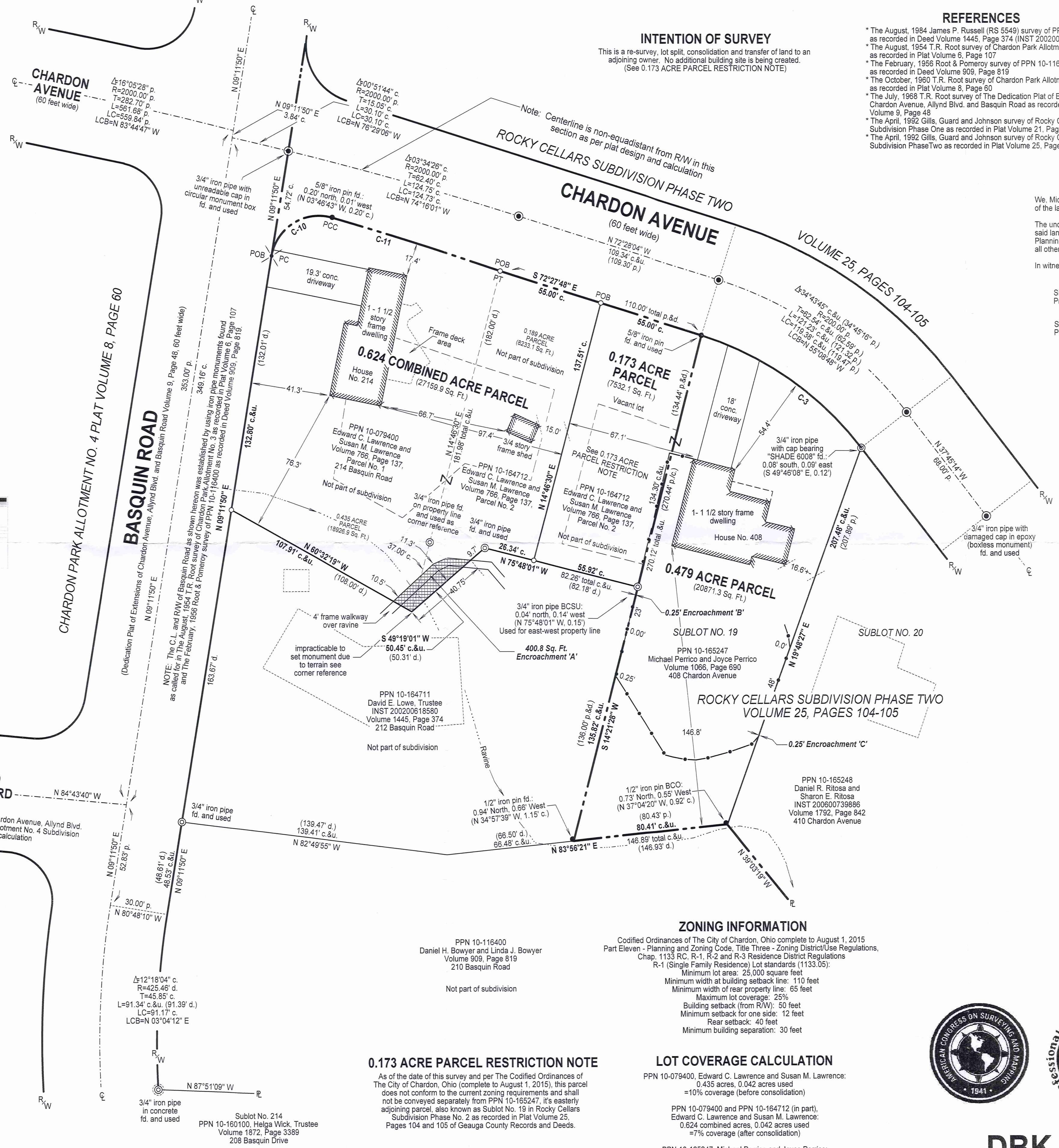
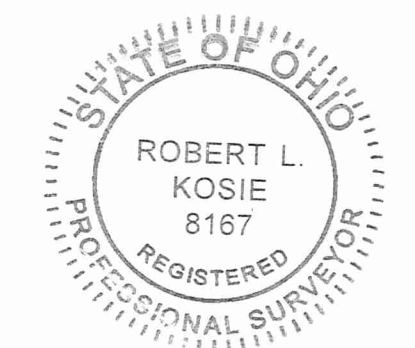
Municipal Engineer: \_\_\_\_\_ Date \_\_\_\_\_  
Signed \_\_\_\_\_ Printed \_\_\_\_\_  
Douglas Courtney, P.E.

