

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



GRAPHIC SCALE: 1" equals 100'

- Denotes 5/8" iron (steel) pin with cap bearing "KOSIE P.S. 5276" found and used unless otherwise noted
- Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- ⊕ Denotes 1/2" (diameter) x 3/4" (deep) drill hole (circular boring), in concrete, with four (4) stamped directional lines set
- Denotes fence line on or near property line
- c. -Denotes calculated measurement d. -Denotes deed measurement p. -Denotes plat measurement fd. -Denotes found monument u. -Denotes used measurement POB -Denotes point of beginning PPN -Denotes permanent parcel number INST -Denotes instrument number C./C.L. -Denotes centerline R/W -Denotes right-of-way (margin) BCSU -Denotes monument found bent, coned, straightened and used BCO -Denotes monument found bent, coned and observed GCRD -Denotes "Geauga County Records and Deeds" GCER -Denotes "Geauga County Engineer's Records" MP -Denotes as measured perpendicularly from C.L. ORR -Denotes "Original Road Records"

PARCEL DATA

PPN 10-043200 Elizabeth A. Kaselak INST 201600903774 Volume 2008, Page 140 431 North Hambden Street	PPN 10-125400 George L. Baker, Jr., Trustee INST 201600907878 Volume 2013, Page 3133, Parcel 2 445 North Hambden Street
PPN 10-085200 Katherine A. Delaney Volume 692, Page 1343 439 North Hambden Street	PPN 10-055200 Michael R. Quinn and Donna M. Quinn Volume 902, Page 150 455 North Hambden Street
PPN 10-005400 Dennis P. Revlock, Jr. INST 200500719903 Volume 1765, Page 340 441 North Hambden Street	

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 mistitling or malproprium, or that which is not shown on this drawing.
Note: All building ties are approximate (+/-)

ZONING INFORMATION

R2 - Low Density Residence District
1133.05 LOT STANDARDS
Schedule 1133.05
Minimum lot area: 15,000 square feet
Minimum width at building setback: 90 feet
Minimum width of rear property line: 55 feet
Maximum lot coverage: 30%
Building Setback (from R/W) 50 feet
Side Setback:
A. Minimum setback for one side: 12 feet
B. Combined minimum setback for both sides: 25 feet
Rear Setback: 40 feet

LOT COVERAGE

11.815 acre parcel: <1.00%
2,000 acre parcel: 1.2%

PLAT OF LOT SPLIT AND CONSOLIDATION OF:
PPN 10-005500 and PPN 10-059000
George L. Baker, Jr., Trustee

DEED OF RECORD
INST 201600907878, Volume 2013, Page 3133, Parcel 1 and Parcel 3
433 North Hambden Street and 449 North Hambden Street

PPN 10-165267
Rocky Cellars Partners, Inc.
Volume 927, Page 85

5/8" iron pin with cap bearing "KOSIE P.S. 5276" fd.: 0.16' south, 4.80' west and used for property line e/w (removed due to new evidence) 5/8" iron pin set



PPN 10-709627
City of Chardon
INST 201000816675
Volume 1890, Page 3408
499 North Hambden Street

11.815 TOTAL COMBINED ACRE PARCEL

PPN 10-005500
George L. Baker, Jr., Trustee
INST 201600907878
Volume 2013, Page 3133, Parcel 3

5/8" iron pin with cap bearing "KOSIE P.S. 5276" fd. 0.36' west of property line (n/s) and used for property line (e/w)

5/8" iron pin with cap bearing "Kosie P.S. 5276" fd. 0.26' south, 7.53' west and used for property line e/w (removed due to new evidence) 5/8" iron pin set

5/8" iron pin fd. and used

5/8" iron pin with cap bearing "KOSIE P.S. 5276" fd. 0.10' west of property line (n/s) and used for property line (e/w)

Minimum graphic setback line (See Zoning Information)

2,000 ACRE RESIDUAL

PPN 10-005500
George L. Baker, Jr., Trustee
INST 201600907878
Volume 2013, Page 3133, Parcel 3

PPN 10-108160
Theodore F. Russo and Melissa L. Russo
Volume 1284, Page 891
461 North Hambden Street



SURVEYOR'S CERTIFICATION

I certify to: Scott B. Baker
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 2305.091 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.

