

Situated in The	Month:	Page:
Township of Clarion, County of Geauga and State of Ohio and known as being part of Original Lot No. 3, Section 10, East Survey, within said Township and Township 8, Range 7 in the Connecticut Western Reserve.	October	ONE
Survey for: Paul A. Miller, Laura R. Miller, Robert P. Kraus and Melissa Kraus	Year:	ONE
	2017	

Checked on October 11th, 2017 by RLK

Revised October 18th, 2017

Revised January 9th, 2018

Checked on January 10th, 2018 by RLK

Revised January 19th, 2017

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 1802-1803 Original Road Records of Old State Road from Warren to The Mouth of The Grand River filed as GCRR Volume F, Pages 66-71 and modified in GCRR Volume A, Pages 458-461 in the GCER.
- *The 1924 (submitted February 3rd, 1926) plan of Geauga County, Clarion Twp., East - Clarion - Southerly Road (Old State Road, S.R. 608) prepared by E.H. Fiedler, County Surveyor, filed as SR-0608 OLD STATE ROAD 1924 PLANS (US-0322 MAYFIELD ROAD TO CLA-HUN TWP LINE)-RED.pdf in the GCER.
- *The November 14th, 1934 construction and R/W plan of U.S. Route 322, S.H. (I.C.H.), 15 Sec. J-K Geauga County 12.5-17.5, filed in the Ohio Department of Transportation records.
- *The September, 1955 surveys prepared by Frank N. Riley, Registered Surveyor and Professional Engineer, recorded in INST 201500890543, Volume 1990, Page 2487, INST 201300867692, Volume 1961, Page 103, and Volume 623, Page 201 of GCRR.
- *The December 1955 survey prepared by Frank N. Riley, Registered Surveyor and Professional Engineer, recorded in Volume 611, Page 821, Parcels No. 1 and 2 of GCRR.
- *The January 7th, 1959 (last revised) Right-of-Way and Track Map operated by the Baltimore and Ohio Railroad Company Akron-Chicago Division, Fairport Branch, station 1478+40 to station 1584+00, Office of Valuation Engineer, Baltimore, MD., filed as Volume 114.4, Page 15 in the GCER.
- *The 1991 State of Ohio Department of Transportation plan of GEAGA - 608-7.10, Clarion Township, Geauga County, filed in the Ohio Department of Transportation records.
- *The 1994 State of Ohio Department of Transportation Geauga County Bikeway, PID No. 5231, filed as GEAGA PARK DISTRICT 1994 PLANS BIKE PATH.pdf in the GCER.
- *The June 28th, 2002 survey of Orchard Creek Subdivision as prepared by Foresight Engineering Group (Steven N. Roessner, Ohio Professional Surveyor No. 7070), recorded on December 12th, 2002 in plat Volume 35 Pages 119 and 120 of GCRR.

PLAT OF RE-SURVEY, LOT SPLITS, RESIDUALS AND CONSOLIDATIONS OF:

PPN 12-040600
Paul A. Miller and Laura R. Miller
12985 Old State Road and
PPN 12-037630
Robert P. Kraus and Melissa Kraus
12999 Old State Road

DEEDS OF RECORD:
INST 201500890543,
Volume 1990, Page 2487 and
Volume 623, Page 201

AUDITOR'S ACCEPTANCE

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

[Signature] 1/19/18

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

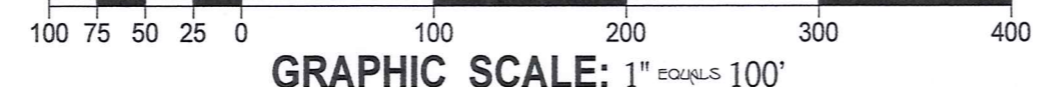
ZONING ACCEPTANCE

This re-survey, lot splits, residuals and consolidations of lots complies with the applicable Clarion Township Zoning Resolution

This _____ day of _____, 2018,
and is accepted by:

