

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



BENCH MARK AND ELEVATIONS ESTABLISHED

The 1st floor finished tongue and groove oak flooring was observed at having an elevation varying between 1305.52 (westerly end) to 1305.63 (easterly end), averaged and rounded to 1305.60 and used at basis of elevation for this survey. The plane of the ceiling of the first floor of the original 3 story brick "Opera House" building was determined to be the face (bottom) of the tongue and groove wooden slats that were formerly being used as the finished ceiling prior to the current drop ceiling installation and observed to be 11.90 feet above the finished floor, having a boundary line elevation of 1317.50 as observed on April 8th, 2020.

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.

This plat was prepared by
D.B. Kosie & Associates
 Professional Land Surveying

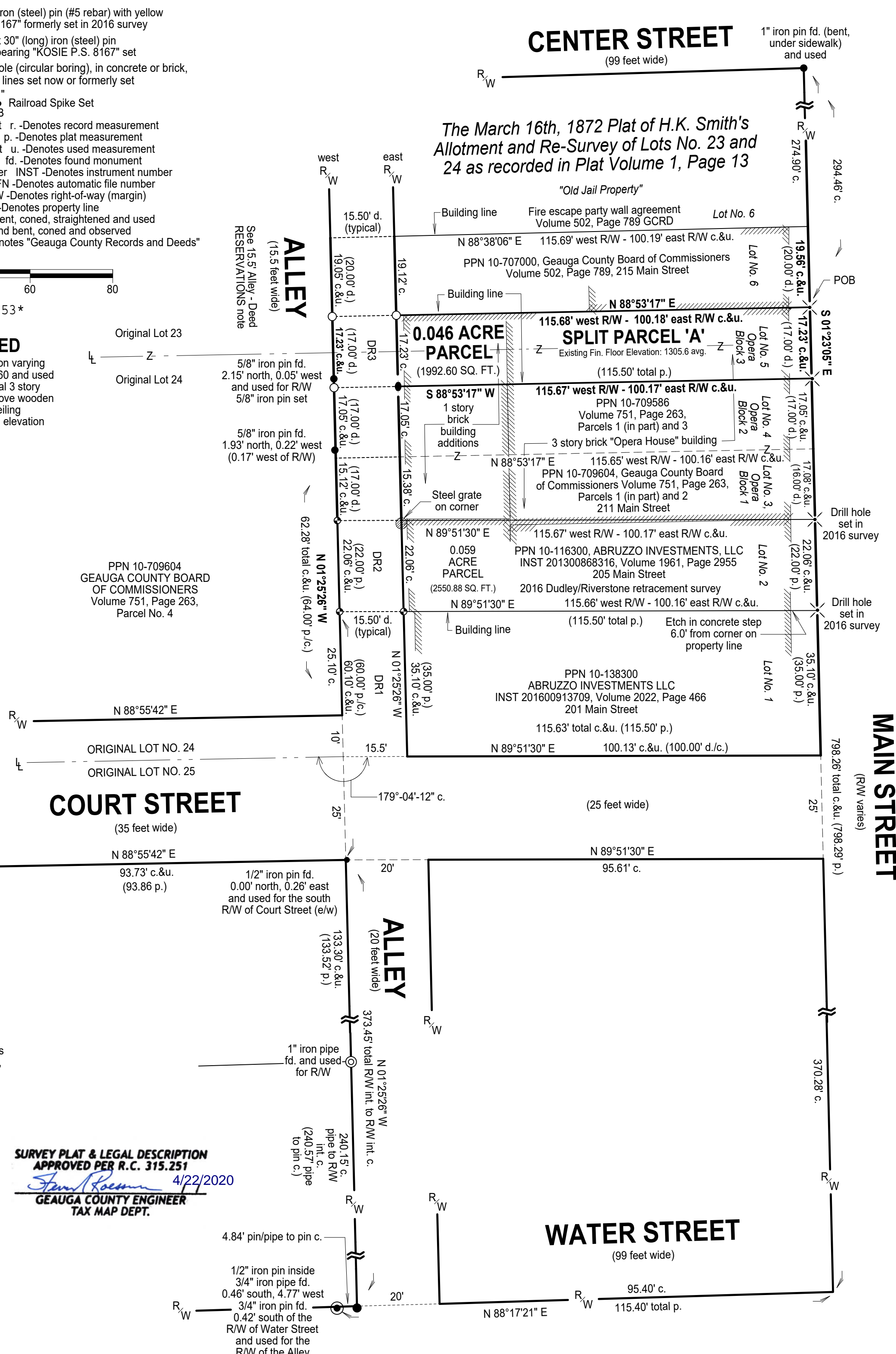
11040 Madison Road
 Montville, Ohio 44064
440.286.2131
 Fax 440.968.3578

