

TRUE NORTH (Geoid) North ODOT VRS and CORS GNSS Network NAD83 (2011), NAVD88, GRS80, Geoid12B



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 E - Denotes existing property line BCSU - Denotes monument found bent, coned, straightened and used BCO - Denotes monument found bent, coned and observed POB - Denotes point of beginning MP - Denotes 'measured perpendicularity' PC - Denotes point of curve PT - Denotes point of tangency PCC - Denotes point of compound curve PRC - Denotes point of reverse curve PI - Denotes point of angular intersection (vertex) POT - Denotes point on tangency GCRD - Denotes 'Geauga County Records and Deeds' GCER - Denotes 'Geauga County Engineer's Records' SF - Denotes 'Square Feet'

NOTES

- 1.) No gaps, gores, or overlaps inherent to the surveyed property were noted based on the field survey and research as shown. 2.) No Title Examination of this property was provided and this Survey is based only on the documents shown hereon. 3.) 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. 4.) In accordance with the provisions of Chapter 2306.09(e) of the Ohio Revised Code, The Statute of Limitations of this Survey hereby expires four (4) years from the date shown hereon.

GRAPHIC SCALE: 1" = 20' EQUALS 20' (1/2" = 10')

Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set Denotes existing property line Denotes 2" steel guard railing (ownership undetermined)

ENCROACHMENTS

E1 - Ajoir's (PPN 11-055670, Sharona Investments, LLC) 12' frame building addition is 2.5' east of the property line as shown.

EXISTING EASEMENT

PE1 - 0.018 acre (787.50 SF) Permanent Easement as shown in Warranty Deed from L.G. Jacobs, A.K.A. Gall Jacobs and Alma G. Jacobs, his wife to Shell Oil Company, a Delaware corporation, dated October 28, 1965, filed October 28, 1965 and recorded in Volume 453, Page 966 of GCRD.

ZONING INFORMATION:

SECTION 5.02.16 "C. GENERAL COMMERCIAL DISTRICT" Minimum floor area: 1000 SF Maximum height: 35 feet Maximum accessory building height: 15 feet Minimum green space: 40% Maximum lot coverage: 60% Minimum lot area: with on-site sewage treatment: 2 acres (87,120 SF) with sanitary sewers installed: 3/4 acres (32,670 SF) Minimum lot frontage and width: 200 feet Minimum front yard: 135 feet from C.L. or 105 feet from RAW, whichever is greater Minimum side yard: 20 feet (40 feet if adjoining "R" district) Minimum rear yard: 60 feet Space between buildings: 40 feet

PARKING SPACES

5 spaces + 5 spaces = 8 spaces + 3 spaces = 8 spaces = 29 total parking spaces (2 handicap parking spaces)

