

PLAT OF RE-SURVEY, LOT SPLITS AND CONSOLIDATIONS OF LOTS:  
**PPN 12-090257, Elizabeth T. Hadlock, 13275 Forest Road**  
**PPN 12-090249, Carol Miller, 13319 Forest Road and**  
**PPN 12-026900, Elizabeth T. Hadlock, 13391 Forest Road**

DEEDS OF RECORD:  
 INST 201600906252, Volume 2011, Page 1999,  
 INST 200700758742, Volume 1817, Page 1944 and  
 INST 201400883112, Volume 1980, Page 3069

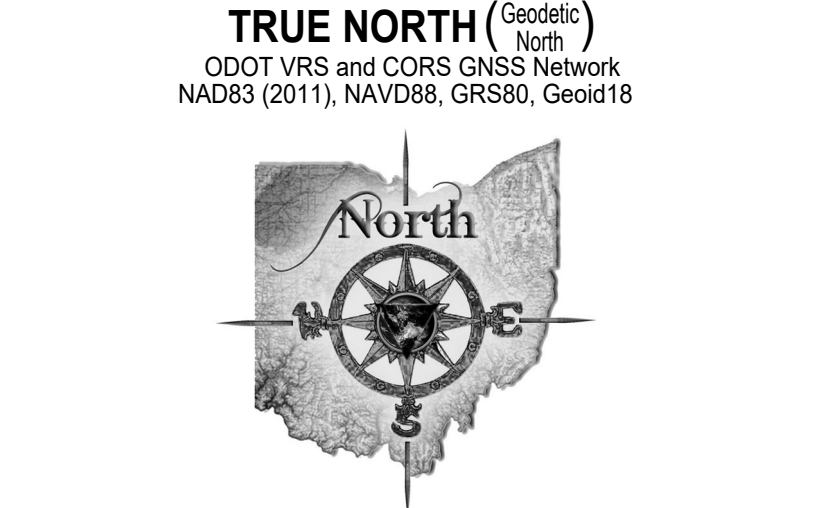
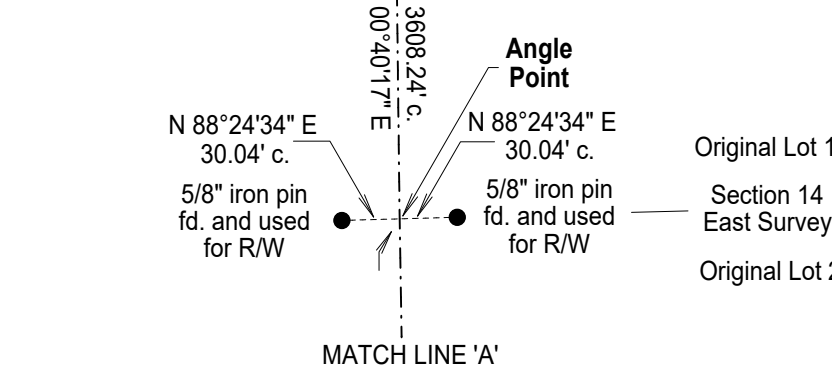
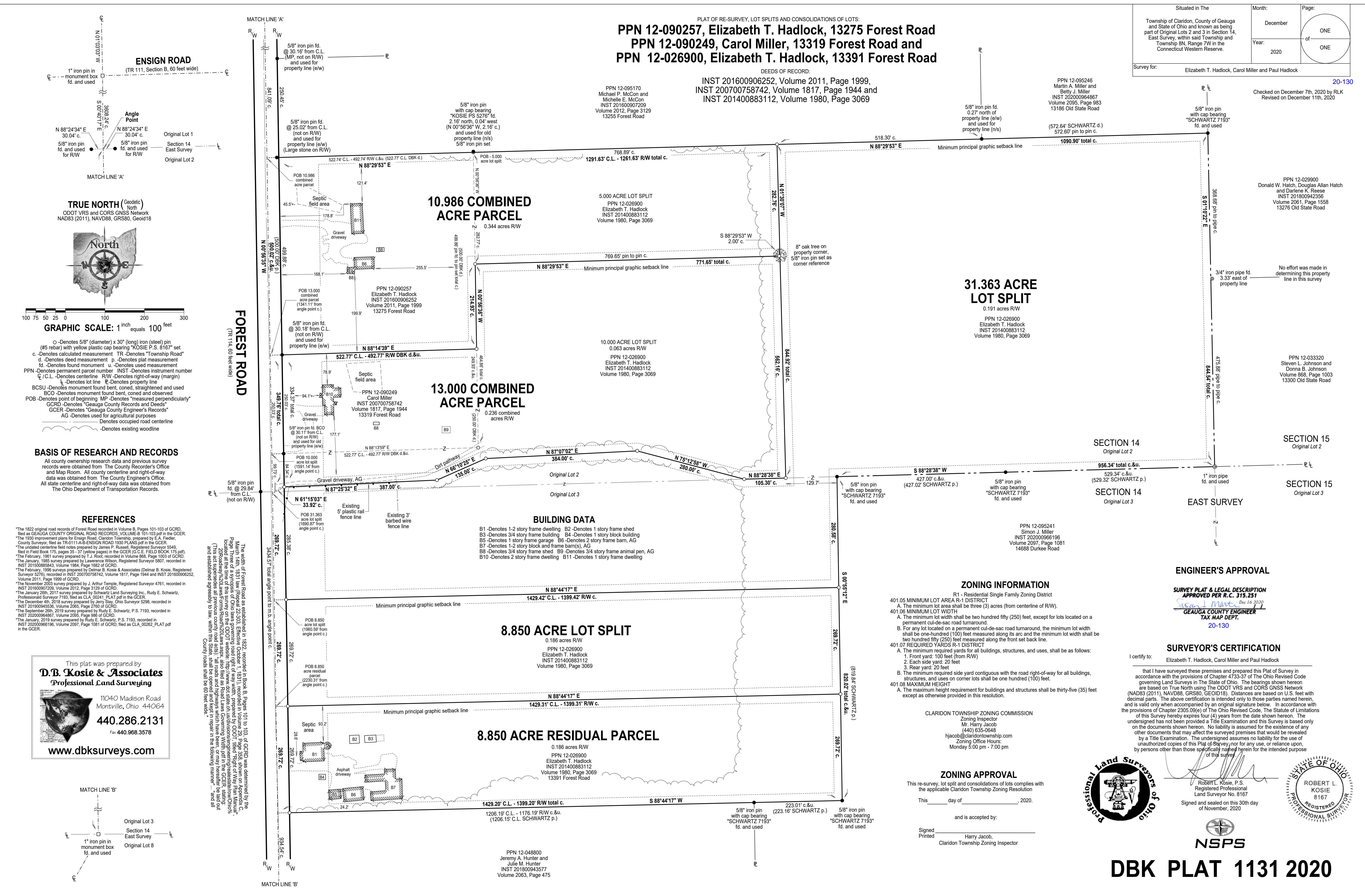
Situated in The Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lots 2 and 3 in Section 14, East Survey, within said Township and Township 3N, Range 7W in the Connecticut Western Reserve.