Signed _____
Printed Harry Jacob,
Clarion Township Zoning Inspector

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



- -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
- fd. -Denotes found monument u. -Denotes used measurement
- PPN -Denotes permanent parcel number INST -Denotes instrument number
- ℄ / C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
- ℄ -Denotes property line POB -Denotes point of beginning
- BCO -Denotes monument found bent, coned and observed
- Δ -Denotes delta angle R -Denotes radius distance
- T -Denotes tangent distance L -Denotes length distance
- LC -Denotes chord distance LCB -Denotes chord bearing
- D -Denotes degree of curve (HWY)
- PC -Denotes point of curve PT -Denotes point of tangency
- PI -Denotes point of angular intersection (vertex)
- POT -Denotes point on tangency
- GCRR -Denotes "Gauga County Records and Deeds"
- GCER -Denotes "Gauga County Engineer's Records"

ZONING INFORMATION

- R1 - Residential Single Family District
- 401.05 MINIMUM LOT AREA R-1 DISTRICT
 - A. The minimum lot area shall be three (3) acres.
- 401.06 MINIMUM LOT WIDTH
 - A. The minimum lot width shall be two hundred fifty (250) feet
- 401.07 REQUIRED YARDS R-1 DISTRICT
 - A. The minimum required yards for all buildings, structures, and uses, shall be as follows:
 1. Front yard: 100 feet
 2. Each side yard: 20 feet
 3. Rear yard: 20 feet
 - B. The minimum required side yard contiguous with the road right-of-way for all buildings, structures, and uses on corner lots shall be one hundred (100) feet.
- ZONING CONTACT INFORMATION
PHONE: (440) 635-0648 Monday and Wednesday 8am-12pm
EMAIL: hjacob@clariontownship.com

LINE DATA

- L1 - N 84°25'28" E, 314.54' c.
- L2 - N 1°22'56" W, 23.00' c.
- L3 - N 85°13'06" W, 172.30' c.
- L4 - N 88°37'04" East, 109.35' c.
- L5 - N 1°22'56" W, 18.50' c.
- L6 - N 88°37'04" E, 313.70' c.
- L7 - N 88°37'04" E, 280.65' c.

PPN 12-040700
Dale T. Leinweber and Karen E. Leinweber
INST 201300867692
Volume 1961, Page 103
12969 Old State Road

PPN 12-040600
Paul A. Miller and Laura R. Miller
INST 201500890543
Volume 1990, Page 2487
12985 Old State Road

PPN 12-037630
Robert P. Kraus and Melissa Kraus
Volume 623, Page 201
12999 Old State Road

PARCEL "A"
MILLER TO KRAUS - 0.083 ACRE PARCEL
PPN 12-040600, Paul A. Miller and Laura R. Miller
INST 201500890543, Volume 1990, Page 2487

PARCEL "B"
KRAUS TO MILLER - 0.083 ACRE PARCEL
PPN 12-037630, Robert P. Kraus and Melissa Kraus
Volume 623, Page 201
ORIGINAL LOT NO. 3
SECTION NO. 10

BUILDING DATA

- B1 - 1 story frame dwelling
- B2 - 1 story frame shed
- B3 - 2 story block barn
- B4 - 3/4 story frame shed
- B5 - 2 story frame dwelling
- B6 - Collapsed frame shed
- P - Denotes propane tank

EXISTING SEPTIC SYSTEM DISCLAIMER

All existing septic system information shown hereon was provided by: Paul A. Miller (stakes) and Robert P. Kraus (design and stakes)

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 above or underground structure shown hereon, any mistitling or malproplism, or that which is not shown on this drawing. Always call The Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.

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 mistitling or malproplism, or that which is not shown on this drawing.

SURVEYOR'S CERTIFICATION

I certify to: Paul A. Miller, Laura R. Miller, Robert P. Kraus and Melissa Kraus

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, GEOD12B). 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



DBK PLAT NO.
995 2017

MAYFIELD ROAD
(U.S. Route 322, 60 feet wide as shown on the November 14th, 1934 construction and R/W plan of U.S. Route 322, S.H. (I.C.H.), 15 Sec. J-K, Geauga County, 12.5-17.5 and filed in the Ohio Department of Transportation records.