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

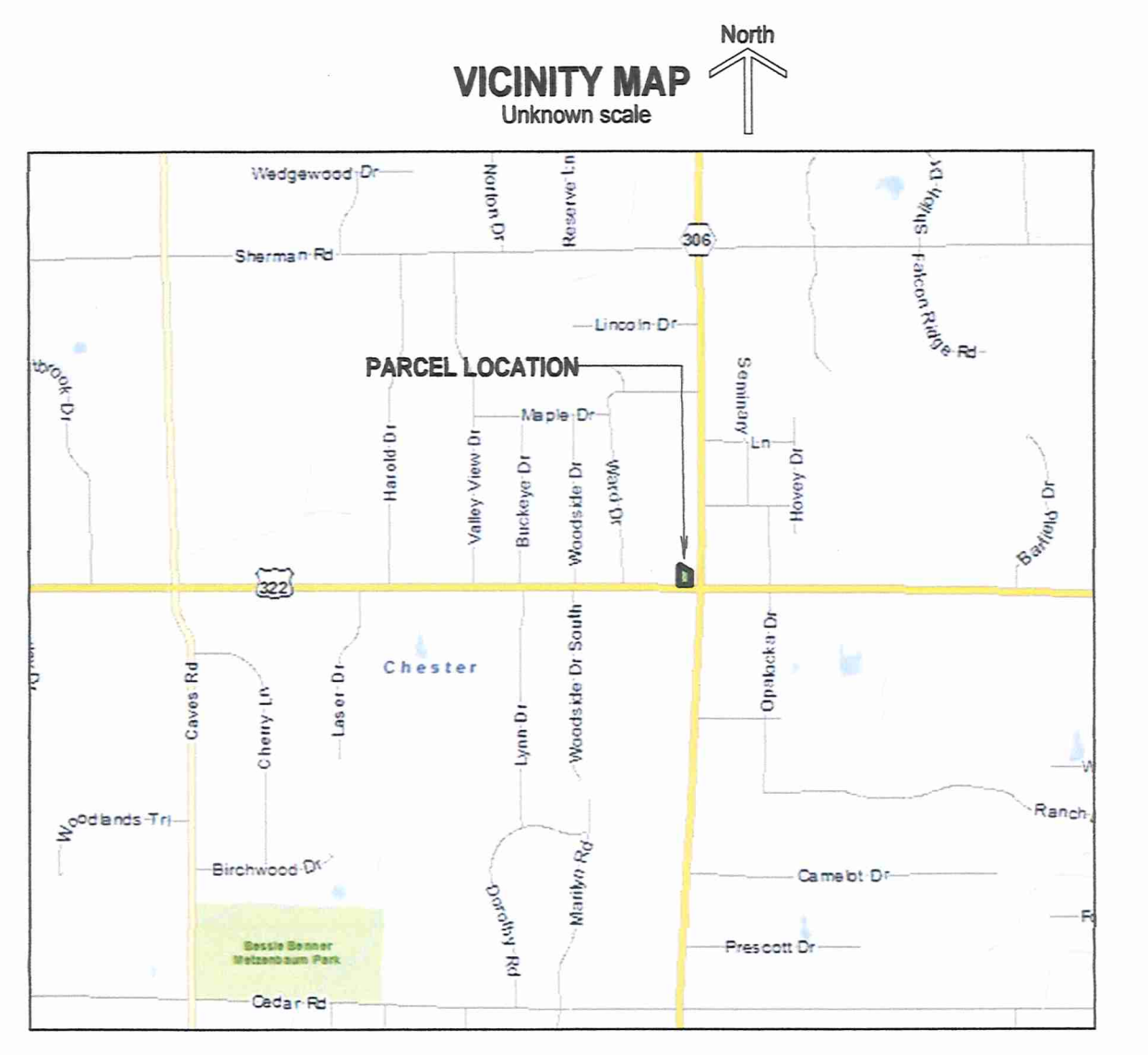
Table with columns: Situated in The, Month, Page, Year. Content: Township of Chester, County of Geauga and State of Ohio... July, ONE, 2018.

ALTA - ACSM LAND TITLE SURVEY and consolidation of lots of PPN 11-389039 and PPN 11-184100, Mayfield Enterprises, an Ohio General Partnership 8484 Mayfield Road

DEED OF RECORD: Volume 822, Page 293, first and second parcels

LEGAL DESCRIPTION

Schedule B-1, d (in part) 0.615 COMBINED ACRE PARCEL Deed of Record: Permanent Parcel Number (PPN) 11-389039 and PPN 11-184100, Mayfield Enterprises, an Ohio General Partnership, Volume 822, Page 293, first and second parcels, of Geauga County Records and Deeds (GCRD). Also known as being 8484 Mayfield Road.



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 February 10th, 1956 survey prepared by Frank A. Thomas and Associates, Inc., recorded in Volume 622, Page 293, second parcel, of GCRD. The April 8th, 1956 State of Ohio Department of Highways Centerline Survey and Plans of Gea. 306 - 12.07, Chester Township, Geauga County, recorded in plat Volume 7, Page 17 of GCRD, filed in ODOT records. The March, 1965 survey prepared by James E. Beuley, Jr. and Frank A. Thomas and Associates, Inc., recorded in Volume 1266, Page 684, parcels 1, 2 and 3, of GCRD.

FLOOD ZONE INFORMATION

Zone X Area of Minimal Flood Hazard FIRM Panel 3905C0115D Effective June 16th, 2009

HYDROLOGY

Part of the Chagrin River Basin, No Riparian Setback information available, as shown on Geauga Resilient (GIS)

AUDITOR'S ACCEPTANCE

INVESTIGATION AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251 Robert L. Kosie, P.S. GEauga COUNTY AUDITOR TAX MAP DEPT.

ZONING ACCEPTANCE

This re-survey and consolidation of lots complies with the applicable Chester Township Zoning Resolution. This day of _____, 2018.

and is accepted by: Signed Printed Steven Averill

Chester Township Zoning Inspector Zoning Inspector Steven Averill Office: 440-729-7555 Extension 5 or dial extension 3219 Cell: 440-313-4963 E-mail: saverill@chestertwp.org

SURVEYOR'S CERTIFICATION

To Second Property Madison, LLC, Mayfield Enterprises, an Ohio General Partnership, USA Management & Development, Inc., Enterprise Title Agency, Inc., Old Republic National Title Insurance Company and to any additional parties. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4 and 7a of Table A thereof. The fieldwork was completed on July 12th, 2018. Date of Plat or Map: July 12th, 2018

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.

