

Situated in The	Month:	Page:
City of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Village Lot No. 16, within said City, and Township 9N, Range 8W in the Connecticut Western Reserve.	January	ONE
Survey for:	Year:	ONE
	2018	
Checked on March 21st by RLK		

PLAT OF SURVEY OF:
PPN 10-099600
Abruzzo Investments, LLC
111 North Hambden Street
 DEED OF RECORD:
 INST 201700927618
 Volume 2041, Page 923

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.

REFERENCES

- *The Chardon Village Original Town Plat Volume 26, Page 216 filed as HMRC - Chardon Village.pdf in the GCED.
- *The April 24th, 1872 Plat of a Divisional Survey of Land for J.F. Howard prepared by M.L. Maynard, Surveyor, recorded in plat Volume 1, Pages 21 of GCRD.
- *The June 2nd, 1893 Plat of Survey prepared by E.L.F. Phelps, C.E., County Surveyor, filed as Book Volume VI, Page 15 in the GCR.
- *The July 21st, 1903 Plat of Survey prepared by E.L.F. Phelps, C.E., Deputy County Surveyor, filed as Book VIII, Page 52 in the GCR.
- *The 1923 Plat Showing Proposed Street Goodrich Court Chardon Village (City) 1923 (dedication of Goodrich Court) as recorded December 28th, 1923 in plat Volume 2, Pages 15-16 of GCRD.
- *The April, 1927 Extension of Maple Avenue in Chardon Village, Ohio prepared by F.R. Zeltmayr, Engineer, recorded in plat Volume 3, Pages 13-14 of GCRD.
- *The original road records of Hunting Street as recorded in Volume E, Pages 147-152 of GCR.
- *The June, 1944 Survey for E.T. Sargent prepared by F.C. Pomeroy, Surveyor, filed as CHVW30026.pdf in the GCR.
- *The March, 1948 survey prepared by Richard Sperry, recorded in Volume 937, Page 563 and INST 20130085302, Volume 1941, Page 1366 of GCRD.
- *The October, 1950 survey prepared by Richard Sperry, recorded in INST 201600913402, Volume 2021, Page 2196 of GCRD.
- *The March, 1872 Plat of H.K. Smith's Allotment and Re-Survey of Lots No. 23 and 24 as recorded in Plat Volume 1, Page 13 of GCRD.
- *The August, 1943 survey of F.C. Pomeroy as recorded in INST 200200922005, Volume 1457, Page 1194 of GCRD.
- *The August, 1961 Plat of Survey of Land Lot No. 34 & Lot No. 35 Chardon Village (City) Geauga County Ohio for The Painesville Telegraph prepared by T.R. Root, Registered Surveyor no. 2888 and filed as CHVW30018.pdf in the GCR.
- *The December, 1982 Survey Plat for the Public Square as prepared by Burgess & Niple, LTD (Larry J. Woodlan, PS# S-05798 and recorded in Plat Volume 14, Page 67 of GCRD.
- *The December 9th, 1991 survey prepared by Willard F. Schade, Jr., Professional Surveyor No. S-6008 and recorded in INST 201600907847, Volume 2013, Page 2924 of GCRD.
- *The July, 2005 Map of Survey for D. Kevin O'Reilly prepared by Joseph Arthur Temple, Registered Surveyor No. 4761
- *The July, 2005 Survey and Description prepared by The Riverstone Company (Edward B. Dudley, P.S. No. 6747) and recorded in Volume 1981, Page 2955 of GCRD.
- *The August 28th, 2005 Plat of Survey and Subdivision made for Aimee L. Mintus and Benjamin J. Schuler prepared by Lessman, Bender and Associates, Steven J. Lessman, Ohio Professional Surveyor No. 7078 recorded in plat Volume 38, Page 65 of GCRD.
- *The June, 2006 Consolidation Plat for City of Chardon prepared by The C.W. Courtney Company (Christopher J. Bowen, S-7700) and recorded in Plat Volume 40, Page 120 of GCRD.
- *The April 26th, 2011 Map of Survey for Anthony Paskevich and Associates at the instance of Pumpkinpudach, LLC, prepared by Hejduk - Cox and Associates, Inc. (not filed or recorded).