**SURVEYOR'S CERTIFICATION**

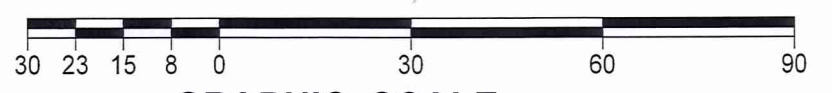
I certify to:  
Michael Perrico, Joyce Perrico, Edward C. Lawrence and Susan M. Lawrence

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), NAVD83, 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



**TRUE NORTH** (Geoidic North)  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD83, GRS80, Geoid12B



- GRAPHIC SCALE: 1" equals 30'**
- Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
  - Denotes 3/4" iron pipe with unreadable cap in epoxy (boxless monument) unless otherwise noted
  - ⊗ Denotes 1/2" (diameter) x 3/4" (deep) drill hole (circular boring), in concrete, with four (4) stamped directional lines set
  - Denotes subdivision limits
  - Denotes 4' aluminum fence
  - Denotes graphic minimum zoning setback line
  - c. - Denotes calculated measurement r. - Denotes record measurement
  - d. - Denotes deed measurement p. - Denotes plat measurement
  - e. - Denotes observed measurement u. - Denotes used measurement
  - m. - Denotes measured distance fs. - Denotes found monument
  - PPN - Denotes permanent parcel number INST - Denotes instrument number
  - DN - Denotes document number AFN - Denotes automatic file number
  - ⊕/C.L. - Denotes centerline RW - Denotes right-of-way (margin)
  - ⊕ - Denotes lot line R - Denotes property line
  - BCSU - Denotes monument found bent, coned, straightened and used
  - BCO - Denotes monument found bent, coned and observed
  - POB - Denotes point of beginning
  - Δ - Denotes delta angle R - Denotes radius distance
  - T - Denotes tangent distance L - Denotes length distance
  - LC - Denotes chord distance LCB - Denotes chord bearing
  - PC - Denotes point of curve PCC - Denotes point of compound curve
  - PT - Denotes point of tangency

**FIELD LOCATION DISCLAIMER**

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

and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence, location, condition, type or size of any structure shown hereon, any mistaking or malpractice, or that which is not shown on this drawing.

**CURVE DATA**

- C-3  
Δ34°43'54" c.&u. (34°45'00" p.)  
R=170.00' c.&u. (170.05' p.)  
T=53.16' c.&u. (53.21' p.)  
L=103.05' c.&u. (103.14' p.)  
LC=101.48' c.&u. (101.56' p.)  
LCB=N 55°09'11" W
- C-10  
Δ95°49'56" c.&u. (96°52'43" p.)  
R=25.00' p.  
T=27.68' c.&u. (28.20' p.)  
L=41.81' c.&u. (42.27' p.)  
LC=37.11' c.&u. (37.41' p.)  
LCB=N 58°21'45" E
- C-11  
Δ02°40'14" p.  
R=1970.00' p.  
T=45.92' p.  
L=91.82' p.  
LC=91.81' p.  
LCB=S 72°27'47" E

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)

**0.173 ACRE PARCEL RESTRICTION NOTE**

As of the date of this survey and per The Codified Ordinances of The City of Chardon, Ohio (complete to August 1, 2015), this parcel does not conform to the current zoning requirements and shall not be conveyed separately from PPN 10-165247, it's easterly adjoining parcel, also known as Sublot No. 19 in Rocky Cellars Subdivision Phase No. 2 as recorded in Plat Volume 25, Pages 104 and 105 of Geauga County Records and Deeds.

**ZONING INFORMATION**

Codified Ordinances of The City of Chardon, Ohio complete to August 1, 2015  
Part Eleven - Planning and Zoning Code, Title Three - Zoning District Use Regulations, Chap. 1133 RC, R-1, R-2 and R-3 Residence District Regulations  
R-1 (Single Family Residence) Lot standards (1133.05):  
Minimum lot area: 25,000 square feet  
Minimum width at building setback line: 110 feet  
Minimum width of rear property line: 65 feet  
Maximum lot coverage: 25%  
Building setback (from R/W): 50 feet  
Minimum setback for one side: 12 feet  
Rear setback: 40 feet  
Minimum building separation: 30 feet

