

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



PLAT OF RE-SURVEY AND LOT SPLIT OF:

PPN 10-005900 Seventh Avenue Investments, Ltd. 150 Seventh Avenue

DEED OF RECORD:

Volume 1110, Page 368

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.



GRAPHIC SCALE: 1" EQUALS 100'

- 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 cap bearing "FERGUSON S-7627" fd. and used unless otherwise noted
-Denotes 6' chain-link fence 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
PPN -Denotes permanent parcel number INST -Denotes instrument number
C.L./C.L.-Denotes centerline R/W -Denotes right-of-way (margin)
L.-Denotes lot line RL -Denotes property line
BCO -Denotes monument found bent, coned and observed
POB -Denotes point of beginning MP -Denotes "measured perpendicularly"
GCRD -Denotes "Geauga County Records and Deeds"
GCER -Denotes "Geauga County Engineer's Records"

ZONING INFORMATION

C-4 General Commercial Zoning District CHAPTER 1139 Commercial District Regulations 1139.05 LOT STANDARDS
Minimum Lot Area: 20,000 sq. ft. (0.459 acres), Minimum Lot Width: 100 ft
Maximum Building Coverage: 40% (0.799 acres = 13,921 sq. ft., 5.774 acres = 100,606 sq. ft.)
1139.07 BUILDING SETBACK REQUIREMENTS
Minimum Setback from Street R/W: 50 feet, Maximum Setback from Street R/W: NA
Setback from Side Lot line abutting nonresidential dist: 15 feet
Setback from Rear Lot line abutting nonresidential dist: 30 feet
Setback from Side Lot line abutting residential dist: 25 feet
Setback from Rear Lot line abutting residential dist: 30 feet

AGREEMENT, CONDITION, EASEMENT, RESTRICTION, ENCUMBRANCE DISCLAIMER

No liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence of any Agreement, Condition, Easement, Restriction or Encumbrance of record shown or not shown, listed, or referenced on this plat, that which has or has not been recorded, any mistitling or malpropism. It is advised to contract a qualified Attorney who specializes in Property Easements.

SEVENTH AVENUE (60 feet wide)

PARK DRIVE (60 feet wide)

CENTER STREET (60 feet wide)

5.774 ACRE RESIDUAL

PPN 10-005900 Seventh Avenue Investments, Ltd. Volume 1110, Page 368 150 Seventh Avenue

OTHER EASEMENTS (may not be applicable to this survey) Access Drive Easement Agreement Volume 1063, Page 133, Exhibit B Access Drive Easement Agreement Volume 1063, Page 133, Exhibit C

Table with columns: Situated in The, Month, Page, Year, Survey for. Content includes City of Chardon, County of Geauga and State of Ohio, March, ONE, 2018, The Kellis Eye Center - Augustine J. Kellis