OLD STATE ROAD
(aka East-Clarion-Southerly Road, State Route 608, 66 feet wide as shown on the 1902-1903 Original Road Records of Old State Road from Warren to The Mouth of The Grand River filed as GCRR Volume F, Pages 66-71 and modified in GCRR Volume A, Pages 458-461 in the GCER)

GEAUGA COUNTY BIKE PATH
(Formerly Baltimore and Ohio Railroad, 100' wide)

CURVE DATA

- C-1
Δ=9°40'57"
R=689.30' c.&u. (689.86' d.)
T=58.38' c.
L=116.49' c. (137.97' d.)
LC=116.35' c. (137.76' d.)
LCB=S 7°48'50" E
- C-2
Δ=12°19'56"
R=689.30' c.&u. (689.86' d.)
T=74.47' c.
L=148.36' c.&u. (149.11' d.)
LC=148.08' (148.83' d.)
LCB=N 18°47'16" W
- C-3
Δ=38°12'30" r.
D=7°45'00" r.
R=739.30' c.
T=256.07' c.
L=493.01' c.
LC=483.93' c.
LCB=N 18°47'16" W



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

Kraus-Miller (18-004)
Picked Up 01/19/18
REPLACES (17-134) CLA 00245
VOL. 2061 pg 2721
pn# 12-095261



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0.083 ACRE PARCEL

PARCEL "A" - MILLER TO KRAUS

Deed of Record: Permanent Parcel Number (PPN) 12-040600, Paul A. Miller and Laura R. Miller, Instrument Number (INST) 201500890543, Volume 1990, Page 2487 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot No. 3, Section 10, East Survey, within said Township and Township 8, Range 7 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 Mayfield Road (U.S. Route 322, 60 feet wide) and Old State Road (aka East-Claridon-Southerly Road, State Route 608, 66 feet wide).

Thence South 21°10'38" East, along the centerline of said Old State Road, and passing through a 1" iron pin in a monument box found at 1995.72 feet and a 1" iron pin in a monument box found at 2495.51 feet, a total distance of 2730.65 feet to an angle point therein.

Thence South 21°12'58" East, continuing along said centerline, 1699.34 feet to an angle point therein.

Thence South 20°59'00" East, continuing along said centerline, 1701.72 feet to a point.

Thence North 88°37'16" East, passing through a 5/8" iron pin with cap bearing "BABCOCK JONES & ASSOC. INC." found at 31.65 feet, a total distance of 35.03 feet to a 5/8" iron pin set on the easterly Right-of-Way (R/W) of said Old State Road. Said point being the northwesterly corner of PPN 12-040600, conveyed to Paul A. Miller and Laura R. Miller, recorded in INST 201500890543, Volume 1990, Page 2487 of GCRD.

Thence South 20°59'00" East, along said easterly R/W of Old State Road, 150.00 feet to a 5/8" iron pin set. Said point being the southwesterly corner of said Miller's land and witnessed by a 3/4" iron pin found South 88°37'04" West, 3.20 feet therefrom.

0.083 ACRE PARCEL

(Continued)

Thence North 88°37'04" East, along the southerly line of said Miller's land, 127.00 feet to a 5/8" iron pin set at an angle point therein. Said point being The Principal Place of Beginning of this Survey.

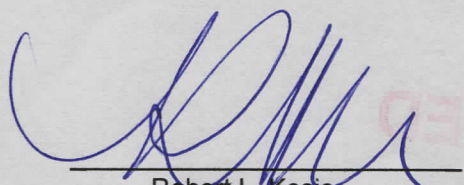
Thence North 84°25'28" East, along the northerly line of the parcel herein described, 314.54 feet to a 5/8" iron pin set. Said point being the northeasterly corner of the parcel herein described.