RESERVATION AND EASEMENT INFORMATION

- as provided by Lawyers Title Agency of Chardon - 147 Main Street, Chardon, OH 44024 - (440) 285.2129
- Reservation of Shared Wall Easement, and Easement of Ingress and Egress to Gas Pumps, as contained in the Deed from Kenneth Miller, now owned by Pumpkinpudach, LLC to Helena A. Miller and Paul M. Miller, now owned by Abruzzo Investments, LLC, filed October 3, 1942 and recorded in Volume 212, Page 145, Geauga County Records.
 - Easement for Construction, Maintenance, Ingress and Egress as contained in the Instrument from Mildred E. Roger and Steve Roger, currently owned by Pumpkinpudach, LLC to Midland Title Security, Inc., now owned by Abruzzo Investments, LLC, filed on November 5, 1969 in Volume 509, Page 427 of Geauga County Records.
- A.) Temporary Light and Air Easement from Kenneth Miller, now owned by Pumpkinpudach, LLC to Helena A. Miller and Paul M. Miller, now owned by Abruzzo Investments, LLC, filed October 3, 1942 and recorded in Volume 212, Page 146, Geauga County Records. (For Informational Purposes Only, Easement has expired)

PROPERTY LINE NOTE

The northern and eastern property lines noted as being the northeast corner of the "yellow-brick building" and along the "eastern edge of the east wall of said building" and continuing to the "north margin of North Hambden Street". It should also be noted that width of the build (n/s) is 55 feet which corresponds with the original deeds of record, although the northerly margin of North Hambden Street is 0.6' (west end) - 1.0' (east end) south of the southerly building line as shown.

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



GRAPHIC SCALE: 1" equals 20'

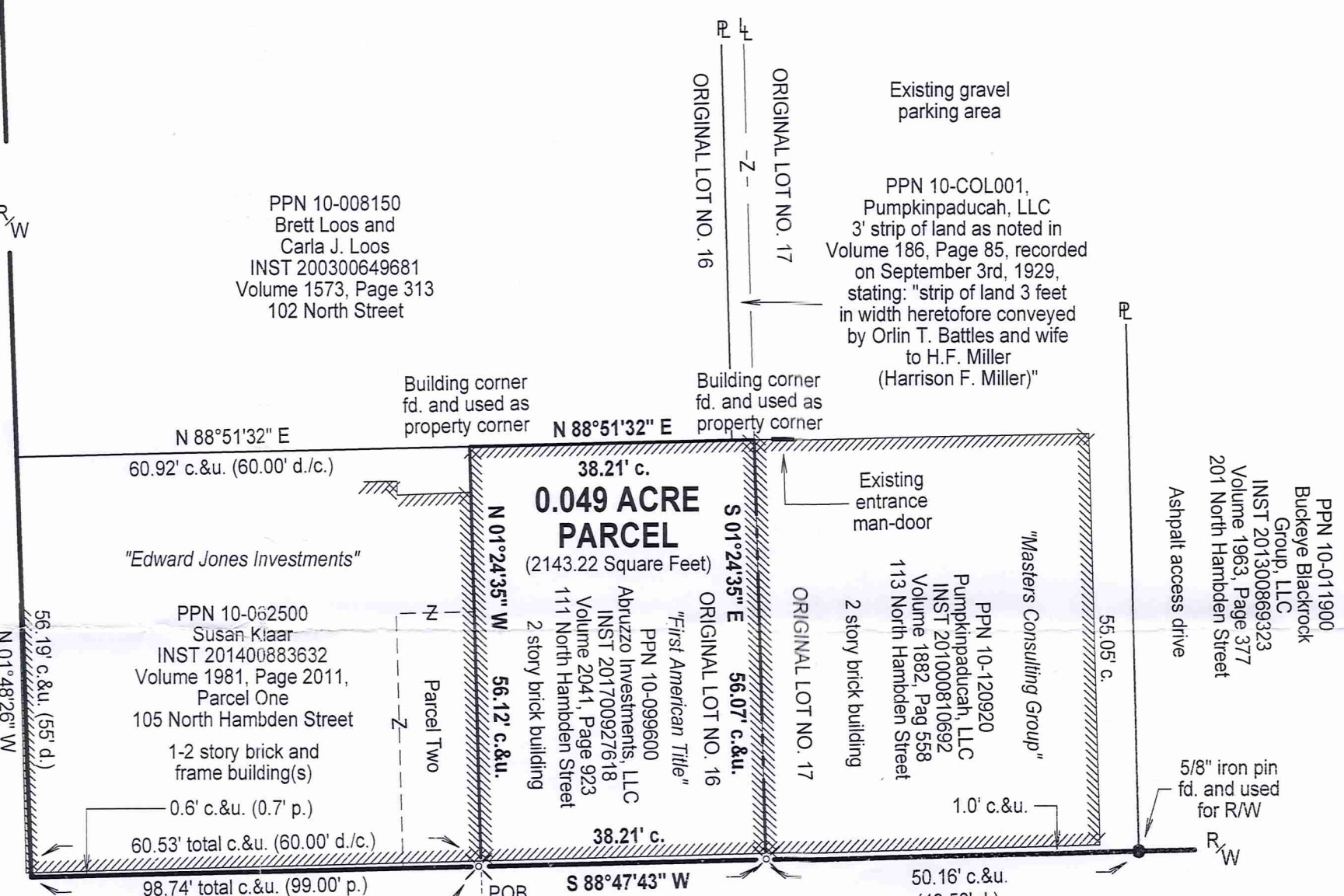
- o - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 6167" set
- c - Denotes calculated measurement r - Denotes record measurement
- d - Denotes deed measurement p - Denotes plat measurement
- o - Denotes observed measurement u - Denotes used measurement
- m - Denotes measured distance fd - 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 R/W - Denotes right-of-way (margin)
- l - Denotes lot line R - Denotes property line
- BCSU - Denotes monument found bent, coned, straightened and used
- BCO - Denotes monument found bent, coned and observed
- MP - Denotes measurement made perpendicularly POB - Denotes point of beginning
- GCRD - Denotes "Gaugua County Records and Deeds"
- GCER - Denotes "Gaugua County Engineer's Records" aka - Denotes "Also Known As"
- MP - Denotes measurement calculated perpendicularly
- ⊗ - Denotes 3/4" (diameter) x 1" (deep) drill hole (circular boring), with four (4) stamped directional lines set in sidewalk
- ∟ - Denotes 90 degree right-angle