Checked on March 16th 2018 by RLK Revised on March 27th, 2018

EXISTING DEED RESTRICTIONS OF RECORD

- 1. Seventh Avenue Investments shall, at the time of construction of any building upon the Property, install upon the Property, at no expense to the Village of Chardon, a sanitary sewer lift station of sufficient capacity and performance, and including such appurtenances as are necessary, to pump all sewage which will be generated upon the Property to the sanitary sewer manhole at the corner of Seventh Avenue and Center Street.
2. Seventh Avenue Investments shall pay, at the time of filing for permits for construction of any building, the required sanitary sewer tap-in charge in accordance with Village of Chardon Codified Ordinance 923.162. However, at such time in the future as a direct connection to a gravity sewer is made, and the use of the lift station is discontinued, no additional sanitary sewer tap-in fee shall be due the Village of Chardon provided that this shall not be construed to limit the application of Village of Chardon Codified Ordinance 923.162(c) and/or 925.55(c) (or such equivalent municipal requirements for same as may exist at the time of the removal work). No waiver of any other fees, deposits or charges required by any other municipal ordinance is granted herein.
3. The sanitary sewer lift station shall be designed and constructed in full compliance with all applicable municipal requirements and subject to the approval of the Municipal Engineer and the Municipal Public Service Director.
4. Seventh Avenue Investments, its assigns, transferees and successors in interest, shall be solely responsible for the installation, operation, maintenance and removal of the required sanitary sewer lift station, its associated force main and other appurtenances both above and below ground, and all expenses thereof.
5. At such time in the future as gravity sanitary sewer service is available to the Property, Seventh Avenue Investments, its assigns, transferees, or successors in interest shall connect to the gravity sewer. The then current owner of the Property shall discontinue use of the lift station and connect directly into a gravity sanitary sewer within ninety (90) days of receipt of notice from the Village of Chardon requiring such direct connection. Further, the then owner of the Property shall remove, at said owner's expense, the sanitary sewer lift station and all of its appurtenances, both above and below ground, within thirty (30) days of said direct connection to a gravity sewer. The associated force main shall be abandoned in accordance with the requirements of Village of Chardon Codified Ordinance 925.75 (or such equivalent municipal requirements for same as may exist at the time of the removal work).
6. Should Seventh Avenue Investments or its assigns, transferees, or successors in interest fail to comply with the terms and conditions of this Agreement, the Village of Chardon may take such legal actions as it deems appropriate and further, may disconnect the force main from the municipal sanitary sewer system and terminate the sanitary sewer service to the Property.

OWNER'S ACCEPTANCE:

I/We, the undersigned owner(s) of the lands shown hereon do hereby accept and understand the intentions of this Plat of Survey.

Signed Printed Signed Printed Signed Printed

AUDITOR'S APPROVAL

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251 [Signature] GEAGA 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\_\_ Douglas Courtney, PE, Municipal Engineer

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\_\_ Kenneth R. Miller, Chairman Secretary

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 \_\_\_, 20\_\_

Notary Public: Signed Printed

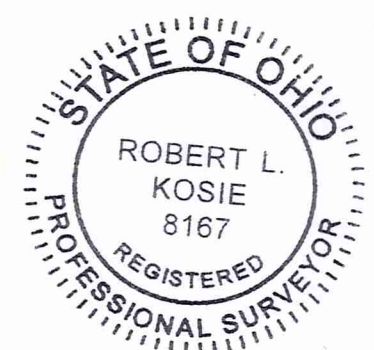
PPN 10-122000 LITVIN PROPERTIES, LLC INST 201300861851 Volume 1953, Page 2198 310 Industrial Parkway

SURVEYOR'S CERTIFICATION

I certify to: The Kellis Eye Center - Augustine J. Kellis 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 2305.09(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.

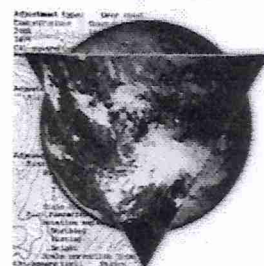


Robert L. Kosie, P.S. Registered Professional Land Surveyor No. 8167



DBK PLAT NO.: 1025 2018

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

REFERENCES

- \*The February, 19th, 1969 Dedication Plat of Park Drive and Seventh Avenue, Lot 129, Village of Chardon, County of Geauga, State of Ohio, prepared by WM. R. Gray and Associates, William R. Gray, Registered Surveyor No. 2752, recorded in plat Volume 9, Page 71 of GCRD.
\*The April, 1995 surveys prepared by Mitchell A. Ferguson, Registered Surveyor No. 7627, recorded in Volume 1110, Page 368, Volume 1063, Page 109, Volume 1038, Page 474, Volume 1063, Page 1113 and Volume 1063, Page 133 of GCRD.
\*The August, 2003 survey prepared by Steven N. Roessner, Professional Surveyor No. 7070, recorded in INST 200400689480, Volume 1722, Page 244 of GCRD.
\*The March, 2006 survey prepared by Harry S. Jones, Registered Surveyor No. 6343, recorded in INST 201200842293, Volume 1925, Page 625 of GCRD.
\*The January 7th, 1964 State of Ohio Department of Highways Gea.-44-16.84, Mentor Road, Center Line Survey Plat, Village of Chardon, Chardon Township, Geauga County recorded in Volume 8, Page 87 of GCRD.
\*The 1964 Ohio Department of Highways Plan of S.R. 44, Ravenna Road, 16.84, Geauga County, filed as SR-044 RAVENNA ROAD 1964 PLANS-00.00-16.84 GEA-CHA-(ODOT-000967).pdf in the GCER.



