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|---|--------|--------|
| 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. | June | ONE |
| Survey for: | Year: | of ONE |
| Abruzzo Investments, LLC | 2019 | |

Checked on June 24th, 2019 by RLK
Revised on June 26th, 2019

RE-SURVEY, CONSOLIDATION AND LOCATION PLAN OF:
PPN 10-008150 and 10-099600
Abruzzo Investments, LLC
102 North Street and 111 North Hambden Street

DEEDS OF RECORD:
INST 201900947977, Volume 2069, Page 851 and
INST 201800933940, Volume 2049, Page 2540

- REFERENCES**
- The Chardon Village Original Town Plat Volume 26, Page 216 filed as HMRC - Chardon Village.pdf in the GCER.
 - 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, Page 69 of GCER.
 - 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 GCER.
 - 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 GCER.
 - 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 GCER.
 - 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 16-16 of GCER.
 - 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 GCER.
 - The original road records of Hunting Street as recorded in Volume E, Pages 147-152 of GCER.
 - The June, 1944 Survey for E.T. Sargent prepared by F.C. Pomeroy, Surveyor, filed as CHW30026.pdf in the GCER.
 - The March, 1948 Survey prepared by Richard Sperry, recorded in Volume 937, Page 563 and INST 201300853062, Volume 1941, Page 1396 of GCER.
 - The October, 1950 Survey prepared by Richard Sperry, recorded in INST 201600913402, Volume 2021, Page 2196 of GCER.
 - 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 GCER.
 - The August, 1943 Survey of F.C. Pomeroy as recorded in INST 200200622005, Volume 1457, Page 1184 of GCER.
 - 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 CHW30018.pdf in the GCER.
 - The December, 1932 Survey Plat for the Public Square prepared by Burgess & Niple, LTD (Larry J. Woodlan, PS# S-05798 and recorded in Plat Volume 14, Page 67 of GCER.
 - 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 GCER.
 - 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 2955 of GCER.
 - The August 26th, 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 86 of GCER.
 - 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 GCER.
 - The April 26th, 2011 Map of Survey for Anthony Paskevich and Associates at the instance of Pumpkinpaduch, LLC, prepared by Hejduk - Cox and Associates, Inc. (not filed or recorded).
 - The March 21st, 2018 Plat of Survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Land Surveyor 8167, filed as CHC_00146_PLAT.pdf in the GCER.

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.