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 malproportion, or that which is not shown on this drawing.

RESERVATION AND EASEMENT DISCLAIMER

No liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence of any Condition, Easement, Restriction, Encumbrance or Reservation of record, shown or not shown on this drawing, that which has not been recorded, nor any mistitling or malproportion. It is advised to contract a qualified Attorney who specializes in Property Law and Easements.



AUDITOR'S APPROVAL

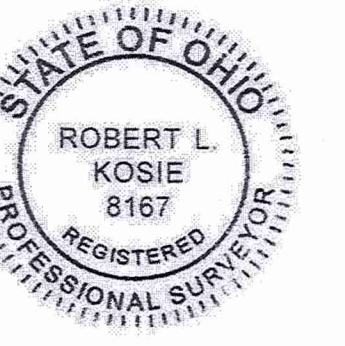
PLAT & LEGAL DESCRIPTION APPROVED PER B.C. 315.251
 [Signature]
 GEAGA COUNTY AUDITOR
 TAX MAP DEPT.

PUBLIC SQUARE

Public Square was established by using information obtained from the December, 1982 Survey Plat for the Public Square Chardon Village (City) Geauga County, Ohio prepared by Burgess & Niple, Limited (Larry J. Woodlan, PS #S05798 and recorded in plat Volume 14, Page 67 of GCRD.

SURVEYOR'S CERTIFICATION

I certify to:
 Abruzzo Investments, LLC
 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, GEOD12B). 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, for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of this survey.
 [Signature]
 Robert L. Kosie, P.S.
 Registered Professional
 Land Surveyor No. 8167
 3-27-18

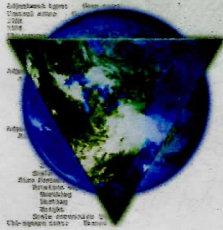


This plat was prepared by
D.B. Kosie & Associates
 Professional Land Surveying
 11040 Madison Road
 Montville, Ohio 44064
 440.286.2131
 Fax: 440.968.3578
 www.dbksurveys.com

DBK PLAT NO.:
1019 2018

CHC 00146

Abruzzo Investments LLC (18-040)
Picked Up 03/28/18
Vol. 2049 pg 2540
PN# 10-099600



