

TRUE NORTH (Geodetic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS80, Geoid18



GRAPHIC SCALE: 1" = 30'

- ⊕ - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set in 2017 survey, found and used
- - 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), with four (4) stamped directional lines set in sidewalk
- 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.C.L. - Denotes centerline
- R/W - Denotes right-of-way (margin) L - Denotes lot line R - Denotes property line
- GCER - Denotes "Geauga County Engineer's Records"
- GCRD - Denotes "Geauga County Records and Deeds"
- MP - Denotes measured perpendicularly from C.L.
- Denotes 3' tall dog-eared wooden fence
- Denotes 4' tall wooden picket fence

Divisional Survey of Land for J.F. Howard Volume 1, Page 21

PPN 10-040700
 William R. Arotin and Linda A. Arotin
 Volume 1170, Page 196, first parcel
 111 Maple Avenue

5/8" iron pin in 3/4" iron pipe fd. 1.10' east of property line (n/s) and used for property line (e/w) 5/8" iron pin set (2017 survey)

3/4" iron pipe fd. 1.44' west of R/W and used for property line (e/w) (2017 survey)

82.58' pin set to pipe fd. (82.50' d.)

84.03' total c.&u. N 88°19'17" E

79.60' pin set to pipe fd. c.&u. (about 79.5' d.)

PPN 10-165301
 Volume 1170, Page 196, third parcel

0.192 ACRE PARCEL

PPN 10-091000
 Evan K. Smythe
 Volume 2019, Page 1186
 109 Maple Avenue
 (2017 DBK survey)

Sublot 2
 Sublot 1

3/4" iron pipe fd. 1.14' west of R/W and used for property line (e/w)

82.47' pin set to pipe fd. c. (82.50' d.)

N 88°21'43" E 83.61' total c.&u.

29.5'

0.240 ACRE PARCEL

1 sty. fr. shed

Asphalt driveway

PPN 10-099850
 Rexford S. Roberts and Janelle Roberts
 Volume 784, Page 1190
 237 North Hambden Street

2 sty. frame dwelling

Slate walkway

Proposed Addition

18.0'

15.00' c.

10.7' c.

19.7'

14.7'

83.09' c.

N 88°00'06" E

3/4" iron pipe fd. @ 35.85' from C.L. (not on R/W) and used for property line (n/s)

49.50' total r.&u.

13.65' c.

35.85' c.

2269.53' total to Grant Street c.

1016.54' total c.

908.65' c.

N 88°47'43" E

N 01°20'58" W

N 88°00'06" E

3/4" iron pipe fd. and used

N 01°20'58" W

PARK STREET

R/W

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

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

HUNTINGTON STREET
 (42 feet wide as established by information obtained from the original road records of Huntington Street as recorded in Volume E Pages 147-152 of GCER)

HAMBDEN TOWNSHIP
GRANT STREET
 (45 feet wide)
 N 01°09'45" W
 CITY OF CHARDON

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

MAPLE AVENUE
 (50 feet wide)

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 80 within said City, part of Sublot 1 in the Divisional Survey of Land for J.F. Howard as recorded in plat Volume 1, Page 21 of GCRD and Township 9N, Range 8W in the Connecticut Western Reserve.	April	ONE of ONE
Survey for:	Year:	
Rexford S. Roberts and Janelle Roberts	2020	

Checked on April 3rd, 2020 by RLK

PLAT OF SURVEY OF:
PPN 10-099850
Rexford S. Roberts and Janelle Roberts
237 North Hambden Street

DEED OF RECORD:
 Volume 784, Page 1190

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 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 April, 1927 Extension of Maple Avenue in Chardon Village, Ohio prepared by F.R. Zethmayr, Engineer, recorded in plat Volume 3, Pages 13-14 of GCRD.
- *The original road records of Huntington Street as recorded in Volume E, Pages 147-152 of GCER.
- *The March, 1948 survey prepared by Richard Sperry, recorded in Volume 937, Page 563 and INST 201300853062, Volume 1941, Page 1396 of GCRD.
- *The October, 1950 survey prepared by Richard Sperry, recorded in INST 201600913402, Volume 2021, Page 2196 of GCRD.

