

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 70 within said City and Township 9, Range 8 of the Connecticut Western Reserve.	April	ONE
Survey for:	Year:	of
Michael Monkiewicz and Michelle Monkiewicz	2019	ONE

Checked on April 12th, 2019 by RLK

PLAT OF RE-SURVEY (UPDATE) OF
PPN 10-115000
Michael Monkiewicz and Michelle Monkiewicz
129 Court Street

DEED OF RECORD:
 INST 201400880604
 Volume 1977, Page 1661

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.

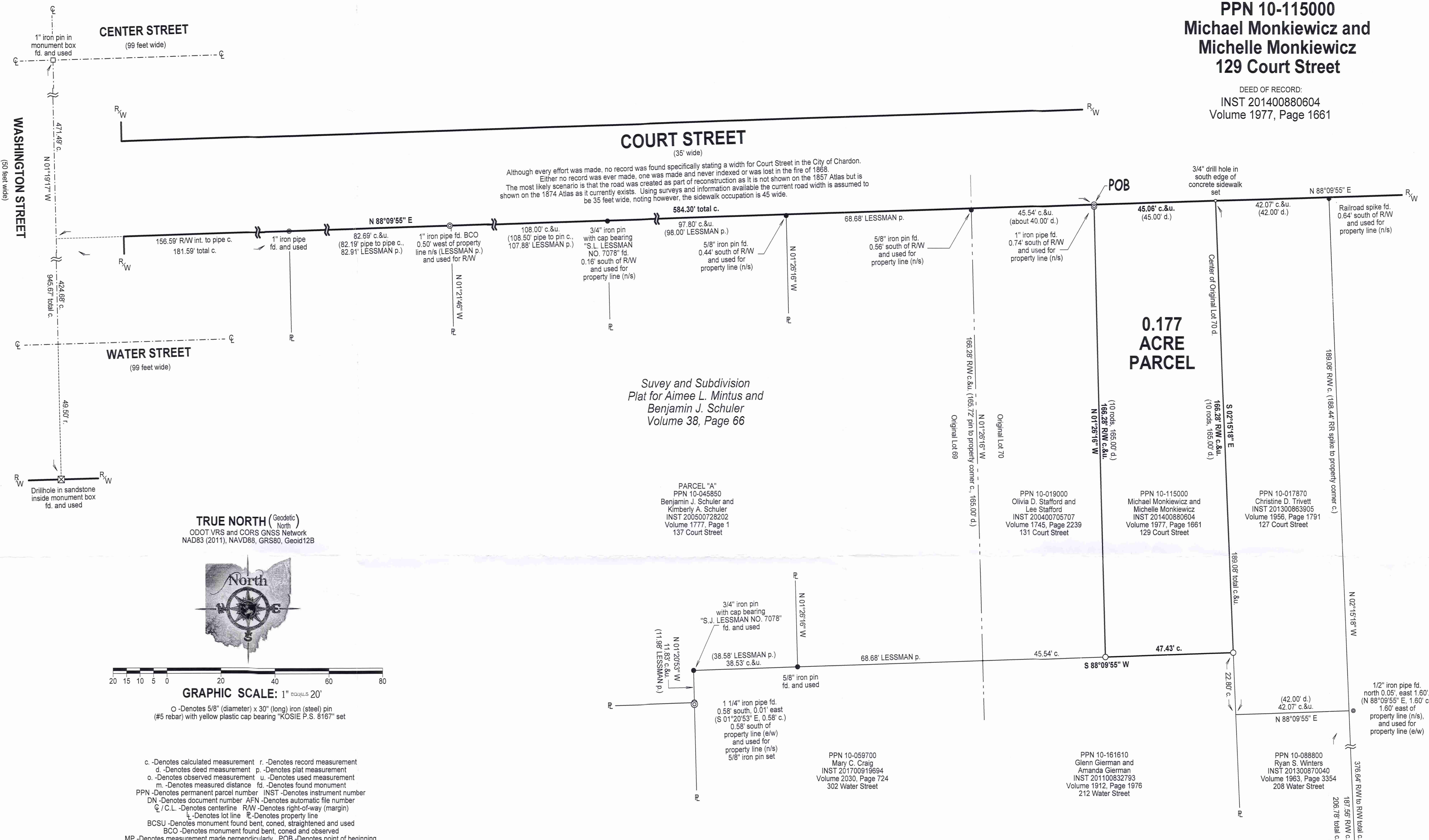
PUBLIC SQUARE

All Public Square information shown hereon was established by using data obtained from the December, 1962 Survey Plat for the Public Square Chardon Village (City) Geauga County, Ohio prepared by Burgess & Niple, Limited (Larry J. Woodlan, P.S.# S-05798 and recorded in Plat Volume 14, Page 67 of GCRD.

REFERENCES

- *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 December, 1962 Survey Plat for the Public Square as prepared by Burgess & Niple, LTD (Larry J. Woodlan, P.S.# S-05798 and recorded in Plat Volume 14, Page 67 of GCRD.
- *The July, 2005 Map of Survey for D. Kevin O'Reilly prepared by Joseph Arthur Temple, Registered Surveyor No. 4761
- *The July, 2006 Survey and Description prepared by The Riverstone Company (Edward B. Dudley, P.S. No. 6747) and recorded in Volume 1961, Page 2956 of GCRD.
- *The June, 2008 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 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 66 of GCRD.