D.B. Kosie & Associates

Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064
(440) 286-2131
or (440) 968-3578

www.dbksurveys.com

0.049 ACRE PARCEL

Deed of Record: Permanent Parcel Number (PPN) 10-099600,
Abruzzo Investments, LLC,
Instrument Number (INST) 201700927618, Volume 2041, Page 923 of Geauga County
Records and Deeds (GCRD). 111 North Hambden Street

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being part
of Original Chardon Village Lot No. 16, within said City, and Township 9N, Range 8W in the
Connecticut Western Reserve and bounded and described as follows:

Beginning at a point at the centerline intersection of North Street (aka Main Street, North Main
Street, 132' wide) and North Hambden Street (99 feet wide). Said point witnessed by a 2 1/2"
iron pipe found on the southerly projection of the centerline of said North Street, South
01°48'26" East, 26.44 feet therefrom. Said point also witnessed by a 1" iron pin in a monument
box found at the centerline intersection of Washington Street (50 feet wide) and Center Street
(99 feet wide), South 88°47'43" West, 132.43 feet and South 88°14'36" West, 1342.49 feet
therefrom.

Thence North 88°47'43" East, along the centerline of said North Hambden Street, 126.19 feet to
a point. Said point being the southerly projection of the easterly line of PPN 10-062500,
conveyed to Susan Klaar, recorded in INST 201400883632, Volume 1981, Page 2011, Parcel
Two of GCRD.

Thence North 01°24'35" West, along said southerly projection, 49.50 feet to a point on the
northerly right of way (R/W) of said North Hambden Street, being the southerly line of said
Original Lot No. 16. Said point being the southeasterly corner of said Klaar's land. Said point
also being the southwesterly corner of the parcel herein described and **The Principal Place of
Beginning of this Survey** and witnessed by a drill hole set in the concrete sidewalk, South
88°47'43" West, 0.10' west therefrom.

Thence North 01°24'35" West, along the easterly line of said Klaar's land, along an easterly line
of PPN 10-062500, conveyed to Susan Klaar, recorded in INST 201400883632, Volume 1981,
Page 2011, Parcel One of GCRD, along the division line between the existing two-story brick

CHC 00146

0.049 ACRE PARCEL

(Continued)

buildings, 56.12 feet to the corner intersection of buildings on the southerly line of PPN 10-008150, conveyed to Brett Loos and Carla J. Loos, recorded in INST 200300649681, Volume 1573, Page 313 of GCRD. Said point being the northeasterly corner of said Klaar's land. Said point also being the northwesterly corner of the parcel herein described.

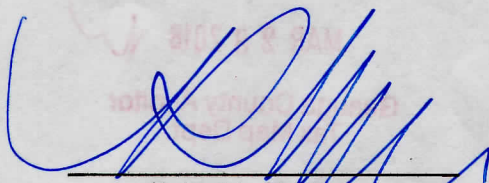
Thence North 88°51'32" East, along the southerly line of said Loos' land, along the southerly line of PPN 10-COL001, now owned by Pumpkinpaducah, LLC, originally recorded in Volume 186, Page 85 of GCRD, along the northerly building line, 38.21 feet to the corner intersection of buildings, being the westerly line of PPN 10-120920, conveyed to Pumpkinpaducah, LLC, recorded in INST 201000810692, Volume 1882, Pag 558 of GCRD, also being the easterly line of said Original Lot No. 16. Said point being the northeasterly corner of the parcel herein described.

Thence South 01°24'35" East, along the westerly line of the said Pumpkinpaducah, LLC parcel, along the division line between the existing two-story brick buildings, along said lot line, 56.07 feet to a drill hole set in the concrete sidewalk on the northerly R/W of the aforesaid North Hambden Street. Said point being the southwestery corner of the said Pumpkinpaducah, LLC parcel. Said point also being the southeasterly corner of said Original Lot No. 16 and the southeasterly corner of the parcel herein described.

Thence South 88°47'43" West, along said R/W and lot line, a frontage distance of 38.21 feet to The Principal Place of Beginning of this Survey and containing 0.049 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, reservations, conditions, limitations, easements and restrictions of record.

The intent of this survey is to more accurately described PPN 10-099600, conveyed to Abruzzo Investments, LLC, recorded in INST 201700927618, Volume 2041, Page 923 of GCRD. AKA 111 North Hambden Street.

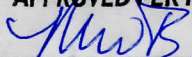
All drill holes set shown herein noted as being 3/4" diameter x 1" deep drill holes (circular borings), in concrete, with four stamped directional lines.


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.