Month: December  
 Year: 2020

Page: ONE of ONE

Survey for: Elizabeth T. Hadlock, Carol Miller and Paul Hadlock

Checked on December 7th, 2020 by RLK  
 Revised on December 11th, 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 right-of-way 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.
- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set c.
  - c. - Denotes calculated measurement TR - Denotes "Township Road"
  - d. - Denotes deed measurement p. - Denotes plat measurement
  - Denotes found monument u. - Denotes used measurement
  - PPN - Denotes permanent parcel number INST - Denotes instrument number
  - Q./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
  - POB - Denotes point of beginning MP - Denotes "measured perpendicular"
  - GCRD - Denotes "Gauga County Records and Deeds"
  - GCER - Denotes "Gauga County Engineer's Records"
  - AG - Denotes used for agricultural purposes
  - Denotes existing road centerline
  - Denotes existing woodline

- REFERENCES**
- \*The 1822 original road records of Forest Road recorded in Volume B, Pages 101-103 of GCRD, filed as GAUGA COUNTY ORIGINAL ROAD RECORDS, VOLUME-B 101-103.pdf in the GCER.
  - \*The 1930 improvement plans for Ensign Road, Claridon Township, prepared by E.A. Fiedler, County Surveyor, filed as TR-0111-A-B-ENSIGN ROAD 1930 PLANS.pdf in the GCER.
  - \*The undated centerline field notes prepared by James P. Russell, Registered Surveyor 5549, filed in Field Book 175, pages 35 - 37 (yellow pages) in the GCER (G.C.E. FIELD BOOK 175.pdf).
  - \*The February, 1961 survey prepared by T.J. Root, recorded in Volume 868, Page 1003 of GCRD.
  - \*The January, 1985 survey prepared by Lawrence Wilson, Registered Surveyor 5807, recorded in INST 201500885843, Volume 1984, Page 1882 of GCRD.
  - \*The February, 1996 survey prepared by Delmar B. Kosie & Associates (Delmar B. Kosie, Registered Surveyor 5276), recorded in INST 200700758742, Volume 1817, Page 1944 and INST 201600906252, Volume 2011, Page 1999 of GCRD.
  - \*The November 2003 survey prepared by J. Arthur Temple, Registered Surveyor 4761, recorded in INST 201600907209, Volume 2012, Page 3129 of GCRD.
  - \*The January 26th, 2017 survey prepared by Schwartz Land Surveying Inc., Rudy E. Schwartz, Professional Surveyor 7193, filed as CLA\_00261\_PLAT1.pdf in the GCER.
  - \*The December 4th, 2018 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in INST 201900945536, Volume 2095, Page 2763 of GCRD.
  - \*The September 26th, 2019 survey prepared by Rudy E. Schwartz, P.S. 7193, recorded in INST 202000964867, Volume 2095, Page 986 of GCRD.
  - \*The January, 2019 survey prepared by Rudy E. Schwartz, P.S. 7193, recorded in INST 202000966196, Volume 2097, Page 1081 of GCRD, filed as CLA\_00262\_PLAT1.pdf in the GCER.