**LOT COVERAGE CALCULATION**

PPN 10-079400, Edward C. Lawrence and Susan M. Lawrence:  
0.435 acres, 0.042 acres used  
=10% coverage (before consolidation)

PPN 10-079400 and PPN 10-164712 (in part), Edward C. Lawrence and Susan M. Lawrence:  
0.624 combined acres, 0.042 acres used  
=7% coverage (after consolidation)

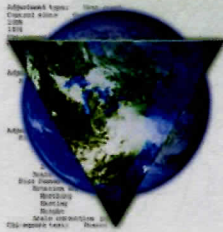
PPN 10-165247, Michael Perrico and Joyce Perrico:  
0.479 acres, 0.051 acres used  
=11% coverage (not applicable)

CHC 00138

Lawrence-Perrico (16-013)  
Picked Up 02-19-16

VOL 2009 pg 2937  
PN# 10-165787

EXHIBIT " "



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## 0.173 ACRE PARCEL

(7532.1 Square Feet)

Deed of Record: Permanent Parcel Number (PPN) 10-164712 (in part),  
Edward C. Lawrence and Susan M. Lawrence, Volume 766, Page 137, Parcel No. 2 of  
Geauga County Records and Deeds (GCRD)

Situated in The City of Chardon, County of Geauga and State of Ohio and known as  
being part of Original Lot No. 134 within said City and Township 9, Range 8 of The  
Connecticut Western Reserve and bounded and described as follows:

Beginning at a 3/4" iron pipe with an unreadable cap in a circular monument box found  
on a westerly line of Rocky Cellars Subdivision Phase Two (RCSPT) as recorded in Plat  
Volume 25, Pages 104 and 105 of GCRD. Said point being the intersection of the  
centerline of Chardon Avenue (60 feet wide, centerline is non-equidistant from R/W as  
calculated and shown on RCSPT) and the easterly Right of Way (R/W) of Basquin Road  
(60 feet wide as shown on The Dedication Plat of Extensions of Chardon Avenue,  
Allynd Blvd. and Basquin Road and recorded in Volume 9, Page 48 of GCRD).

Thence South 09°11'50" West, along the easterly R/W of said Basquin Road, and said  
westerly line of RCSPT, a distance of 54.72 feet to a drill hole set in a concrete  
driveway at a point of curve. Said point being a point of curve of PPN 10-079400 as  
conveyed to Edward C. Lawrence and Susan M. Lawrence and recorded in Volume  
766, Page 137, Parcel No. 1 of GCRD. Said point also being the most southerly R/W  
intersection of said Basquin Road and Chardon Avenue and a southwesterly corner of  
said RCSPT.

Thence along said curve, being the southerly R/W of said Chardon Avenue, along a  
southerly line of said RCSPT, and along a northerly line of said Lawrence's land,  
deflecting to the right, having a chord bearing of North 58°21'45" East, a delta angle of

**0.173 ACRE PARCEL**

(Continued)

95°49'56", a radius of 25.00 feet, and a chord distance of 37.11 feet, a total length distance of 41.81 feet to a point of compound curve. Said point witnessed by a 5/8" iron pin found 0.20 feet north and 0.01 feet west (North 03°46'43" West, a distance of 0.20 feet) therefrom.

Thence along said compound curve, being the southerly R/W of said Chardon Avenue, along a southerly line of said RCSPT, and along a northerly line of said Lawrence's land, deflecting to the right, having a chord bearing of South 72°27'47" East, a delta angle of 02°40'14", a radius of 1970.00 feet, and a chord distance of 91.81 feet, a total length distance of 91.82 feet to a 5/8" iron pin set at a point of tangency. Said point being the northeasterly corner of said Lawrence's land.

Thence South 72°27'48" East, along the southerly R/W of said Chardon Avenue, being a southerly line of said RCSPT, a distance of 55.00 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 South 72°27'48" East, continuing along the southerly R/W of said Chardon Avenue, being the southerly line of said RCSPT, a frontage distance of 55.00 feet to a 5/8" iron pin found. Said point being the northwesterly corner of PPN 10-165247 as conveyed to Michael Perrico and Joyce Perrico and recorded in Volume 1066, Page 690 of GCRD. Said point also being the northeasterly corner of the parcel herein described.