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

DBK PLAT NO.:
950 2016

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	Month:	Page:
City of Chardon, County of Geauga and State of Ohio and known as being part of Original Lot No. 140 within said City and Township 9, Range 8 within the Connecticut Western Reserve.	December	ONE
Survey for:	Year:	of
Scott B. Baker	2016	ONE

Revised
December 28th, 2016
January 20th, 2017

REFERENCES

- *The April, 1993 plat of survey for George Baker prepared by Delmar B. Kosie & Associates (Delmar B. Kosie, Registered Surveyor No. 5276) and filed as plat number 329 in D.B. Kosie & Associates Records.
- *The July, 1989 plat of survey for Bruce & Linda Lang (George Baker) prepared by Delmar B. Kosie & Associates (Delmar B. Kosie, Registered Surveyor No. 5276) and filed as plat number 330 in D.B. Kosie & Associates Records.
- *The August 16th, 2010 plat of survey for The City of Chardon as prepared by the C.W. Courtney Company (John E. Jansky Registered Professional Surveyor No. 6440 as recorded as plat Volume 41, Page 30 of GCRD.
- *The June 1st, 1925 survey prepared by The Clark and Pike Company and recorded in Volume 502, Page 210 of GCRD.
- *The May, 1995 Schematic Plan of South Hambden Street 12' Watermain Project prepared by The C.W. Courtney Company and filed as S. Hambden WM Schematic.PDF in The City Engineer's records.
- *The ORR of Grant Street as shown on Volume E Page 117 to Volume E Page 122 and filed as Roll 3 0655 ORR Vol E Page 117.pdf to Roll 3 0659 ORR Vol E Page 122.pdf of GCER.
- *The 1933 State of Ohio Department of Highways Chardon-Madison Road SH(ICH) 327, Sec. C-1, Geauga County Bureau of Construction (NRS 686-A, Gea USR 6 3.79-6.79) plan as recorded in the Ohio Department of Transportation records.
- *The November, 1981 Proposed Annexation to the Village of Chardon (91.46 Acres+- in Hambden Township) as recorded in Volume 14, Page 15 of GCRD.

AUDITOR'S APPROVAL

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature]
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

MUNICIPAL APPROVALS

MUNICIPAL ENGINEER
This lot split and consolidation is recommended by the Municipal Engineer for approval by the Planning Commission of the City of Chardon, Ohio
this ___ day of ___, 20__

PLANNING COMMISSION
This lot split and consolidation has been approved by the Planning Commission of the City of Chardon, Ohio, by announcement of decision adopted on
the ___ day of ___, 20__

Douglas Courtney, PE, Municipal Engineer
Kenneth R. Miller, Chairman
Secretary

OWNER'S ACCEPTANCE:

I, the undersigned owner of the lands shown hereon do hereby accept and understand the intentions of this plat of survey on this
this ___ day of ___, 20__

Signed
Printed
Scott B. Baker, Trustee

NOTARY PUBLIC

Before me, a Notary Public in the County of Geauga 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 ___, 20__

Notary Public:

Original Lot No. 26
Bond Tract

G.A.R. HIGHWAY
(U.S. Route 6, 60 feet wide)

Original Lot No. 26
Bond Tract

HAMB DEN TOWNSHIP
GRANT STREET
(45 feet wide)

CITY OF CHARDON
N 01°09'46" W
980.89' c.&u.
(977.20' ORR)

MATCH LINE 'A'

Empty monument box fd. 1989 and 1993 surveys (now removed)

SOUTH HAMB DEN STREET
(60' wide)

CHARDON - WINDSOR ROAD
(60 feet wide)