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 Robert L. Kosie
 GEAGA COUNTY ENGINEER
 TAX MAP DEPT.

SURVEYOR'S CERTIFICATION

I certify to: Rexford S. Roberts and Janelle Roberts

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, GEOID18). 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

This plat was signed on April 3rd, 2020



DBK PLAT NO.: 1113 2020



D.B. Kosie
& Associates
Professional Land Surveying
 11040 Madison Road
 Montville, Ohio 44064
 (440) 286-2131
 Fax (440) 968-3578
 www.dbksurveys.com

#

0.240 ACRE PARCEL

Deed of Record: Permanent Parcel Number (PPN) 10-099850
 Rexford S. Roberts and Janelle Roberts, Volume 784, Page 1190 of Geauga County
 Records and Deeds (GCRD). 237 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 80 within said City, part of Sublot 1 in the Divisional Survey of Land for J.F. Howard as recorded in plat Volume 1, Page 21 of GCRD and Township 9N, Range 8W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Maple Avenue (50 feet wide) and North Hambden Street (99 feet wide, in this section), referenced by a 1" iron pin in a monument box found at the corporation line between the said City of Chardon and Hambden Township, being the centerline intersection of G.A.R. Highway (U.S. Route 6, 60 feet wide), Grant Street (45 feet wide) and said North Hambden Street, located North 88°00'06" East, 2161.64 feet therefrom.

Thence South 88°00'06" West, along the centerline of said North Hambden Street, 107.89 feet to the southerly prolongation of the easterly line of PPN 10-017830 as conveyed to William J. Bramstedt, recorded in Volume 2070, Page 1443, Parcel 1 of GCRD, being the southerly prolongation of the westerly line of the parcel herein described.

Thence North 01°38'17" West, along said prolongation, passing through a 3/4" iron pipe found at 35.85 feet, a total distance of 49.50 feet to a 5/8" iron pin set on the northerly Right of Way (R/W) of said North Hambden Street, being the southeasterly corner of said Bramstedt's land, the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 01°38'17" West, along the easterly line of said Branstedt's land,

Sdjh# #r# #5#

0.240 ACRE PARCEL

(continued)

passing through a 3/4" iron pipe found at 121.93 feet, a total distance of 125.80 feet to a 5/8" iron pin found, as set in 2017, at the southwesterly corner of PPN 10-091000 as conveyed to Evan K. Smythe, recorded in Volume 2019, Page 1186 of GCRD, being the northwesterly corner of the parcel herein described and referenced by a 3/4" iron pipe found North 01°38'17" West, 0.74 feet therefrom.

Thence North 88°21'43" East, along said Smythe's southerly line, passing through a 3/4" iron pipe found at 82.47 feet, a total distance of 83.61 feet to the westerly R/W of the aforesaid Maple Avenue, being the southeasterly corner of said Smythe's land and the northeasterly corner of the parcel herein described.

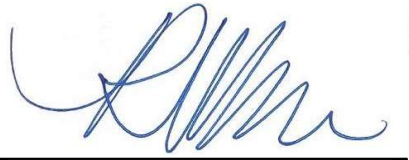
Thence South 01°24'01" East, along said R/W, 125.27 feet to a drill hole set at the R/W intersection of Maple Avenue and the aforesaid North Hambden Street, being the southeasterly corner of the parcel herein described.

Thence South 88°00'06" West, along said R/W, 83.09 feet to **The Principal Place of Beginning of this Survey** and containing 0.240 acres of land, as surveyed in April of 2020 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 Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to more accurately describe PPN 10-099850 as conveyed to Rexford S. Roberts and Janelle Roberts, recorded in Volume 784, Page 1190 of GCRD. Also known as being 237 North Hambden Street.

All 5/8" iron pins now or formerly 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 3/4" 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



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


**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

Dated: April 3rd, 2020