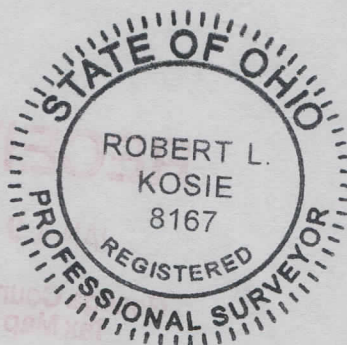
Thence South 1°22'56" East, along the easterly line of the parcel herein described, 23.00 feet to a 5/8" iron pin set. Said point being the southeasterly corner of the parcel herein described.

Thence South 88°37'04" West, along the southerly line of the parcel herein described, 313.70 feet to The Principal Place of Beginning of this Survey and containing 0.083 acres of land as surveyed in January 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). 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 divide 0.083 acres of land from PPN 12-040600, conveyed to Paul A. Miller and Laura R. Miller, recorded in INST 201500890543, Volume 1990, Page 2487 of GCRD.

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: 1.19.18

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


GEAUGA COUNTY AUDITOR
TAX MAP DEPT.



D.B. Kosie & Associates

Professional Land Surveying

11040 Madison Road

Montville, Ohio 44064

(440) 286-2131

or (440) 968-3578

www.dbksurveys.com

0.083 ACRE PARCEL

PARCEL "B" - KRAUS TO MILLER

Deed of Record: Permanent Parcel Number (PPN) 12-037630, Robert P. Kraus and Melissa Kraus, Volume 623, Page 201 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot No. 3, Section 10, East Survey, within said Township and Township 8, Range 7 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 Mayfield Road (U.S. Route 322, 60 feet wide) and Old State Road (aka East-Claridon-Southerly Road, State Route 608, 66 feet wide).

Thence South $21^{\circ}10'38''$ East, along the centerline of said Old State Road, and passing through a 1" iron pin in a monument box found at 1995.72 feet and a 1" iron pin in a monument box found at 2495.51 feet, a total distance of 2730.65 feet to an angle point therein.

Thence South $21^{\circ}12'58''$ East, continuing along said centerline, 1699.34 feet to an angle point therein.

Thence South $20^{\circ}59'00''$ East, continuing along said centerline, 1701.72 feet to a point.

Thence North $88^{\circ}37'16''$ East, passing through a 5/8" iron pin with cap bearing "BABCOCK JONES & ASSOC. INC." found at 31.65 feet, a total distance of 35.03 feet to a 5/8" iron pin set on the easterly Right-of-Way (R/W) of said Old State Road. Said point being the southwesterly corner of PPN 12-040700, conveyed to Dale T. Leinweber and Karen E. Leinweber, recorded in Instrument Number (INST) 201300867692, Volume 1961, Page 103 of GCRD.

Thence South $20^{\circ}59'00''$ East, along said easterly RW of Old State Road, 150.00 feet to a 5/8" iron pin set. Said point being the northwesterly corner of PPN 12-037630, conveyed to Robert P. Kraus and Melissa Kraus, recorded in Volume 623, Page 201 of GCRD, and witnessed by a 3/4" iron pin found South $88^{\circ}37'04''$ West, 3.20 feet therefrom.

0.083 ACRE PARCEL

(Continued)

Thence North 88°37'04" East, along the northerly line of said Kraus' land, passing through a 5/8" iron pin set at 127.00 feet, and also passing through a 5/8" iron pin set at 440.70 feet, a total distance of 580.70 feet to a 5/8" iron pin set at an angle point therein. Said point being The Principal Place of Beginning of this Survey.

Thence North 88°37'04" East, along a northerly line of the parcel herein described, 280.65 feet to a 5/8" iron pin set. Said point being the northeasterly corner of the parcel herein described.

Thence South 1°22'56" East, along the easterly line of the parcel herein described, 18.50 feet to a 5/8" iron pin set. Said point being the southeasterly corner of the parcel herein described.