Thence South 14°21'28" West, along the westerly line of said Perrico's land, a distance of 134.30 feet to a point. Said point being the northeasterly corner of PPN 10-164711 as conveyed to David E. Lowe, Trustee and recorded in Instrument No. 200200618580, Volume 1445, Page 374 of GCRD. Said point also being the southeasterly corner of the parcel herein described and witnessed by a 3/4" iron pipe found bent, coned and straightened 0.04 feet north and 0.14 feet west (North 75°48'01" West, a distance of 0.15 feet) therefrom.

Thence North 75°48'01" West, along a northerly line of said Lowe's land, and passing through said 3/4" iron pipe found at 0.15 feet, a total distance of 55.92 feet to a 5/8" iron pin set. Said point being the southwesterly corner of the parcel herein described.

Thence North 14°46'30" East, along the westerly line of the parcel herein described, a distance of 137.51 feet to **The Principal Place of Beginning of this Survey** and containing 0.173 acres of land (7532.1 Square Feet), as surveyed in February of 2016

### 0.173 ACRE PARCEL

(Continued)

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.

The intent of this legal description is to divide 0.173 acres of land from the easterly side of PPN 10-164712 as conveyed to Edward C. Lawrence and Susan M. Lawrence and recorded in Volume 766, Page 137, Parcel No. 2 of GCRD. No additional building site is being created.

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".

All drill holes set shown herein noted as being 1/2" diameter x 3/4" deep drill holes (circular borings), in concrete, with four stamped directional lines.

*As of the date of this survey and per The Codified Ordinances of The City of Chardon, Ohio (complete to August 1, 2015), this parcel does not conform to the current zoning requirements and shall not be conveyed separately from PPN 10-165247, it's easterly adjoining parcel, also known as Sublot No. 19 in Rocky Cellars Subdivision Phase No. 2 as recorded in Plat Volume 25, Pages 104 and 105 of Geauga County Records and Deeds.*

Robert L. Kosie  
Ohio Registered Professional  
Surveyor No. 8167

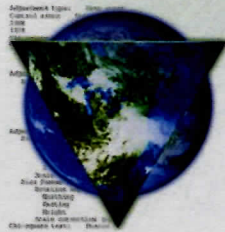


Dated: 2.18.16

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

02/18/16  
GEAUGA COUNTY AUDITOR *Rev.*  
TAX MAP DEPT.

EXHIBIT " "



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## 0.189 ACRE PARCEL

(8233.1 Square Feet)

Deed of Record: Permanent Parcel Number (PPN) 10-164712 (in part),  
Edward C. Lawrence and Susan M. Lawrence, Volume 766, Page 137, Parcel No. 2 of  
Geauga County Records and Deeds (GCRD)

Situated in The City of Chardon, County of Geauga and State of Ohio and known as  
being part of Original Lot No. 134 within said City and Township 9, Range 8 of The  
Connecticut Western Reserve and bounded and described as follows:

Beginning at a 3/4" iron pipe with an unreadable cap in a circular monument box found  
on a westerly line of Rocky Cellars Subdivision Phase Two (RCSPT) as recorded in Plat  
Volume 25, Pages 104 and 105 of GCRD. Said point being the intersection of the  
centerline of Chardon Avenue (60 feet wide, centerline is non-equidistant from R/W as  
calculated and shown on RCSPT) and the easterly Right of Way (R/W) of Basquin Road  
(60 feet wide as shown on The Dedication Plat of Extensions of Chardon Avenue,  
Allynd Blvd. and Basquin Road and recorded in Volume 9, Page 48 of GCRD).

Thence South 09°11'50" West, along the easterly R/W of said Basquin Road, and said  
westerly line of RCSPT, a distance of 54.72 feet to a drill hole set in a concrete  
driveway at a point of curve. Said point being a point of curve of PPN 10-079400 as  
conveyed to Edward C. Lawrence and Susan M. Lawrence and recorded in Volume  
766, Page 137, Parcel No. 1 of GCRD. Said point also being the most southerly R/W  
intersection of said Basquin Road and Chardon Avenue and a southwesterly corner of  
said RCSPT.

Thence along said curve, being the southerly R/W of said Chardon Avenue, along a  
southerly line of said RCSPT, and along a northerly line of said Lawrence's land,  
deflecting to the right, having a chord bearing of North 58°21'45" East, a delta angle of

## **0.189 ACRE PARCEL**

(Continued)

95°49'56", a radius of 25.00 feet, and a chord distance of 37.11 feet, a total length distance of 41.81 feet to a point of compound curve. Said point witnessed by a 5/8" iron pin found 0.20 feet north and 0.01 feet west (North 03°46'43" West, a distance of 0.20 feet) therefrom.