www.dbksurveys.com

REFERENCES

- *The 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, 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 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 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 July 16th, 2014 survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Sr., Certified Registered Professional Surveyor 8167, filed as CHC_00129_PLAT.pdf (14-060) in the GCER.
- *The July 2016 survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Sr., Certified Registered Professional Surveyor 8167, not filed or recorded, labled DBKPlat No. 925 2016.
- *The August 28th, 2017 survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Sr., Certified Registered Professional Surveyor 8167, filed as CHC_00143_PLAT.pdf (17-113) in the GCER.

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
Robert L. Kosie 4/22/2020
GEAUGA COUNTY ENGINEER
 TAX MAP DEPT.



Sited in The City of Chardon, County of Geauga and State of Ohio and known as being part of Lot 5 in The H.K. Smith's Allotment and Re-Survey as recorded in plat Volume 1, Page 13 of GCRD, of part of original Chardon Village Lots 23 and 24 within said City, Township 9N, Range 8W in the Connecticut Western Reserve	Month: April	Page: ONE	20-039
	Year: 2020	of ONE	
Survey for: Victor B. Cizek, James J. Alvord and Jeanette M. Alvord			

PLAT OF SURVEY OF:
PPN 10-002400, James J. Alvord and Jeanette M. Alvord, 213 Main Street
 DEED OF RECORD:
 INST 201100825234, Volume 1902, Page 70

SPLIT PARCEL 'A'
 PN 10-002400 (upper):
 Geauga County Board of Commissioners, Volume 751, Page 263, Parcel 1 (in part) of GCRD. Being all of the second floor of the original three (3) story brick building, formerly known as the "Chardon Hall Association Opera House (Block 3)", above the plane of the ceiling of the first floor, established at having a mean elevation of 1317.50 feet.

PN 10-002400 (lower):
 James J. Alvord and Jeanette M. Alvord, INST 201100825234, Volume 1902, Page 70 (in part) of GCRD. 213 Main Street. Being all of the land and the building(s) existing therein, except that portion of the original three (3) story brick building above the plane of the ceiling of the first floor, established at having a mean elevation of 1317.50 feet, formerly known as the "Chardon Hall Association Opera House (Block 3)", as shown in Volume 661, Page 780 of GCRD.

SHARED WALL, CEILING AND FLOOR AGREEMENT
 Common party walls, chimney, ceiling and floor agreement originally made by and between BancOhio, formerly Geauga County National Bank, and Paul T. Alvord on the 4th of January, 1980, recorded in Volume 661, Page 780, Exhibit A, of GCRD.

15.5' ALLEY - DEED RESERVATIONS

DR1 "Excepting and reserving 15 1/2' from the west end of the above described land, which is forever to be kept open for an alley or highways" as recorded in Volume 496, Page 322 of GCRD.

DR2 (0.008 acres, 341.84 SQ. FT.) "... excepting and reserving 15-1/2 feet from the West end of said Lot which is to be forever kept open for public use as a road, ..." as recorded in Volume 1961, Page 2955 of GCRD.

DR3 (0.006 acres, 266.94 SQ. FT.) "Excepting and reserving fifteen and one-half (15 1/2) feet from the west end of said lot and is to be forever kept open for the use of said grantee and public for a road lane."