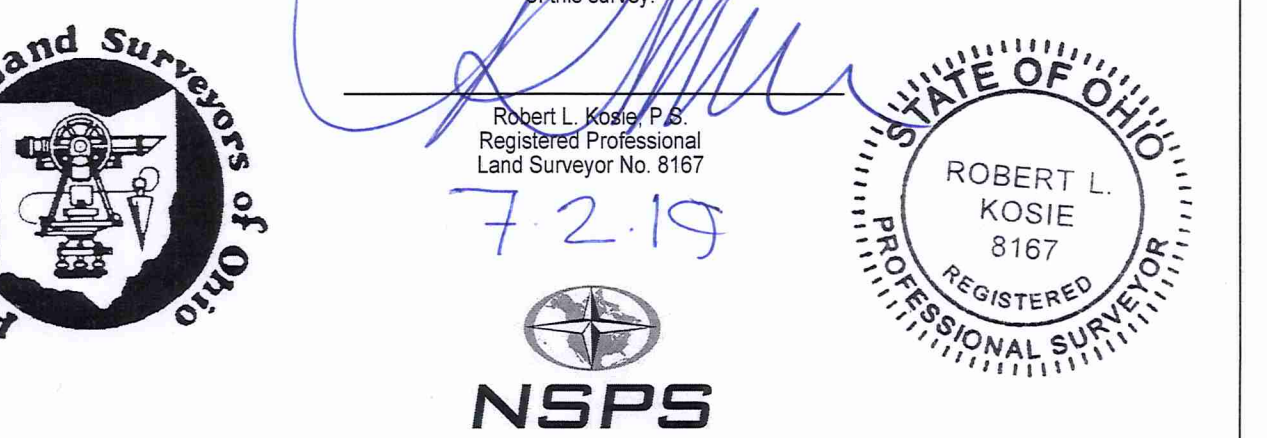
COUNTY ENGINEER'S APPROVAL

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

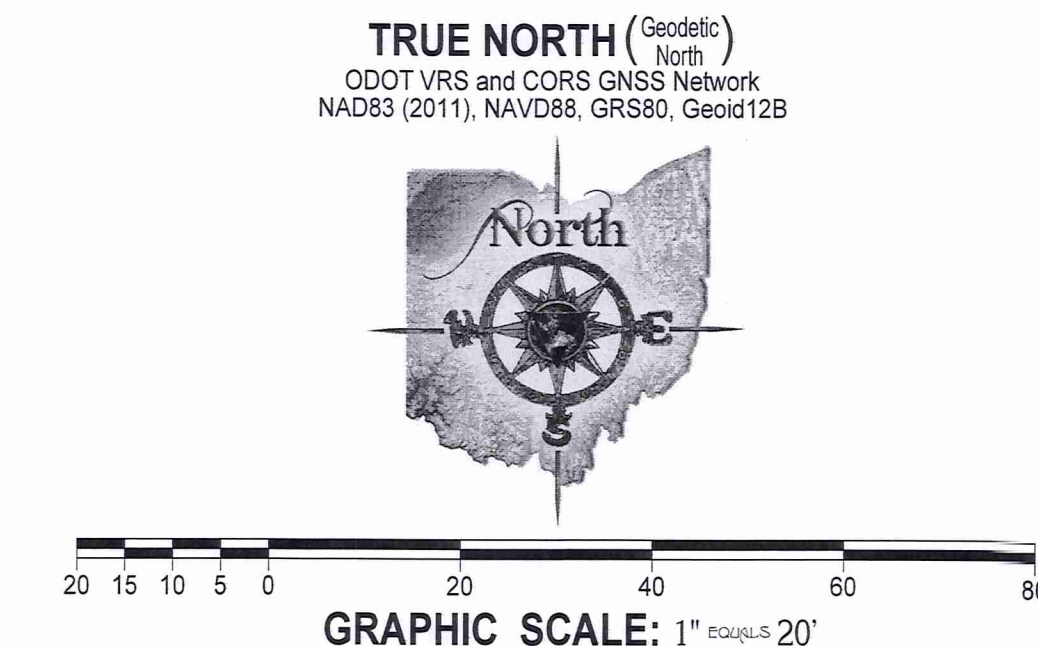
SURVEYOR'S CERTIFICATION

I certify to:
Abruzzo Investments, LLC

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.



DBK PLAT NO.: 1086 2019



- o - 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 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
- GCER - Denotes "Gauga County Records and Deeds"
- GCER - Denotes "Gauga County Engineer's Records"
- aka - Denotes "Also Known As" fka - Denotes "Formerly Known As"
- MP - Denotes measurement calculated perpendicularly
- OH - Denotes "overhang" SO - Denotes "shut off"
- X - Denotes 3/4" (diameter) x 1" (deep) drill hole (circular boring), with four (4) stamped directional lines set in sidewalk
- SS - Denotes 6" wooden fence
- SS - Denotes sanitary sewer noted

RESERVATION AND EASEMENT DISCLAIMER
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, or any mistaking or malproportion, or that which is not shown on this drawing, that which has not been recorded, nor any mistaking or malproportion. It is advised to contract a qualified Attorney who specializes in Property Law and Easements.

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

UTILITY INFORMATION DISCLAIMER
All utility information shown hereon was provided 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 underground structure that is not visible, any mistaking or malproportion, or that which is not shown hereon. Always call the Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.

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 Pumpkinpaduch, 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. Roper and Steve Roper, currently owned by Pumpkinpaduch, 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.
 - Temporary Light and Air Easement from Kenneth Miller, now owned by Pumpkinpaduch, 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 148, Geauga County Records. (For Informational Purposes Only, Easement has expired)

CITY OF CHARDON ENGINEER
The C.W. Courtney Company
700 Beta Drive, Suite 200
Mayfield Village, Ohio 44143
Douglas Courtney, PE, Municipal Engineer
Phone: 440-449-4005 Fax: 440-449-0883
Email: info@cwccourtny.com/dsaasaf

CITY OF CHARDON PLANNING COMMISSION
111 Water Street, 2nd Floor
Chardon, OH 44024
Steven Yaney, Community Development Administrator
Ph: 440-286-2654 Fx: 440-286-5541 syaney@chardon.oh

ZONING INFORMATION
C-2 Chardon Square Mixed Use Zoning District
(effective October 1st, 2014)
See PART ELEVEN - PLANNING AND ZONING CODE located at [http://library2.amlegal.com/nxt/gateway.dll/Ohio/chardon_oh/cityofchardonohcodeofordinances?templates\\$fn=default.htm\\$3.0\\$vid=amlegal:chardon_oh](http://library2.amlegal.com/nxt/gateway.dll/Ohio/chardon_oh/cityofchardonohcodeofordinances?templates$fn=default.htm$3.0$vid=amlegal:chardon_oh)

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 #905799 and recorded in plat Volume 14, Page 67 of GCER.