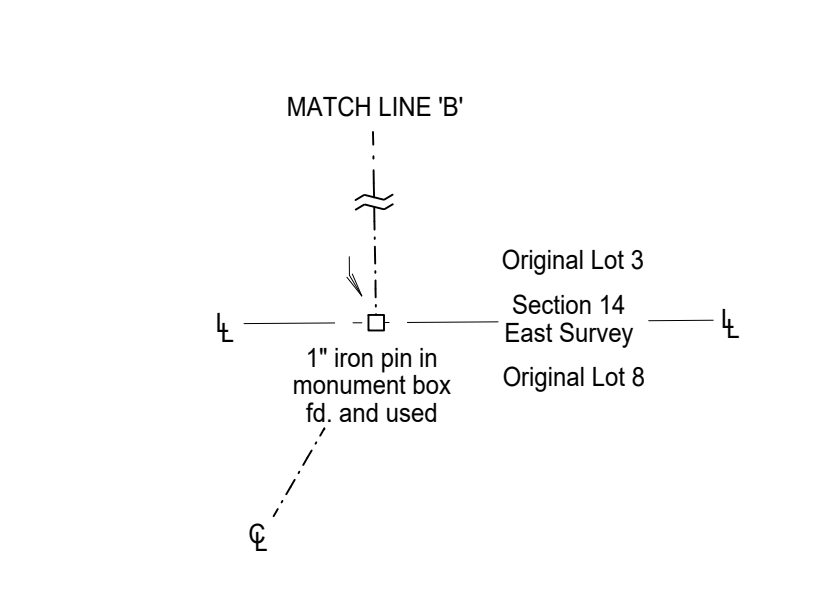
- BUILDING DATA**
- B1 - Denotes 1-2 story frame dwelling B2 - Denotes 1 story frame shed
  - B3 - Denotes 3/4 story frame building B4 - Denotes 1 story block building
  - B5 - Denotes 1 story frame garage B6 - Denotes 2 story frame barn, AG
  - B7 - Denotes 1-2 story block and frame barn(s), AG
  - B8 - Denotes 3/4 story frame shed B9 - Denotes 3/4 story frame animal pen, AG
  - B10 - Denotes 2 story frame dwelling B11 - Denotes 1 story frame dwelling

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**



**ZONING INFORMATION**  
 R1 - Residential Single Family Zoning District  
 401.05 MINIMUM LOT AREA R-1 DISTRICT  
 A. The minimum lot area shall be three (3) acres (from centerline of R/W).  
 401.06 MINIMUM LOT WIDTH  
 A. The minimum lot width shall be two hundred fifty (250) feet, except for lots located on a permanent cut-de-sac road turnaround.  
 B. For any lot located on a permanent cut-de-sac road turnaround, the minimum lot width shall be one-hundred (100) feet measured along its arc and the minimum lot width shall be two hundred fifty (250) feet measured along the front set back line.  
 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 (from R/W)  
 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.  
 401.08 MAXIMUM HEIGHT  
 A. The maximum height requirement for buildings and structures shall be thirty-five (35) feet except as otherwise provided in this resolution.

**ENGINEER'S APPROVAL**  
**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
 [Signature]  
 GEAGA COUNTY ENGINEER  
 TAX MAP DEPT.  
 20-130

**SURVEYOR'S CERTIFICATION**  
 I certify to:  
 Elizabeth T. Hadlock, Carol Miller and Paul Hadlock  
 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 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.

**ZONING APPROVAL**  
 This re-survey, lot split and consolidations of lots complies with the applicable Claridon Township Zoning Resolution  
 This day of \_\_\_\_\_, 2020.  
 and is accepted by:  
 Signed: Harry Jacob,  
 Printed: Claridon Township Zoning Inspector



**ROBERT L. KOSIE**, P.S.  
 Registered Professional Land Surveyor No. 8167  
 Signed and sealed on this 30th day of November, 2020



**DBK PLAT 1131 2020**



## **10.000 ACRE LOT SPLIT**

0.063 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 12-026900, Elizabeth T. Hadlock, Instrument Number (INST) 201400883112, Volume 1980, Page 3069 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 2 in Section 14, East Survey, within said Township and Township 8N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Ensign Road (Township Road 111, Section B, 60 feet wide) and Forest Road (Township Road 114, 60 feet wide).