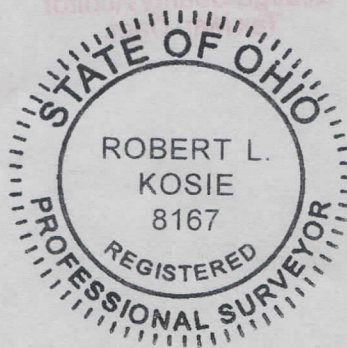
Thence South 88°37'04" West, along a southerly line of the parcel herein described, 109.35 feet to a 5/8" iron pin set at an angle point therein.

Thence North 85°13'06" West, along a southerly line of the parcel herein described, 172.30 feet to The Principal Place of Beginning of this Survey and containing 0.083 acres of land as surveyed in January 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). 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 divide 0.083 acres of land from PPN 12-037630, conveyed to Robert P. Kraus and Melissa Kraus, recorded in Volume 623, Page 201 of GCRD.

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: 1.19.18

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

01/19/18
R

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.



D.B. Kosie
& Associates
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5.155 ACRE PARCEL

Deeds of Record: Permanent Parcel Number (PPN) 12-040600, Paul A. Miller and Laura R. Miller, Instrument Number (INST) 201500890543, Volume 1990, Page 2487 and PPN 12-037630, Robert P. Kraus and Melissa Kraus, Volume 623, Page 201 of Geauga County Records and Deeds (GCRD). 12985 Old State Road.

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot No. 3, Section 10, East Survey, within said Township and Township 8, Range 7 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 Mayfield Road (U.S. Route 322, 60 feet wide) and Old State Road (aka East-Claridon-Southerly Road, State Route 608, 66 feet wide).

Thence South 21°10'38" East, along the centerline of said Old State Road, and passing through a 1" iron pin in a monument box found at 1995.72 feet and a 1" iron pin in a monument box found at 2495.51 feet, a total distance of 2730.65 feet to an angle point therein.

Thence South 21°12'58" East, continuing along said centerline, 1699.34 feet to an angle point therein.

Thence South 20°59'00" East, continuing along said centerline, 1701.72 feet to a point.

Thence North 88°37'16" East, passing through a 5/8" iron pin with cap bearing "BABCOCK JONES & ASSOC. INC." found at 31.65 feet, a total distance of 35.03 feet to a 5/8" iron pin set on the easterly Right-of-Way (R/W) of said Old State Road. Said point being the southwesterly corner of PPN 12-040700, conveyed to Dale T. Leinweber and Karen E. Leinweber, recorded in INST 201300867692, Volume 1961, Page 103 of GCRD. Said point also being the northwesterly corner of the parcel herein described

5.155 ACRE PARCEL

(Continued)

and The Principal Place of Beginning of this Survey.

Thence North 88°37'16" East, along the southerly line of said Leinweber's land, 1605.74 feet to a 5/8" iron pin set on the westerly R/W of PPN 12-706211, commonly known as the Geauga County Bike Path, conveyed to Geauga County Park District, recorded in INST 200200617880, Volume 1442, Page 709 of GCRD. Said point witnessed by a 1/2" iron pin found north 0.15 feet and east 6.28 feet (North 88°37'16" East, 6.28 feet) therefrom.

Thence along said westerly R/W, along a curve, deflecting to the right, having a chord bearing of South 7°46'50" East, a delta angle of 9°40'57", a radius of 689.30 feet, and a chord distance of 116.35 feet, a total length distance of 116.49 feet to a 5/8" iron pin set at a point of tangency therein.

Thence South 4°19'50" East, continuing along said westerly R/W, 25.62 feet to a 5/8" iron pin set. Said point being the northeasterly corner of PPN 12-037630, conveyed to Robert P. Kraus and Melissa Kraus, recorded in Volume 623, Page 201 of GCRD. Said point also being a southeasterly corner of the parcel herein described and witnessed by a 1/2" iron pin found north 0.19 feet and east 7.85 feet (North 88°37'04" East, 7.85 feet) therefrom.