MUNICIPAL APPROVALS
ENGINEER'S APPROVAL
This re-survey and consolidation of lots is recommended by the Municipal Engineer for approval by the Planning Commission of the City of Chardon this _____ day of _____, 2019.
Signed/Printed: Douglas Courtney, PE, Municipal Engineer

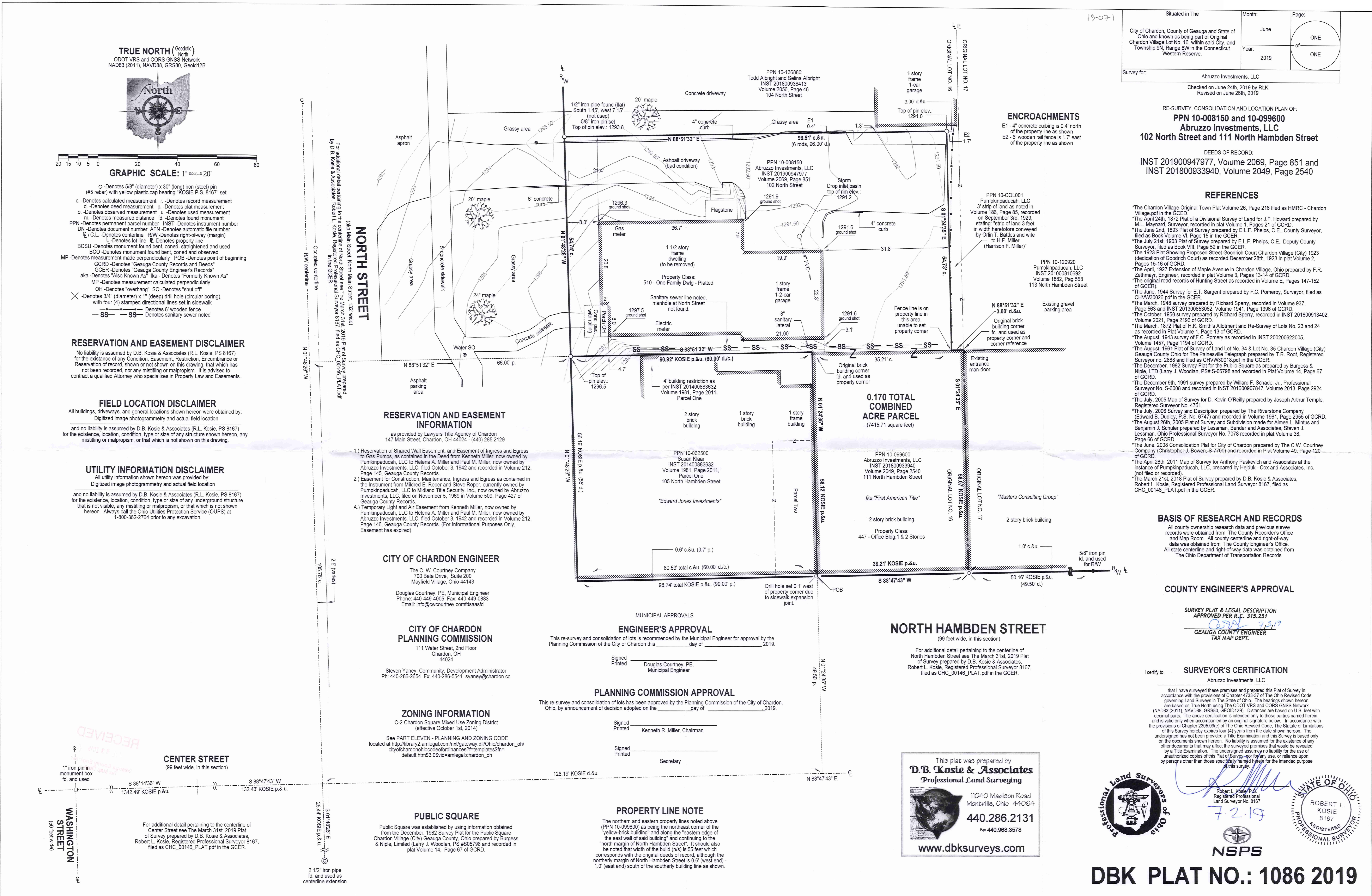
PLANNING COMMISSION APPROVAL
This re-survey and consolidation of lots has been approved by the Planning Commission of the City of Chardon, Ohio, by announcement of decision adopted on the _____ day of _____, 2019.
Signed/Printed: Kenneth R. Miller, Chairman

PROPERTY LINE NOTE
The northern and eastern property lines noted above (PPN 10-099600) 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 building (m/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.