Thence South  $00^{\circ}40'17''$  East, along the centerline of said Forest Road, 3608.24 feet to an angle point therein, witnessed by  $5/8''$  iron pins found North  $88^{\circ}24'34''$  East, 30.04 feet and South  $88^{\circ}24'34''$  West, 30.04 feet therefrom.

Thence South  $00^{\circ}56'35''$  East, continuing along said centerline, 1591.14 feet to the southwesterly corner of PPN 12-090249 as conveyed to Carol Miller, recorded in INST 200700758742, Volume 1817, Page 1944 of GCRD, being a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North  $88^{\circ}13'59''$  East, along the southerly line of said Miller's land, passing through a  $5/8''$  iron pin found bent, coned and observed at 30.11 feet (not on R/W), a total distance of 522.77 feet to a  $5/8''$  iron pin set at the southeasterly corner thereof.

Thence North  $00^{\circ}56'36''$  West, along the easterly line of said Miller's land, and along the easterly line of PPN 12-090257, now or formerly conveyed to Elizabeth T. Hadlock, recorded in INST 201600906252, Volume 2011, Page 1999 of GCRD, passing through a  $5/8''$  iron pin set at 249.93 feet, a total distance of 464.86 feet to a  $5/8''$  iron pin set at a northwesterly corner of the parcel herein described.

Thence North  $88^{\circ}29'53''$  East, along a northerly line of the parcel herein described, passing through a  $5/8''$  iron pin set as a corner reference at 769.65 feet, a total distance 771.65 feet

# 10.000 ACRE LOT SPLIT

(continued)

to an 8" oak tree found at the northeasterly corner thereof.

Thence South 01°30'07" East, along the easterly line of the parcel herein described, 562.16 feet to a 5/8" iron pin set at a southeasterly corner thereof.

Thence along the southerly side of the parcel herein described the following six (6) courses:

- 1.) South 88°28'38" West, 105.30 feet to a 5/8" iron pin set at an angle point therein, being a southwesterly corner of the parcel herein described.
- 2.) North 75°12'58" West, 280.00 feet to a 5/8" iron pin set at an angle point therein.
- 3.) South 87°07'02" West, 384.00 feet to a 5/8" iron pin set at an angle point therein.
- 4.) South 66°10'25" West, 135.00 feet to a 5/8" iron pin set at an angle point therein, being a southeasterly corner of the parcel herein described.
- 5.) South 87°25'32" West, 387.00 feet to a 5/8" iron pin set at an angle point therein, on the easterly R/W of the aforesaid Forest Road.
- 6.) South 61°15'03" West, 33.92 feet to a point on the centerline of said Forest Road, being a southwesterly corner of the parcel herein described

Thence North 00°56'35" West, along said centerline, a frontage distance of 99.73 feet to **The Principal Place of Beginning of this Survey** and containing 10.000 acres of land, of which 0.063 acres are within the R/W of Forest Road, surveyed in December 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 divide 10.000 acres of land from PPN 12-026900 as conveyed to Elizabeth T. Hadlock, recorded in INST 201400883112, Volume 1980, Page 3069 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".

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

*Susan L. Martin* Dec 16 2020

**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

20-130



Robert L. Kosie, Sr.,  
Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Friday, December 4th, 2020.*



## **10.986 COMBINED ACRE PARCEL**

0.344 acres Right of Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) 12-026900, Elizabeth T. Hadlock, Instrument Number (INST) 201400883112, Volume 1980, Page 3069 and PPN 12-090257, Elizabeth T. Hadlock, INST 201600906252, Volume 2011, Page 1999 of Geauga County Records and Deeds (GCRD). 13275 Forest Road.

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot 2 in Section 14, East Survey, within said Township and Township 8N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Ensign Road (Township Road 111, Section B, 60 feet wide) and Forest Road (Township Road 114, 60 feet wide).

Thence South 00°40'17" East, along the centerline of said Forest Road, 3608.24 feet to an angle point therein, witnessed by 5/8" iron pins found North 88°24'34" East, 30.04 feet and South 88°24'34" West, 30.04 feet therefrom.

Thence South 00°56'35" East, continuing along said centerline, 841.09 feet to the southwesterly corner of PPN 12-095170 as conveyed to Michael P. McCon and Michelle E. McCon, recorded in INST 201600907209, Volume 2012, Page 3129 of GCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 88°29'53" East, along the southerly line of said McCon's land, passing through a 5/8" iron pin found at 25.02 feet (not on R/W) and a 5/8" iron pin set at 522.74 feet, a total distance of 1291.63 feet to a 5/8" iron pin set at the northeasterly corner of the parcel herein described.