# 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)

## 0.799 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) 10-005900, Seventh Avenue Investments, Ltd., Volume 1110, Page 368 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 Chardon Village Lot No. 129 within said City and Township 9N, Range 8W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a point in an empty monument box found at the centerline intersection of Seventh Avenue (60 feet wide) and Center Street (80 feet wide). Said point witnessed by the center of said empty monument box, south 0.16', east 0.20' therefrom. Said point also witnessed by a 1" iron pin in monument box found on the centerline of said Center Street, North 51°23'35" West, 575.27 feet therefrom.

Thence North 38°06'00" East, along the centerline of said Seventh Avenue, 1103.18 feet to an angle point therein. Said point being the northwesterly projection of a southwesterly line of PPN 10-137700, conveyed to 310 Park, Inc., recorded in Instrument Number (INST) 201200842293, Volume 1925, Page 625 of GCRD.

Thence South 50°55'09" East, along said northwesterly projection, 30.00 feet to a 3/4" iron pipe found on the southeasterly right of way (R/W) of said Seventh Avenue. Said point being the most westerly corner of the said 310 Park, Inc. parcel. Said point also being the most northerly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 50°55'09" East, along a southwesterly line of the said 310 Park, Inc. parcel, 270.93 feet to a 3/4" iron pipe found at an angle point therein. Said point being the most northerly corner of PPN 10-122000, conveyed to LITTIN PROPERTIES, LLC, recorded in INST 201300861851, Volume 1953, Page 2198 of GCRD. Said point also

# 0.799 ACRE LOT SPLIT

(Continued)

being the most easterly corner of the parcel herein described.

Thence South 44°41'10" West, along the northwesterly line of the said LITTIN PROPERTIES, LLC parcel, 130.94 feet to a 5/8" iron pin set. Said point being the most southerly corner of the parcel herein described.

Thence North 51°43'35" West, along the southwesterly line of the parcel herein described, 255.87 feet to a 5/8" iron pin set on the southeasterly R/W of the aforesaid Seventh Avenue. Said point being the most westerly corner of the parcel herein described.

Thence North 38°06'00" East, along said R/W, a frontage distance of 133.94 feet to The Principal Place of Beginning of this Survey and containing 0.799 acres of land, as surveyed in March of 2018 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, agreements, reservations, conditions, limitations, easements and restrictions of record.

The intent of this survey is to describe a 0.799 acre division from the northerly portion of PPN 10-005900, conveyed to Seventh Avenue Investments, Ltd., recorded in Volume 1110, Page 368 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: 3.27.18

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

*[Signature]* 03 27 18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *R*



**D.B. Kosie**  
**& Associates**  
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**5.774 ACRE RESIDUAL PARCEL**

Deed of Record: Permanent Parcel Number (PPN) 10-005900, Seventh Avenue Investments, Ltd., Volume 1110, Page 368 of Geauga County Records and Deeds (GCRD). 150 Seventh Avenue.

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being part of original Chardon Village Lot No. 129 within said City and Township 9N, Range 8W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a point in an empty monument box found at the centerline intersection of Seventh Avenue (60 feet wide) and Center Street (80 feet wide). Said point witnessed by the center of said empty monument box, south 0.16', east 0.20' therefrom. Said point also witnessed by a 1" iron pin in monument box found on the centerline of said Center Street, North 51°23'35" West, 575.27 feet therefrom.

Thence North 38°06'00" East, along the centerline of said Seventh Avenue, 491.09 feet to a point. Said point being the northwesterly projection of a northeasterly line of PPN 10-005800, conveyed to Seventh Avenue Properties, Ltd., recorded in Instrument Number (INST) 200400689480, Volume 1722, Page 244 of GCRD.