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

Checked on July 12th, 2018 by RLK Revised on July 13th, 2018 Revised on July 25th, 2018



DBK PLAT NO.: 1047 2018 (PO 6600-002)



D.B. Kosie & Associates

Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064

(440) 286-2131

or (440) 968-3578

www.dbksurveys.com

0.615 COMBINED ACRE PARCEL

Deed of Record: Permanent Parcel Number (PPN) 11-389039 and PPN 11-184100, Mayfield Enterprises, an Ohio General Partnership, Volume 822, Page 293, first and second parcels, of Geauga County Records and Deeds (GCRD). Also known as being 8484 Mayfield Road.

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Lot 34, in Tract 3, within said Township and Township 8N, Range 9W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a 1" iron pin in a monument box found at the centerline intersection of Chillicothe Road (S.R. 306, RW varies, 80 feet wide in this section) and Mayfield Road (U.S. Route 322, 60 feet wide).

Thence North 89°38'31" West, along the centerline of said Mayfield Road, 131.14 feet to a point, being the southerly extension of the westerly line of PPN 11-311500 as conveyed to True North Energy, LLC, recorded in Volume 1266, Page 684, Parcel 3 of GCRD and the southerly extension of the easterly line of the parcel herein described.

Thence North 0°21'29" East, along said southerly extension, 30.00 feet to a 5/8" iron pin found on the northerly RW of said Mayfield Road, being the southwesterly corner of the said True North Energy, LLC parcel, the southeasterly corner of the parcel herein described, and **The Principal Place of Beginning of this Survey.**

Thence North 89°38'31" West, along said RW, a frontage distance of 125.98 feet to the southeasterly corner of PPN 11-055670 as conveyed to Sharona Investments, LLC, recorded in INST 200600736476, Volume 1787, Page 2713, Parcel No. 2 of GCRD, being the southwesterly corner of the parcel herein described, and witnessed by a 3/4" iron pin found North 0°03'38" West, 0.23 feet therefrom.

0.615 COMBINED ACRE PARCEL

(continued)

Thence North 0°03'38" West, along the easterly line of the said Sharona Investments, LLC parcel, passing through said 3/4" iron pin found at 0.23 feet, a total distance of 249.85 feet to a 5/8" iron pin set on the southwesterly line of PPN 11-358300 as conveyed to Chillicothe Road #2, LLC, recorded in Volume 1298, Page 109 of GCRD, being the northeasterly corner of the said Sharona Investments, LLC parcel and the northwesterly corner of the parcel herein described.

Thence South 58°40'18" East, along the southwesterly line of the said Chillicothe Road #2, LLC parcel, 149.06 feet to a 5/8" iron pin set at the northwesterly corner of the aforesaid True North Energy, LLC parcel (PPN 11-311500), being the northeasterly corner of the parcel herein described.

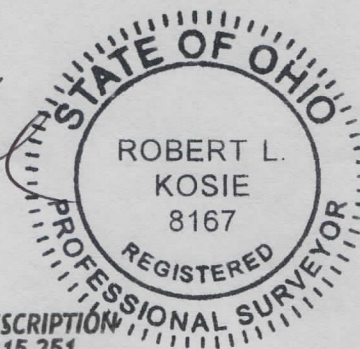
Thence South 0°21'29" West, along the westerly line of the said True North Energy, LLC parcel, 173.14 feet to The Principal Place of Beginning of this Survey and containing 0.615 acres of land as surveyed in July of 2018 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid2012B). Together with a 0.018 acre (787.50 sq. ft.) permanent easement as shown in Warranty Deed from L.G. Jacobs, A.K.A. Gail Jacobs and Alma G. Jacobs, his wife to Shell Oil Company, a Delaware corporation, dated October 28, 1965, filed October 28, 1965 and recorded in Volume 453, Page 966 of GCRD. 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 describe and combine PPN 11-389039 and PPN 11-184100, as conveyed to Mayfield Enterprises, an Ohio General Partnership, recorded in Volume 822, Page 293, first and second parcels, of GCRD.
Also known as being 8484 Mayfield Road.

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: 7.26.18

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

MWB 0727, 18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. R