Thence South 01°30'07" East, along an easterly line of the parcel herein described, 282.76 feet to an 8" oak tree found at a southeasterly corner thereof, referenced by a 5/8" iron pin set South 88°29'53" West, 2.00 feet therefrom.

Thence South 88°29'53" West, along a southerly line of the parcel herein described, passing

## 10.986 COMBINED ACRE PARCEL

(continued)

through said corner reference at 2.00 feet, a total distance of 771.65 feet to a 5/8" iron pin set on the easterly line of PPN 12-090257, now or formerly conveyed to Elizabeth T. Hadlock, recorded in INST 201600906252, Volume 2011, Page 1999 of GCRD.

Thence South 00°56'36" East, along said easterly line of Hadlock's land, 214.93 feet to a 5/8" iron pin set at the southeasterly corner thereof, being the northeasterly corner of PPN 12-090249, now or formerly conveyed to Carol Miller, recorded in INST 200700758742, Volume 1817, Page 1944 of GCRD and a southeasterly corner of the parcel herein described.

Thence South 88°14'39" West, along the northerly line of said Miller's land, passing through a 5/8" iron pin found at 492.59 feet (not on R/W), a total distance of 522.77 feet to the northwesterly corner thereof, being the southwesterly corner of the parcel herein described.

Thence North 00°56'35" West, along said centerline, a frontage distance of 500.02 feet to **The Principal Place of Beginning of this Survey** and containing 10.986 acres of land, of which, 0.344 acres are within the R/W of said Forest Road, surveyed in December 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 combine 5.000 acres of land the was divided from PPN 12-026900 as conveyed to Elizabeth T. Hadlock, recorded in INST 201400883112, Volume 1980, Page 3069 together with PPN 12-090257 as conveyed to Elizabeth T. Hadlock, recorded in INST 201600906252, Volume 2011, Page 1999 of GCRD. Also known as being 13275 Forest Road.

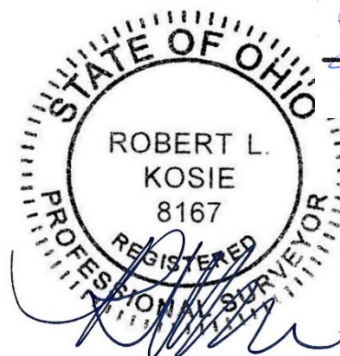
All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

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

*Susan J. Martini* Dec 16 2020

**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

20-130



Robert L. Kosie, Sr.,

Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Friday, December 4th, 2020.*



## **13.000 COMBINED ACRE PARCEL**

0.236 acres Right of Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) 12-026900, Elizabeth T. Hadlock, Instrument Number (INST) 201400883112, Volume 1980, Page 3069 and PPN 12-090249, Carol Miller, INST 200700758742, Volume 1817, Page 1944 of Geauga County Records and Deeds (GCRD). 13319 Forest Road.

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot 2 in Section 14, East Survey, within said Township and Township 8N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Ensign Road (Township Road 111, Section B, 60 feet wide) and Forest Road (Township Road 114, 60 feet wide).

Thence South  $00^{\circ}40'17''$  East, along the centerline of said Forest Road, 3608.24 feet to an angle point therein, witnessed by  $5/8''$  iron pins found North  $88^{\circ}24'34''$  East, 30.04 feet and South  $88^{\circ}24'34''$  West, 30.04 feet therefrom.

Thence South  $00^{\circ}56'35''$  East, continuing along said centerline, 1341.11 feet to the southwesterly corner of PPN 12-090257, now or formerly conveyed to Elizabeth T. Hadlock, recorded in INST 201600906252, Volume 2011, Page 1999 of GCRD, being a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North  $88^{\circ}14'39''$  East, along the southerly line of said Hadlock's land, passing through a  $5/8''$  iron pin found at 30.18 feet (not on R/W), a total distance of 522.77 feet to a  $5/8''$  iron pin set at the southeasterly corner thereof.

Thence North  $00^{\circ}56'36''$  West, along the easterly line of said Hadlock's land, 214.93 feet to a  $5/8''$  iron pin set at a northwesterly corner of the parcel herein described.

Thence North  $88^{\circ}29'53''$  East, along a northerly line of the parcel herein described, passing through a  $5/8''$  iron pin set as a corner reference at 769.65 feet, a total distance 771.65 feet to an 8" oak tree found at the northeasterly corner thereof.

# **13.000 COMBINED ACRE PARCEL**

(continued)

Thence South 01°30'07" East, along the easterly line of the parcel herein described, 562.16 feet to a 5/8" iron pin set at a southeasterly corner thereof.