Thence South 51°22'43" East, along said northwesterly projection, 30.00 feet to a 3/4" iron pipe with cap bearing "FERGUSON S-7627" found on the southeasterly right of way (RW) of said Seventh Avenue. Said point being the most northerly corner of the said Seventh Avenue Properties, Ltd. Parcel. Said point also being the most westerly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 38°06'00" East, along said RW, a frontage distance of 476.05 feet to a 5/8" iron pin set. Said point being the most northerly corner of the parcel herein described.

## **5.774 ACRE RESIDUAL PARCEL**

(Continued)

Thence South 51°43'35" East, along a northeasterly line of the parcel herein described, 255.87 feet to a 5/8" iron pin set on the northwesterly line of PPN 10-122000, conveyed to LITTIN PROPERTIES, LLC, recorded in INST 201300861851, Volume 1953, Page 2198 of GCRD. Said point being the northeasterly corner of the parcel herein described.

Thence South 44°41'10" West, along the northwesterly line of the said LITTIN PROPERTIES, LLC parcel, 68.12 feet to a 1 1/2" iron pipe found. Said point being the northwesterly corner of the said LITTIN PROPERTIES, LLC parcel.

Thence South 32°56'27" East, along a southwesterly line of the said LITTIN PROPERTIES, LLC parcel, 379.00 feet to a 5/8" iron pin set. Said point being the most northerly corner of PPN 10-165269, conveyed to Heinen's, Inc., recorded in Volume 1063, Page 109 of GCRD. Said point also being the southeasterly corner of the parcel herein described.

Thence South 38°36'10" West, along the northwesterly line of the said Heinen's, Inc. parcel, 350.08 feet to a 3/4" iron pipe with cap bearing "FERGUSON S-7627" found. Said point being the most easterly corner of the aforesaid Seventh Avenue Properties, Ltd. parcel. Said point also being the most southerly corner of the parcel herein described.

Thence North 51°16'45" West, along a northeasterly line of the said Seventh Avenue Properties, Ltd. parcel, 102.02 feet to a 3/4" iron pipe with cap bearing "FERGUSON S-7627" found at an angle point therein. Said point being a southwesterly corner of the parcel herein described.

Thence North 06°29'33" West, along the easterly line of the said Seventh Avenue Properties, Ltd. parcel, 84.92 feet to a 3/4" iron pipe with cap bearing "FERGUSON S-7627" found at an angle point therein. Said point being a northeasterly corner of the said Seventh Avenue Properties, Ltd. parcel.

Thence North 51°22'43" West, along a northeasterly line of the said Seventh Avenue Properties, Ltd. parcel, 441.81 feet to **The Principal Place of Beginning of this Survey** and containing 5.774 acres of land, as surveyed in March of 2018 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


# 5.774 ACRE RESIDUAL PARCEL

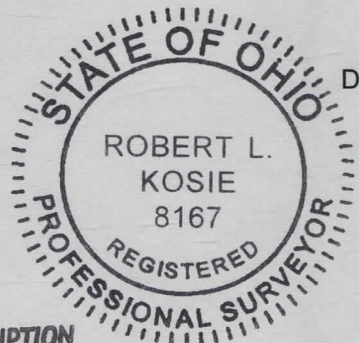
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all legal highways, agreements, reservations, conditions, limitations, easements and restrictions of record.

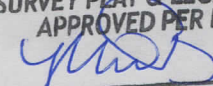
The intent of this survey is to describe the residual of lands remaining in PPN 10-005900, conveyed to Seventh Avenue Investments, Ltd., recorded in Volume 1110, Page 368 of GCRD, after a 0.799 acre division from the northerly portion thereof. Also known as being 150 Seventh Avenue.

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: 3.27.18

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
 03/27/18  
 GEAUGA COUNTY AUDITOR  
 TAX MAP DEPT.

RECEIVED  
 MAR 29 2018  
 Geauga County Auditor  
 Tax Map Dept.