Original Lot No. 141

MATCH LINE 'A'

Original Lot No. 140

Original Lot No. 140

Original Lot No. 140

Original Lot No. 140

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9.818 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) 10-005500

George L. Baker, Jr., Trustee

Instrument Number (INST) 201600907878, 2013, Page 3133, Parcel 3 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. 140 within said City and Township 9, Range 8 within the Connecticut Western Reserve and bounded and described as follows:

Beginning at a 1" iron pin in a monument box found at the centerline intersection of Grant Street (45 feet wide), G.A.R. Highway (U.S. Route 6, 60 feet wide) and North Hambden Street (60 feet wide), being the intersection of Original Lots No. 140 and 141 in the City of Chardon and Original Lot No. 26, Bond Tract in Hambden Township at a jog on the easterly line of the said City of Chardon.

Thence South 88°05'52" West, along the centerline of said North Hambden Street and along said lot line, 636.32 feet to a point. Said point being the southeasterly corner of PPN 10-125400 as conveyed to George L. Baker, Jr., Trustee and recorded in INST 201600907878, Volume 2013, Page 3133, Parcel 2 of GCRD.

Thence North 02°23'42" West, along the easterly line of said Baker's Land, and passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found at 29.86 feet (not on R/W), a total distance of 200.03 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found. Said point being the northeasterly corner of said Baker's land.

Thence South 88°04'13" West, along the northerly line of said Baker's Land and along the northerly line of PPN 10-005400 as conveyed to Dennis P. Revlock, Jr. and recorded in INST 200500719903, Volume 1765, Page 340 of GCRD, 76.70 feet to a 5/8" iron pin set. Said point being a southeasterly corner of the parcel herein described and The Principal Place of Beginning of this Survey.

9.818 ACRE LOT SPLIT

(Continued)

Thence South 88°04'13" West, continuing along the northerly line of said Revlock's land, and along the northerly line of PPN 10-085200 as conveyed to Katherine A. Delaney and recorded in Volume 692, Page 1343 of GCRD, 118.46 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found on the easterly line of PPN 10-059000 as conveyed to George L. Baker, Jr., Trustee and recorded in INST 201600907878, Volume 2013, Page 3133, Parcel 1 of GCRD. Said point being the northwesterly corner of said Delaney's land. Said point also being a southwesterly corner of the parcel herein described.

Thence North 02°25'27" West, along the easterly line of said Baker's land, 460.16 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found. Said point being the northeasterly corner of said Baker's land.

Thence South 88°00'13" West, along the northerly line of said Baker's land, 131.52 feet to a point on an easterly line of PPN 10-163700 as conveyed to George L. Baker, Jr., Trustee and recorded in INST 201600907878, Volume 2013, Page 3133, Parcel 4 of GCRD. Said point being the northwesterly corner of said Baker's land (PPN 10-059000). Said point also being a southwesterly corner of the parcel herein described and referenced by a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found South 88°00'13" West, 0.36 feet therefrom.

Thence North 02°22'49" West, along said easterly line of said Baker's land (PPN 10-163700), 396.41 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found on a southerly line of PPN 10-165267 as conveyed to Rocky Cellars Partners, Inc. and recorded in Volume 927, Page 85 of GCRD. Said point being the northeasterly corner of said Baker's land. Said point also being the northwesterly corner of the parcel herein described.

Thence North 88°08'04" East, along the southerly line of the said Rocky Cellars Partners, Inc. parcel, 629.74 feet to a 5/8" iron pin set on a westerly line of PPN 10-709627 as conveyed to the City of Chardon and recorded in INST 201000816675, Volume 1890, Page 3408 of GCRD. Said point being the southeasterly corner of the said Rocky Cellars Partners, Inc. parcel. Said point also being a northeasterly corner of the parcel herein described.

Thence South 00°45'16" East, along said westerly line of the said City of Chardon parcel, 396.32 feet to a 5/8" iron pin set. Said point being a southwesterly corner of the said City of Chardon parcel.