SURVEYOR'S CERTIFICATION

I certify to:
 Victor B. Cizek, James J. Alvord and Jeanette M. Alvord

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, 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 9th, 2020
 Revised April 21st, 2020



DBK PLAT 1108 2020

Checked on April 9th, 2020 by RLK



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

0.046 ACRE PARCEL

0.006 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 10-002400 (lower), James J. Alvord and Jeanette M. Alvord, Instrument Number (INST) 201100825234, Volume 1902, Page 70 (in part) of Geauga County Records and Deeds (GCRD). 213 Main Street.

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being part of Lot 5 in The H.K. Smith's Allotment and Re-Survey as recorded in plat Volume 1, Page 13 of GCRD, of part of original Chardon Village Lots 23 and 24 within said City, Township 9N, Range 8W in the Connecticut Western Reserve, bounded and described as follows:

Commencing at a 1" iron pin found bent under the concrete sidewalk located on the southerly R/W of Center Street (99 feet wide) at its intersection with the westerly R/W of Main Street (R/W varies).

Thence South 01°23'05" East, along said westerly R/W of Main Street, 294.46 feet to a drill hole set in concrete at the southeasterly corner of PPN 10-707000 as conveyed to Geauga County Board of Commissioners (GCBC-1), recorded in Volume 502, Page 789 of GCRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 01°23'05" East, continuing along said R/W, a frontage distance of 17.23 feet to a drill hole set in brick at the northeasterly corner of PPN 10-709586 as conveyed to Geauga County Board of Commissioners (GCBC-2), recorded in Volume 751, Page 263, Parcels 1 (in part) and 3 of GCRD, being the southeasterly corner of the parcel herein described.

Thence South 88°53'17" West, along the northerly line of the said GCBC-2 parcel, passing through a railroad spike set at 100.17 feet on the easterly R/W of a 15.50 foot Alley, a total distance of 115.67 feet to a 5/8" iron pin set on the westerly R/W of said Alley, being the northwesterly corner of the said GCBC-2 parcel and the southwest corner of the parcel herein described.

0.046 ACRE PARCEL

(continued)

Thence North 01°25'26" West, along said westerly R/W, 17.23 feet to a 5/8" iron pin set at the southwesterly corner of the aforesaid GCBC-1 parcel (PPN 10-707000), being the northwesterly corner of the parcel herein described.

Thence North 88°53'17" East, along the southerly line of the said GCBC-1 parcel, along a division of buildings line, passing through a 5/8" iron pin set at 15.50 feet, a total distance of 115.68 feet to The Principal Place of Beginning of this Survey and containing 0.046 acres of land, of which, 0.006 acres (266.94 square feet) are within the R/W of said Alley.

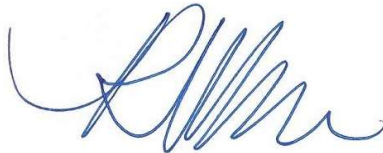
Excepting therefrom, that portion of the original three (3) story brick building, above the plane of the ceiling of the first floor, established at having a mean elevation of 1317.50 feet, formerly known as the "Chardon Hall Association Opera House (Block 3)", conveyed to Geauga County Board of Commissioners, recorded in Volume 751, page 263, Parcel 1 (in part) of GCRD and subject to the common party walls, chimney, ceiling and floor agreement originally made by and between BancOhio, formerly Geauga County National Bank, and Paul T. Alvord on the 4th of January, 1980, recorded in Volume 661, Page 780, Exhibit A, of GCRD, 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 10-002400 (lower) as conveyed to James J. Alvord and Jeanette M. Alvord, INST 201100825234, recorded in Volume 1902, Page 70 (in part) of GCRD. Also known as being 213 Main 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".

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

BOUNDARY LINE BENCHMARK: The original finished first tongue and groove oak floor was noted as having a mean elevation of 1305.60 feet as observed on April 8th, 2020.



Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167



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

James J. Alvord 4/22/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

Dated: *April 15, 2020*