Thence along said compound curve, being the southerly R/W of said Chardon Avenue, along a southerly line of said RCSPT, and along a northerly line of said Lawrence's land, deflecting to the right, having a chord bearing of South 72°27'47" East, a delta angle of 02°40'14", a radius of 1970.00 feet, and a chord distance of 91.81 feet, a total length distance of 91.82 feet to a 5/8" iron pin set at a point of tangency. Said point being the northeasterly corner of said Lawrence's land. Said point also being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence South 72°27'48" East, along the southerly R/W of said Chardon Avenue, being a southerly line of said RCSPT, a frontage distance of 55.00 feet to a 5/8" iron pin set. Said point being the northeasterly corner of the parcel herein described.

Thence South 14°46'30" West, along the easterly line of the parcel herein described, a distance of 137.51 feet to a 5/8" iron pin set on a northerly line of PPN 10-164711 as conveyed to David E. Lowe, Trustee and recorded in Instrument No. 200200618580, Volume 1445, Page 374 of GCRD. Said point being the southeasterly corner of the parcel herein described.

Thence North 75°48'01" West, along said northerly line of Lowe's land, a distance of 26.34 feet to a 3/4" iron pipe found at an angle point therein. Said point being a northwesterly corner of said Lowe's land.

Thence South 49°19'01" West, along a northwesterly line of said Lowe's land, a distance of 50.45 feet to an angle point therein. Said point being the southeasterly corner of the aforesaid Lawrence parcel. Said point also being the southwest corner of the parcel herein described and witnessed by a 3/4" iron pipe reference monument found N 14°46'30" E, a distance of 37.00 feet therefrom.

Thence North 14°46'30" East, along the easterly line of said Lawrence's land, and passing through said 3/4" iron pipe reference monument found at 37.00 feet, a total distance of 181.98 feet to **The Principal Place of Beginning of this Survey** and containing 0.189 acres of land (8233.1 Square Feet), as surveyed in February of 2016 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor

**0.189 ACRE PARCEL**

(Continued)

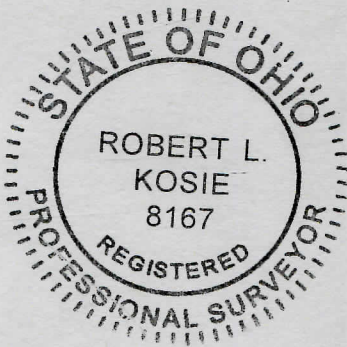
No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid2012b). Be the same, more or less, but subject to all legal highways.

The intent of this legal description is to divide 0.189 acres of land from the westerly side of PPN 10-164712 as conveyed to Edward C. Lawrence and Susan M. Lawrence and recorded in Volume 766, Page 137, Parcel No. 2 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".

All drill holes set shown herein noted as being 1/2" diameter x 3/4" deep drill holes (circular borings), in concrete, with four stamped directional lines.

Robert L. Kosie  
Ohio Registered Professional  
Surveyor No. 8167



Dated: 2.18.16

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

*[Signature]* 02/18/16  
GEOUGA COUNTY AUDITOR  
TAX MAP DEPT. *Rev*

EXHIBIT " "



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## 0.624 COMBINED ACRE PARCEL

(27159.9 Square Feet)

Deeds of Record: Permanent Parcel Number (PPN) 10-079400, Edward C. Lawrence and Susan M. Lawrence, Volume 766, Page 137, Parcel No. 1 and PPN 10-164712 (in part), Edward C. Lawrence and Susan M. Lawrence, Volume 766, Page 137, Parcel No. 2 of Geauga County Records and Deeds (GCRD), 214 Basquin Road

Situated in The City of Chardon, County of Geauga and State of Ohio and known as being part of Original Lot No. 134 within said City and Township 9, Range 8 of The Connecticut Western Reserve and bounded and described as follows:

Beginning at a 3/4" iron pipe with an unreadable cap in a circular monument box found on a westerly line of Rocky Cellars Subdivision Phase Two (RCSPT) as recorded in Plat Volume 25, Pages 104 and 105 of GCRD. Said point being the intersection of the centerline of Chardon Avenue (60 feet wide, centerline is non-equidistant from R/W as calculated and shown on RCSPT) and the easterly Right of Way (R/W) of Basquin Road (60 feet wide as shown on The Dedication Plat of Extensions of Chardon Avenue, Allynd Blvd. and Basquin Road and recorded in Volume 9, Page 48 of GCRD).