NORTH HAMBDEN STREET
(99 feet wide, in this section)

For additional detail pertaining to the centerline of North Hambden Street see The March 31st, 2019 Plat of Survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Surveyor 8167, filed as CHC_00146_PLAT.pdf in the GCER.

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



CHC 00150

ABRUZZO INVESTMENTS

(19-071)

PICKED UP: 7-3-19

VOL. 2078 pg 1661

PN# 10-099600

D.B. Kosie & Associates

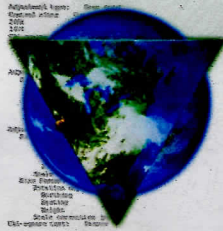
Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064

(440) 286-2131

or (440) 968-3578

www.dbksurveys.com



0.170 COMBINED ACRE PARCEL

Deeds of Record: Permanent Parcel Number (PPN) PPN 10-008150 and 10-099600, Abruzzo Investments, LLC, Instrument Number (INST) 201900947977, Volume 2069, Page 851 and INST 201800933940, Volume 2049, Page 2540 of Geauga County Records and Deeds (GCRD). 102 North Street and 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 16, within said City, and Township 9N, Range 8W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at the centerline intersection of North Street (aka Main Street, North Main Street, 132' wide) and North Hambden Street (99 feet wide) as 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 and 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 the southerly projection of the easterly line of PPN 10-062500 as 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 16, the southeasterly corner of said Klaar's land, a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, witnessed by a drill hole set in the concrete sidewalk, South 88°47'43" West, 0.10' west therefrom.

0.170 COMBINED ACRE PARCEL

(Continued)

Thence North 01°24'35" West, along the easterly line of said Klaar's land, along an easterly line of PPN 10-062500 as conveyed to Susan Klaar, recorded in INST 201400883632, Volume 1981, Page 2011, Parcel One of GCRD, along the division line between buildings and a continuation thereof, 56.12 feet to the northwesterly corner of a 2 story brick building, being the northeasterly corner of said Klaar's land.

Thence South 88°51'32" West, along the northerly line of said Klaar's land, being the westerly projection of the northerly line of said brick building, 60.92 feet to a 5/8" iron pin set on the easterly R/W of said North Street at the northwesterly corner thereof, being the westerly line of said Original Lot 16 and a southwesterly corner of the parcel herein described.

Thence North 01°48'26" West, along said R/W and lot line, a frontage distance of, 54.74 feet to a 5/8" iron pin set at the southwesterly corner of PPN 10-136880 as conveyed to Todd Albright and Selina Albright, recorded in INST 201800938413, Volume 2056, Page 46 of GCRD, being the northwesterly corner of the parcel herein described.

Thence North 88°51'32" East, along the southerly line of said Albright's land, 96.51 feet to a 5/8" iron pin set at the northwesterly corner of PPN 10-COL001 as conveyed to Pumpkinpaducah, LLC (PPD), originally recorded in Volume 186, Page 85 of GCRD and a northeasterly corner of the parcel herein described.

Thence South 01°24'35" East, along the westerly line of the said PPD parcel, 54.73 feet to a point on the aforesaid northerly brick building line at the southwesterly corner thereof, located South 88°51'32" West along said building line, 3.00 feet from a corner intersection of buildings.

Thence North 88°51'32" East, along the southerly line of the said PPD parcel, along said northerly building line, 3.00 feet to the said corner intersection of buildings, being the westerly line of PPN 10-120920 as conveyed to PPD, recorded in INST 201000810692, Volume 1882, Pag 558 of GCRD, the easterly line of said Original Lot 16, and a northeasterly corner of the parcel herein described.

Thence South 01°24'35" East, along the westerly line of the said PPD parcel, along said lot line and the division line between buildings, 56.07 feet to a Drill hole set at the southwesterly corner thereof, being the southeasterly corner of the parcel herein described and the southeasterly corner of said Original Lot 16.

0.170 COMBINED ACRE PARCEL

(Continued)

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 0.170 acres of land, as surveyed in June 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, reservations, conditions, limitations, easements and restrictions of record.

The intent of this survey is to combine PPN 10-008150 and PPN 10-099600 as conveyed to Abruzzo Investments, LLC, recorded in INST 201900947977, Volume 2069, Page 851 and INST 201800933940, Volume 2049, Page 2540 of GCRD. Known as being 102 North Street and 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: 7.2.19

RECEIVED
JUL 18 2019
Geauga County Engineer
Tax Map Dept.

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

Cosie 7/3/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.