Thence North 88°00'18" East, along a southerly line of the said City of Chardon parcel, 25.38 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found. Said point being the northwesterly corner of PPN 10-108160 as conveyed to Theodore F. Russo and Melissa L. Russo and recorded in Volume 1264, Page 891 of GCRD. Said point also being a northeasterly corner of the parcel herein described.

Thence South 00°10'29" East, along the westerly line of said Russo's land, 325.10 feet to a 5/8" iron pin set. Said point being a southeasterly corner of the parcel herein described.

9.818 ACRE LOT SPLIT

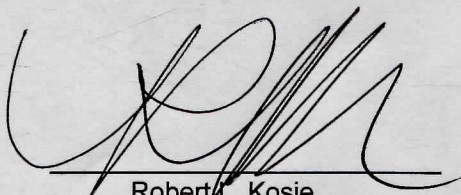
(Continued)

Thence South 88°08'28" West, along a southerly line of the parcel herein described, 381.14 feet to a 5/8" iron pin set.

Thence South 02°25'27" East, along an easterly line of the parcel herein described, 135.00 feet to The Principal Place of Beginning of this Survey and containing 9.818 acres of land, as surveyed in February 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 survey is to divide 9.818 acres of land (lot split) from PPN 10-005500 as conveyed to George L. Baker, Jr., Trustee and recorded in INST 201600907878, Volume 2013, Page 3133, Parcel 3 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

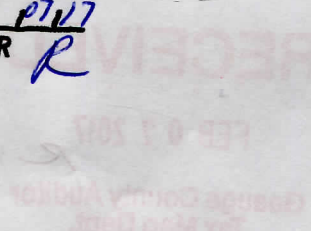


Dated: 2.1.17

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

[Handwritten Signature] 02 07/17

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.



D.B. Kosie & Associates



Professional Land Surveying

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11.815 COMBINED ACRE PARCEL

0.091 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 10-059000 and PPN 10-005500

George L. Baker, Jr., Trustee

Instrument Number (INST) 201600907878, 2013, Page 3133, Parcel 1 and Parcel 3 of

Geauga County Records and Deeds (GCRD)

433 North Hambden Street

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being part of Original Lot No. 140 within said City and Township 9, Range 8 within the Connecticut Western Reserve and bounded and described as follows:

Beginning at a 1" iron pin in a monument box found at the centerline intersection of Grant Street (45 feet wide), G.A.R. Highway (U.S. Route 6, 60 feet wide) and North Hambden Street (60 feet wide), being the intersection of Original Lots No. 140 and 141 in the City of Chardon and Original Lot No. 26, Bond Tract in Hambden Township at a jog on the easterly line of the said City of Chardon.

Thence South 88°05'52" West, along the centerline of said North Hambden Street and along said lot line, 831.38 feet to a point. Said point being the southwesterly corner of PPN 10-085200 as conveyed to Katherine A. Delaney and recorded in Volume 692, Page 1343 of GCRD. Said point also being a southeasterly corner of the parcel herein described and The Principal Place of Beginning of this Survey.

Thence South 88°05'52" West, continuing along said centerline, a frontage distance of 132.02 feet to a point. Said point being the southeasterly corner of PPN 10-043200 as conveyed to Elizabeth A. Kaselak and recorded in INST 201600903774, Volume 2008, Page 140 of GCRD. Said point also being the southwesterly corner of the parcel herein described.

11.815 COMBINED ACRE PARCEL

(Continued)

Thence North 02°22'49" West, along the easterly line of said Kaselak's land, and along the easterly line of PPN 10-163700 as conveyed to George L. Baker, Jr., Trustee and recorded in INST 201600907878, Volume 2013, Page 3133, Parcel 4 of GCRD, and passing through a drill hole set in a concrete driveway at 30.00 feet, a total distance of 1056.29 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found on a southerly line of PPN 10-165267 as conveyed to Rocky Cellars Partners, Inc. and recorded in Volume 927, Page 85 of GCRD. Said point being the northeasterly corner of said Baker's land. Said point also being the northwesterly corner of the parcel herein described.