ENGINEER'S APPROVAL



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



GRAPHIC SCALE: 1" equals 20'

○ -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" 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 RW -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 "Gauga County Records and Deeds"
- GCER -Denotes "Gauga County Engineer's Records"
- Footprint area -Denotes edge of roofline / overhang
- (SPC) -Denotes State Plane Coordinate

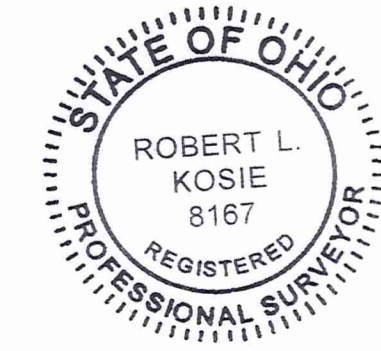
SURVEYOR'S CERTIFICATION

I certify to: **Michael Monkiewicz and Michelle Monkiewicz**

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 2305.06 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.

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

4.24.19



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 Robert L. Kosie, P.E.
 GEAUGA COUNTY ENGINEER
 TAX MAP DEPT.

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.:
1072 2019

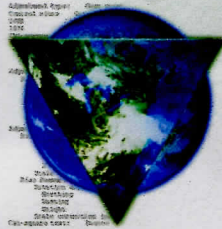
CHC 00149

MONKIEWICZ
(19-048)

Picked Up: 4/29/19

VOL 2069 pg 3173

pn# 10-115000



D.B. Kosie & Associates

Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064

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www.dbksurveys.com

0.177 ACRE PARCEL

Deed of Record: Permanent Parcel Number (PPN) 10-115000

Michael Monkiewicz and Michelle Monkiewicz

Instrument Number (INST) 201400880604, Volume 1977, Page 1661 of Geauga
County Records and Deeds (GCRD).

129 Court Street.

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Village Lot 70 within said City and Township 9, Range 8 of the Connecticut Western Reserve and bounded and described as follows:

Beginning at the intersection of the centerline of Washington Street (50 feet wide) and the westerly extension of the southerly Right of Way (R/W) of Court Street (35 feet wide), located South $01^{\circ}19'17''$ East, 471.49 feet from a 1" iron pin found in a monument box at the centerline intersection of said Washington Street and Center Street (99 feet wide) and North $01^{\circ}19'17''$ West, 474.18 feet from a drill-hole in sandstone found in a monument box at the intersection of the southerly extension of the centerline of said Washington Street and the southerly R/W of Water Street (99 feet wide).

Thence North $88^{\circ}09'55''$ East along the southerly R/W of said Court Street, passing through a 1" iron pipe found at 181.59 feet and a 1" iron pipe found bent, coned and observed at 263.78 feet, a total distance of 584.30 feet to a 5/8" iron pin set at the northeasterly corner of PPN 10-019000 as conveyed to Olivia D. Stafford and Lee Stafford, recorded in INST 200400705707, Volume 1745, Page 2239 of GCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North $88^{\circ}09'55''$ East, continuing along said southerly R/W, a frontage distance of 45.06 feet to a 3/4" drill hole set on the southerly edge of a concrete

0.177 ACRE PARCEL

(continued)

sidewalk at the northwesterly corner of PPN 10-017870 as conveyed to Christine D. Trivett, recorded in INST 201300863905, Volume 1956, Page 1791 of GCRD, being the northeasterly corner of the parcel herein described.

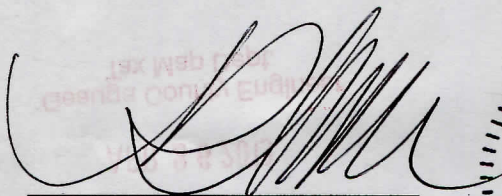
Thence South 02°15'18" East, along the westerly line of said Trivett's land, 166.28 feet to a 5/8" iron pin set at the northeasterly corner of PPN 10-161610 as conveyed to Glenn Gierman and Amanda Gierman, recorded in INST 201100832793, Volume 1912, Page 1976 of GCRD, being the southeasterly corner of the parcel herein described.

Thence South 88°09'55" West, along the northerly line of said Gierman's land, 47.43 feet to a 5/8" iron pin set at the southeasterly corner of the aforesaid Stafford parcel (PPN 10-019000), being the southwestly corner of the parcel herein described.

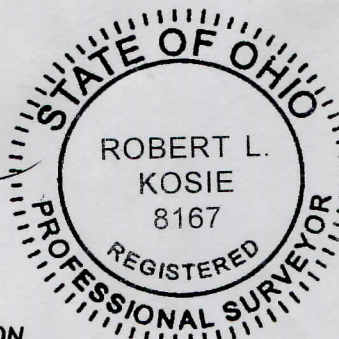
Thence North 01°26'16" West, along the easterly line of said Stafford's land, passing through a 1" iron pipe found at 165.54 feet, a total distance of 166.28 feet to **The Principal Place of Beginning of this Survey** and containing 0.177 acres of land as surveyed in April of 2019 by D.B. Kosie and Associates (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, conditions, assignments, agreements, easements, restrictions and encumbrances of record.

The intent of this survey is to more accurately describe PPN 10-115000 as conveyed to Michael Monkiewicz and Michelle Monkiewicz, recorded in INST 201400880604, Volume 1977, Page 1661 of GCRD. Also known as being 129 Court Street.

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: 4.24.19

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

 4/29/19 / /

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.