Thence along the northerly side of said Kraus' land the following 8 courses:

- 1.) South 88°37'04" West, 708.36 feet to a 5/8" iron pin set.
- 2.) South 1°22'56" East, 18.50 feet to a 5/8" iron pin set, being a southeasterly corner of the parcel herein described.
- 3.) South 88°37'04" West, 109.35 feet to a 5/8" iron pin set at an angle point therein.
- 4.) North 85°13'06" West, 172.30 feet to a 5/8" iron pin set at an angle point therein.
- 5.) South 88°37'04" West, 140.00 feet to a 5/8" iron pin set, being a southwesterly corner of the parcel herein described.
- 6.) North 1°22'56" West, 23.00 feet to a 5/8" iron pin set.
- 7.) South 84°25'28" West, 314.54 feet to a 5/8" iron pin set at an angle point therein.
- 8.) South 88°37'04" West, 127.00 feet to a 5/8" iron pin set on the easterly R/W of the aforesaid Old State Road, being a southwesterly corner of the parcel herein described and witnessed by a 3/4" iron pin found South 88°37'04" West, 3.20 feet therefrom.

5.155 ACRE PARCEL

(Continued)

Thence North 20°59'00" West, along said easterly RW, a frontage distance of 150.00 feet to The Principal Place of Beginning of this Survey and containing 5.155 acres of land as surveyed in January 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). 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 the residual of PPN 12-040600, conveyed to Paul A. Miller and Laura R. Miller, recorded in INST 201500890543, Volume 1990, Page 2487 of GCRD, after a 0.083 acre division therefrom, with a 0.083 acre division of land from PPN 12-037630, conveyed to Robert P. Kraus and Melissa Kraus, recorded in Volume 623, Page 201 of GCRD thereto. 12985 Old State 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: 1.19.18

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

[Signature] 01/19/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.



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5.231 ACRE PARCEL

Deeds of Record: Permanent Parcel Number (PPN) 12-037630, Robert P. Kraus and Melissa Kraus, Volume 623, Page 201 and PPN 12-040600, Paul A. Miller and Laura R. Miller, Instrument Number (INST) 201500890543, Volume 1990, Page 2487 of Geauga County Records and Deeds (GCRD). 12999 Old State Road.

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot No. 3, Section 10, East Survey, within said Township and Township 8, Range 7 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 Mayfield Road (U.S. Route 322, 60 feet wide) and Old State Road (aka East-Claridon-Southerly Road, State Route 608, 66 feet wide).

Thence South 21°10'38" East, along the centerline of said Old State Road, and passing through a 1" iron pin in a monument box found at 1995.72 feet and a 1" iron pin in a monument box found at 2495.51 feet, a total distance of 2730.65 feet to an angle point therein.

Thence South 21°12'58" East, continuing along said centerline, 1699.34 feet to an angle point therein.

Thence South 20°59'00" East, continuing along said centerline, 1701.72 feet to a point.

Thence North 88°37'16" East, passing through a 5/8" iron pin with cap bearing "BABCOCK JONES & ASSOC. INC." found at 31.65 feet, a total distance of 35.03 feet to a 5/8" iron pin set on the easterly Right-of-Way (R/W) of said Old State Road. Said point being the northwesterly corner of PPN 12-040600, conveyed to Paul A. Miller and Laura R. Miller, recorded in INST 201500890543, Volume 1990, Page 2487 of GCRD.

5.231 ACRE PARCEL

(Continued)

Thence South 20°59'00" East, along said easterly R/W of Old State Road, 150.00 feet to a 5/8" iron pin set. Said point being the southwesterly corner of said Miller's land, **The Principal Place of Beginning of this Survey**, and witnessed by a 3/4" iron pin found South 88°37'04" West, 3.20 feet therefrom.