Thence North 88°08'04" East, along the southerly line of the said Rocky Cellars Partners, Inc. parcel, 629.74 feet to a 5/8" iron pin set on a westerly line of PPN 10-709627 as conveyed to the City of Chardon and recorded in INST 201000816675, Volume 1890, Page 3408 of GCRD. Said point being the southeasterly corner of the said Rocky Cellars Partners, Inc. parcel. Said point also being a northeasterly corner of the parcel herein described.

Thence South 00°45'16" East, along said westerly line of the said City of Chardon parcel, 396.32 feet to a 5/8" iron pin set. Said point being a southwesterly corner of the said City of Chardon parcel.

Thence North 88°00'18" East, along a southerly line of the said City of Chardon parcel, 25.38 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found. Said point being the northwesterly corner of PPN 10-108160 as conveyed to Theodore F. Russo and Melissa L. Russo and recorded in Volume 1264, Page 891 of GCRD. Said point also being a northeasterly corner of the parcel herein described.

Thence South 00°10'29" East, along the westerly line of said Russo's land, 325.10 feet to a 5/8" iron pin set. Said point being a southeasterly corner of the parcel herein described.

Thence South 88°08'28" West, along a southerly line of the parcel herein described, 381.14 feet to a 5/8" iron pin set.

Thence South 02°25'27" East, along an easterly line of the parcel herein described, 135.00 feet to a 5/8" iron pin set on the northerly line of PPN 10-005400 as conveyed to Dennis P. Revlock, Jr. and recorded in INST 200500719903, Volume 1765, Page 340 of GCRD. Said point being a southeasterly corner of the parcel herein described.

11.815 COMBINED ACRE PARCEL

(Continued)


Thence South 88°04'13" West, along the northerly line of said Revlock's land, and along the northerly line of the aforesaid Delaney parcel (PPN 10-085200), 118.46 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found. Said point being the northwesterly corner of said Delaney's land.

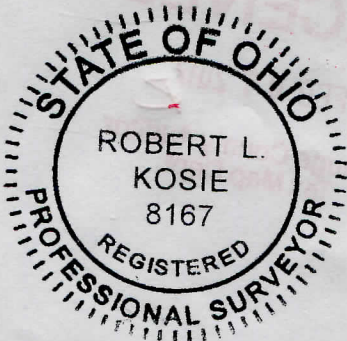
Thence South 02°25'27" East, along the westerly line of said Delaney's land, and passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found bent and straightened at 169.94 feet, a total distance of 199.94 feet to **The Principal Place of Beginning of this Survey** and containing 11.815 acres of land, of which, 0.091 acres are within the RW of said North Hambden Street, as surveyed in February 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 survey is to combine PPN 10-059000 (1.997 acres) as conveyed to George L. Baker, Jr., Trustee and recorded in INST 201600907878, Volume 2013, Page 3133, Parcel 1 of GCRD with a 9.818 acre division of land (lot split) from PPN 10-005500 as conveyed to George L. Baker, Jr., Trustee and recorded in INST 201600907878, Volume 2013, Page 3133, Parcel 3 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".

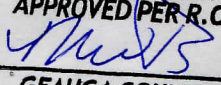
All drill holes set shown herein noted as being 1/2" diameter x 3/4" deep drill holes (circular borings), in concrete, with four stamped directional lines.


Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167



Dated: 2.1.17

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


02/07/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.



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2.000 ACRE RESIDUAL

0.122 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 10-005500

George L. Baker, Jr., Trustee

Instrument Number (INST) 201600907878, 2013, Page 3133, Parcel 3 of Geauga
County Records and Deeds (GCRD)
449 North Hambden Street

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being part of Original Lot No. 140 within said City and Township 9, Range 8 within the Connecticut Western Reserve and bounded and described as follows:

Beginning at a 1" iron pin in a monument box found at the centerline intersection of Grant Street (45 feet wide), G.A.R. Highway (U.S. Route 6, 60 feet wide) and North Hambden Street (60 feet wide), being the intersection of Original Lots No. 140 and 141 in the City of Chardon and Original Lot No. 26, Bond Tract in Hambden Township at a jog on the easterly line of the said City of Chardon.