Thence along the southerly side of the parcel herein described the following six (6) courses:

- 1.) South 88°28'38" West, 105.30 feet to a 5/8" iron pin set at an angle point therein, being a southwesterly corner of the parcel herein described.
- 2.) North 75°12'58" West, 280.00 feet to a 5/8" iron pin set at an angle point therein.
- 3.) South 87°07'02" West, 384.00 feet to a 5/8" iron pin set at an angle point therein.
- 4.) South 66°10'25" West, 135.00 feet to a 5/8" iron pin set at an angle point therein, being a southeasterly corner of the parcel herein described.
- 5.) South 87°25'32" West, 387.00 feet to a 5/8" iron pin set at an angle point therein, on the easterly R/W of the aforesaid Forest Road.
- 6.) South 61°15'03" West, 33.92 feet to a point on the centerline of said Forest Road, being a southwesterly corner of the parcel herein described

Thence North 00°56'35" West, along said centerline, a frontage distance of 349.76 feet to **The Principal Place of Beginning of this Survey** and containing 13.000 acres of land, of which 0.236 acres are within the R/W of Forest Road, surveyed in December 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 combine 10.000 acres of land that was divided from PPN 12-026900 as conveyed to Elizabeth T. Hadlock, recorded in INST 201400883112, Volume 1980, Page 3069 together with PPN 12-090249 as conveyed to Carol Miller, recorded in INST 200700758742, Volume 1817, Page 1944 of GCRD. Also known as being 13319 Forest Road.

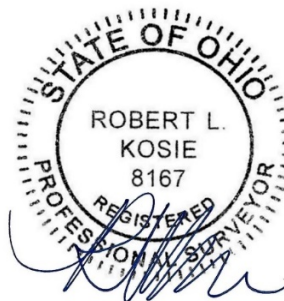
All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

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

*Susan J. Martin* Dec 16 2020

**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

20-130



Robert L. Kosie, Sr.,  
Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Friday, December 4th, 2020.*



## **31.363 ACRE LOT SPLIT**

0.191 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 12-026900, Elizabeth T. Hadlock, Instrument Number (INST) 201400883112, Volume 1980, Page 3069 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 Lots 2 and 3 in Section 14, East Survey, within said Township and Township 8N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Ensign Road (Township Road 111, Section B, 60 feet wide) and Forest Road (Township Road 114, 60 feet wide).

Thence South  $00^{\circ}40'17''$  East, along the centerline of said Forest Road, 3608.24 feet to an angle point therein, witnessed by  $5/8''$  iron pins found North  $88^{\circ}24'34''$  East, 30.04 feet and South  $88^{\circ}24'34''$  West, 30.04 feet therefrom.

Thence South  $00^{\circ}56'35''$  East, continuing along said centerline, 1690.87 feet to a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence along a northerly side of the parcel herein described, the following six (6) courses:

- 1.) North  $61^{\circ}15'03''$  East, 33.92 feet to a  $5/8''$  iron pin set at an angle point therein, on the easterly R/W of said Forest Road, being a northwesterly corner of the parcel herein described.
- 2.) North  $87^{\circ}25'32''$  East, 387.00 feet to a  $5/8''$  iron pin set at an angle point therein.

## **31.363 ACRE LOT SPLIT**

(continued)

- 3.) North 66°10'25" East, 135.00 feet to a 5/8" iron pin set, being a northwesterly corner of the parcel herein described.
- 4.) North 87°07'02" East, 384.00 feet to a 5/8" iron pin set, being a northeasterly corner of the parcel herein described.
- 5.) South 75°12'58" East, 280.00 feet to a 5/8" iron pin set at an angle point therein.
- 6.) North 88°28'38" East, 105.30 feet to a 5/8" iron pin set.

Thence North 01°30'07" West, along a westerly line of the parcel herein described, passing through an 8" oak tree found at 562.16 feet, a total distance of 844.92 feet to a 5/8" iron pin set on the southerly line of PPN 12-095170 as conveyed to Michael P. McCon and Michelle E. McCon, recorded in INST 201600907209, Volume 2012, Page 3129 of GCRD, being a northwesterly corner of the parcel herein described.

Thence North 88°29'53" East, along said southerly line of McCon's land, and also along a southerly line of PPN 12-095246 as conveyed to Martin A. Miller and Betty J. Miller, recorded in INST 202000964867, Volume 2095, Page 983 of GCRD, passing by a 5/8" iron pin found 0.27 feet north of the property line at 518.30 feet, a total distance of 1090.90 feet to a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found at a southeasterly corner thereof, on the westerly line of PPN 12-029900 as conveyed to Donald W. Hatch, Douglas Allan Hatch and Darlene K. Reese (HR), recorded in INST 201800942356, Volume 2061, Page 1558 of GCRD, being a northeasterly corner of the parcel herein described.