Thence along the southerly side of said Miller's land the following 8 courses:

- 1.) North 88°37'04" East, 127.00 feet to a 5/8" iron pin set at an angle point therein.
- 2.) North 84°25'28" East, 314.54 feet to a 5/8" iron pin set. Said point being a northeasterly corner of the parcel herein described.
- 3.) South 1°22'56" East, 23.00 feet to a 5/8" iron pin set.
- 4.) North 88°37'04" East, 140.00 feet to a 5/8" iron pin set at an angle point therein.
- 5.) South 85°13'06" East, 172.30 feet to a 5/8" iron pin set at an angle point therein.
- 6.) North 88°37'04" East, 109.35 feet to a 5/8" iron pin set.
- 7.) North 1°22'56" West, 18.50 feet to a 5/8" iron pin set, being a northwesterly corner of the parcel herein described.
- 8.) North 88°37'04" East, 708.36 feet to a 5/8" iron pin set on the westerly R/W of PPN 12-706211, commonly known as the Geauga County Bike Path, conveyed to Geauga County Park District, and recorded in INST 200200617880, Volume 1442, Page 709 of GCRD. Said point witnessed by a 1/2" iron pin found north 0.19 feet and east 7.85 feet (North 88°37'04" East, 7.85 feet) therefrom.

Thence South 4°19'50" East, along said westerly R/W, 153.64 feet to a 5/8" iron pin set on the southerly line of said Original Lot No. 3, Section No. 10, East Survey. Said point being the northeasterly corner of PPN 12-024470, conveyed to Olin A. Gingerich and Ruth Gingerich, recorded in Volume 611, Page 821 of GCRD, the southeasterly corner of the parcel herein described and witnessed by a 3/4" iron pipe found north 0.24 feet and east 14.85 feet (N 89°04'52" E, 14.86 feet) therefrom.

Thence South 89°04'52" West, along the northerly line of said Gingerich's land and along said Lot and Section line, 1527.24 feet to a 5/8" iron pin set on the aforesaid easterly R/W of Old State Road. Said point being the northwesterly corner of said Gingerich's land, the southwesterly corner of the parcel herein described, and witnessed by a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found South 89°04'52" West, 3.73 feet therefrom.

5.231 ACRE PARCEL

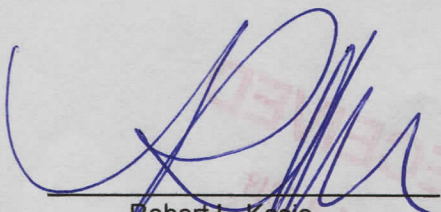
(Continued)

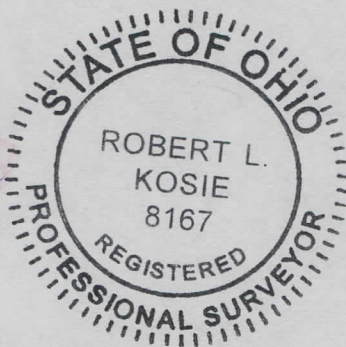
Thence North 21°04'00" West, along said easterly RW, a frontage distance (in part) of 114.05 feet to a 5/8" iron pin set at an angle point therein.

Thence North 20°59'00" West, continuing along the easterly RW of said Old State Road, a frontage distance (in part) of 35.77 feet to **The Principal Place of Beginning of this Survey** and containing 5.231 acres of land as surveyed in January 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). 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 the residual of PPN 12-037630, conveyed to Robert P. Kraus and Melissa Kraus, recorded in Volume 623, Page 201 of GCRD, after a 0.083 acre division therefrom, with a 0.083 acre division of land from PPN 12-040600, conveyed to Paul A. Miller and Laura R. Miller, recorded in INST 201500890543, Volume 1990, Page 2487 of GCRD thereto. 12985 Old State Road

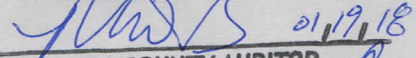
All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".


Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167



Dated: 1.19.18

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


GEAUGA COUNTY AUDITOR
TAX MAP DEPT.