Thence South  $09^{\circ}11'50''$  West, along the easterly R/W of said Basquin Road, and said westerly line of RCSPT, a distance of 54.72 feet to a drill hole set in a concrete driveway at a point of curve. Said point being the most southerly R/W intersection of said Basquin Road and Chardon Avenue, a southwesterly corner of said RCSPT, and **The Principal Place of Beginning of this Survey.**

Thence along said curve, being the southerly R/W of said Chardon Avenue, and along a southerly line of said RCSPT, deflecting to the right, having a chord bearing of North  $58^{\circ}21'45''$  East, a delta angle of  $95^{\circ}49'56''$ , a radius of 25.00 feet, and a chord distance

**0.624 COMBINED ACRE PARCEL**

(Continued)

of 37.11 feet, a total length distance of 41.81 feet to a point of compound curve. Said point witnessed by a 5/8" iron pin found 0.20 feet north and 0.01 feet west (North 03°46'43" West, a distance of 0.20 feet) therefrom.

Thence along said compound curve, being the southerly R/W of said Chardon Avenue, and along a southerly line of said RCSPT, deflecting to the right, having a chord bearing of South 72°27'47" East, a delta angle of 02°40'14", a radius of 1970.00 feet, and a chord distance of 91.81 feet, a total length distance of 91.82 feet to a 5/8" iron pin set at a point of tangency.

Thence South 72°27'48" East, along the southerly R/W of said Chardon Avenue, being a southerly line of said RCSPT, a distance of 55.00 feet to a 5/8" iron pin set. Said point being the northeasterly corner of the parcel herein described.

Thence South 14°46'30" West, along the easterly line of the parcel herein described, a distance of 137.51 feet to a 5/8" iron pin set on a northerly line of PPN 10-164711 as conveyed to David E. Lowe, Trustee and recorded in Instrument No. 200200618580, Volume 1445, Page 374 of GCRD. Said point being a southeasterly corner of the parcel herein described.

Thence North 75°48'01" West, along said northerly line of Lowe's land, a distance of 26.34 feet to a 3/4" iron pipe found at an angle point therein. Said point being a northwesterly corner of said Lowe's land.

Thence South 49°19'01" West, along a northwesterly line of said Lowe's land, a distance of 50.45 feet to an angle point therein. Said point witnessed by a 3/4" iron pipe reference monument found N 14°46'30" E, a distance of 37.00 feet therefrom.

Thence North 60°32'19" West, along a northerly line of said Lowe's land, a distance of 107.91 feet to a 5/8" iron pin set on the easterly R/W of the aforesaid Basquin Road. Said point being a northwesterly corner of said Lowe's land. Said point also being the southwesterly corner of the parcel herein described.

Thence North 09°11'50" East, along the easterly R/W of said Basquin Road, a frontage distance of 132.80 feet to **The Principal Place of Beginning of this Survey** and containing 0.624 acres of land (27159.9 Square Feet), as surveyed in February of 2016 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

**0.624 COMBINED ACRE PARCEL**

(Continued)

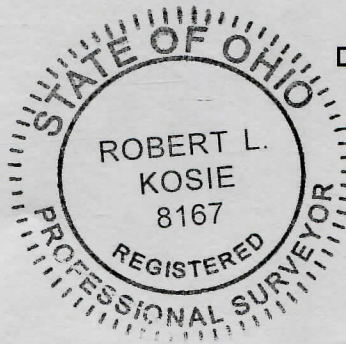
network (NAD83 - 2011, NAVD88, GRS80, and Geoid2012b). Be the same, more or less, but subject to all legal highways.

The intent of this legal description is to combine PPN 10-079400 as conveyed to Edward C. Lawrence and Susan M. Lawrence and recorded in Volume 766, Page 137, Parcel No. 1 of GCRD with 0.189 acres of land that was divided from the westerly side of PPN 10-164712 as conveyed to Edward C. Lawrence and Susan M. Lawrence and recorded in Volume 766, Page 137, Parcel No. 2 of GCRD. AKA 214 Basquin Drive

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".

All drill holes set shown herein noted as being 1/2" diameter x 3/4" deep drill holes (circular borings), in concrete, with four stamped directional lines.

Robert L. Kosie  
Ohio Registered Professional  
Surveyor No. 8167



Dated: 2.18.16

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

02/18/16  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *Rev.*