Thence South 01°10'22" East, along the westerly line of the said HR parcel and also along the westerly line of PPN 12-033320 as conveyed to Steven L. Johnson and Donna B. Johnson, recorded in Volume 868, Page 1003 of GCRD, 844.54 feet to a 1" iron pipe found at the southwest corner thereof, on a northerly line of PPN 12-095241 as conveyed to Simon J. Miller, recorded in INST 202000966196, Volume 2097, Page 1081 of GCRD, being a southeasterly corner of the parcel herein described.

Thence South 88°28'38" West, along said northerly line of Miller's land, passing through a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found at 529.34 feet, a total distance of 956.34 feet to a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found at a northwesterly corner thereof.

Thence South 00°55'12" East, along a westerly line of said Miller's land, 280.58 feet to a 5/8" iron pin set, being a southeasterly corner of the parcel herein described.

# 31.363 ACRE LOT SPLIT

(continued)

Thence South 88°44'17" West, along a southerly line of the parcel herein described, passing through a 5/8" iron pin set at 1399.42 feet, a total distance of 1429.42 feet to a point on the centerline of the aforesaid Forest Road, being the southwesterly corner of the parcel herein described.

Thence North 00°56'35" West, along said centerline, a frontage distance of 269.72 feet to **The Principal Place of Beginning of this Survey** and containing 31.363 acres of land, of which, 0.191 acres are within the R/W of said Forest Road, surveyed in December 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 divide 31.363 acres of land from PPN 12-026900 as conveyed to Elizabeth T. Hadlock, recorded in INST 201400883112, Volume 1980, Page 3069 of GCRD.

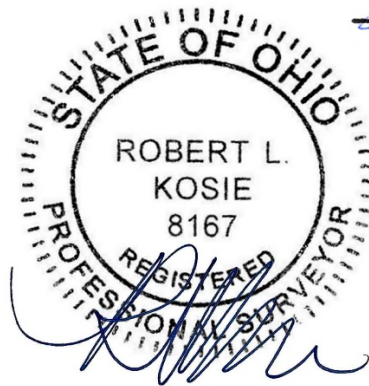
All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

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

*Susan J. Martin* Dec 16 2020

**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

20-130



Robert L. Kosie, Sr.,  
Ohio Certified Registered Professional Surveyor 8167  
Signed and Stamped on *Friday, December 4th, 2020.*



## **5.000 ACRE LOT SPLIT**

Deed of Record: Permanent Parcel Number (PPN) 12-026900, Elizabeth T. Hadlock, Instrument Number (INST) 201400883112, Volume 1980, Page 3069 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 2 in Section 14, East Survey, within said Township and Township 8N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Ensign Road (Township Road 111, Section B, 60 feet wide) and Forest Road (Township Road 114, 60 feet wide).

Thence South  $00^{\circ}40'17''$  East, along the centerline of said Forest Road, 3608.24 feet to an angle point therein, witnessed by  $5/8''$  iron pins found North  $88^{\circ}24'34''$  East, 30.04 feet and South  $88^{\circ}24'34''$  West, 30.04 feet therefrom.

Thence South  $00^{\circ}56'35''$  East, continuing along said centerline, 841.09 feet to the southwesterly corner of PPN 12-095170 as conveyed to Michael P. McCon and Michelle E. McCon, recorded in INST 201600907209, Volume 2012, Page 3129, being the northwesterly corner of PPN 12-090257 as conveyed to Elizabeth T. Hadlock, recorded in INST 201600906252, Volume 2011, Page 1999 of GCRD.

Thence North  $88^{\circ}29'53''$  East, along the southerly line of said McCon's land, passing through a  $5/8''$  iron pin found at 25.02 feet (not on R/W), a total distance of 522.74 feet to a  $5/8''$  iron pin set at the northeasterly corner of said Hadlock's land, witnessed by a  $5/8''$  iron pin with cap bearing "KOSIE P.S. 5276" found North  $00^{\circ}56'36''$  West, 2.16 feet therefrom, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North  $88^{\circ}29'53''$  East, continuing along the southerly line of said McCon's land 768.89 feet to a  $5/8''$  iron pin set, being the northeasterly corner of the parcel herein described.

# 5.000 ACRE LOT SPLIT

(continued)

Thence South 01°30'07" East, along the easterly line of the parcel herein described, 282.76 feet to an 8" oak tree found at the southeasterly corner thereof, referenced by a 5/8" iron pin set South 88°29'53" West, 2.00 feet therefrom.

Thence South 88°29'53" West, along the southerly line of the parcel herein described, passing through said corner reference at 2.00 feet, a total distance of 771.65 feet to a 5/8" iron pin set on the easterly line of the aforesaid Hadlock parcel (PPN 12-090257), being the southwesterly corner of the parcel herein described.