Thence South $88^{\circ}05'52''$ West, along the centerline of said North Hambden Street and along said lot line, 459.94 feet to a point. Said point being the southwesterly corner of PPN 10-055200 as conveyed to Michael R. Quinn and Donna M. Quinn and recorded in Volume 902, Page 150 of GCRD. Said point also being a southeasterly corner of the parcel herein described and The Principal Place of Beginning of this Survey.

Thence South $88^{\circ}05'52''$ West, continuing along said centerline, a frontage distance of 176.38 feet to a point. Said point being the southeasterly corner of PPN 10-125400 as conveyed to George L. Baker, Jr., Trustee and recorded in INST 201600907878, Volume 2013, Page 3133, Parcel 2 of GCRD. Said point also being a southwesterly corner of the parcel herein described.

Thence North $02^{\circ}23'42''$ West, along the easterly line of said Baker's land, and passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found at 29.86 feet (not on R/W), a total distance of 200.03 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found. Said point being the northeasterly corner of said Baker's land.

2.000 ACRE RESIDUAL

(Continued)

Thence South 88°04'13" West, along the northerly line of said Baker's Land and along the northerly line of PPN 10-005400 as conveyed to Dennis P. Revlock, Jr. and recorded in INST 200500719903, Volume 1765, Page 340 of GCRD, 76.70 feet to a 5/8" iron pin set. Said point being a southwesterly corner of the parcel herein described.

Thence North 02°25'27" West, along a westerly line of the parcel herein described, 135.00 feet to a 5/8" iron pin set. Said point being the northwesterly corner of the parcel herein described.

Thence North 88°08'28" East, along the northerly line of the parcel herein described, 381.14 feet to a 5/8" iron pin set on the westerly line of PPN 10-108160 as conveyed to Theodore F. Russo and Melissa L. Russo and recorded in Volume 1264, Page 891 of GCRD. Said point being the northeasterly corner of the parcel herein described.

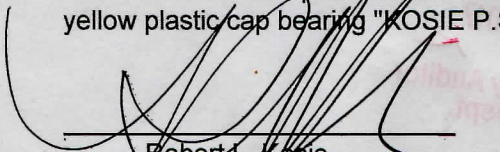
Thence South 00°10'29" East, along the westerly line of said Russo's land, 135.00 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found. Said point being the northeasterly corner of the aforesaid Quinn Parcel (PPN 10-055200). Said point also being a southeasterly corner of the parcel herein described.

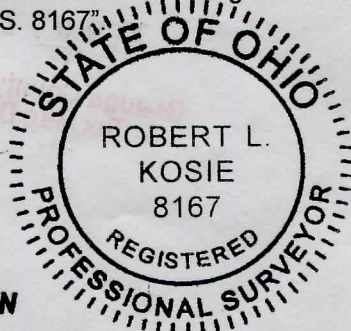
Thence South 88°08'48" West, along the northerly line of said Quinn's land, 114.91 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found. Said point being the northwesterly corner of said Quinn's land.

Thence South 00°08'45" East, along the westerly line of said Quinn's land, and passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found at 169.94 feet, a total distance of 199.95 feet to **The Principal Place of Beginning of this Survey** and containing 2.000 acres of land, of which, 0.122 acres are within the RW of said North Hambden Street, as surveyed in February 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 survey is to describe the residual land remaining in PPN 10-005500 as conveyed to George L. Baker, Jr., Trustee and recorded in INST 201600907878, Volume 2013, Page 3133, Parcel 3 of GCRD, after a 9.818 acre lot split therefrom.

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: 2.1.17

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


GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

02/01/17