Thence North 00°56'36" West, along said easterly line of Hadlock's land, 282.77 feet to **The Principal Place of Beginning of this Survey** and containing 5.000 acres of land, surveyed in December 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 divide 5.000 acres of land from PPN 12-026900 as conveyed to Elizabeth T. Hadlock, recorded in INST 201400883112, Volume 1980, Page 3069 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".

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

*Susan L. Martin* Dec 16 2020  
**GEAUGA COUNTY ENGINEER  
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Robert L. Kosie, Sr.,  
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**D.B. Kosie**  
**& Associates**  
**Professional Land Surveying**  
11040 Madison Road  
Montville, Ohio 44064  
(440) 286-2131  
Fax (440) 968-3578  
www.dbksurveys.com

## **8.850 ACRE LOT SPLIT**

0.186 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 12-026900, Elizabeth T. Hadlock, Instrument Number (INST) 201400883112, Volume 1980, Page 3069 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 3 in Section 14, East Survey, within said Township and Township 8N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Ensign Road (Township Road 111, Section B, 60 feet wide) and Forest Road (Township Road 114, 60 feet wide).

Thence South 00°40'17" East, along the centerline of said Forest Road, 3608.24 feet to an angle point therein, witnessed by 5/8" iron pins found North 88°24'34" East, 30.04 feet and South 88°24'34" West, 30.04 feet therefrom.

Thence South 00°56'35" East, continuing along said centerline, 1960.59 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 88°44'17" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 1429.42 feet to a 5/8" iron pin set at the northeasterly corner thereof, on a westerly line of PPN 12-095241 as conveyed to Simon J. Miller, recorded in INST 202000966196, Volume 2097, Page 1081 of GCRD.

Thence South 00°55'12" East, along said westerly line of Miller's land, 269.72 feet to a 5/8" iron pin set, being the southeasterly corner of the parcel herein described.

## 8.850 ACRE LOT SPLIT

(continued)

Thence South 88°44'17" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 1399.31 feet, a total distance of 1429.31 feet to a point on the centerline of the aforesaid Forest Road, being the southwesterly corner of the parcel herein described.

Thence North 00°56'35" West, along said centerline, a frontage distance of 269.72 feet to **The Principal Place of Beginning of this Survey** and containing 8.850 acres of land, of which, 0.186 acres are within the R/W of said Forest Road, surveyed in December 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.

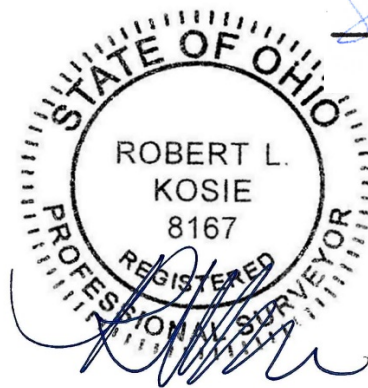
The intent of this survey is to divide 8.850 acres of land from PPN 12-026900 as conveyed to Elizabeth T. Hadlock, recorded in INST 201400883112, Volume 1980, Page 3069 of GCRD.

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".

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

*Susan J. Martini* Dec 16 2020  
**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

20-130



Robert L. Kosie, Sr.,  
Ohio Certified Registered Professional Surveyor 8167  
Signed and Stamped on *Friday, December 4th, 2020.*



## **8.850 ACRE RESIDUAL PARCEL**

0.186 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 12-026900, Elizabeth T. Hadlock, Instrument Number (INST) 201400883112, Volume 1980, Page 3069 of Geauga County Records and Deeds (GCRD). 13391 Forest Road.

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot 3 in Section 14, East Survey, within said Township and Township 8N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Ensign Road (Township Road 111, Section B, 60 feet wide) and Forest Road (Township Road 114, 60 feet wide).

Thence South  $00^{\circ}40'17''$  East, along the centerline of said Forest Road, 3608.24 feet to an angle point therein, witnessed by  $5/8''$  iron pins found North  $88^{\circ}24'34''$  East, 30.04 feet and South  $88^{\circ}24'34''$  West, 30.04 feet therefrom.

Thence South  $00^{\circ}56'35''$  East, continuing along said centerline, 2230.31 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North  $88^{\circ}44'17''$  East, along the northerly line of the parcel herein described, passing through a  $5/8''$  iron pin set at 30.00 feet, a total distance of 1429.31 feet to a  $5/8''$  iron pin set at the northeasterly corner thereof, on a westerly line of PPN 12-095241 as conveyed to Simon J. Miller, recorded in INST 202000966196, Volume 2097, Page 1081 of GCRD.

Thence South  $00^{\circ}55'12''$  East, along said westerly line of Miller's land, 269.72 feet to a  $5/8''$  iron pin with cap bearing "SCHWARTZ 7193" found, being the southeasterly corner of the parcel herein described.

Thence South  $88^{\circ}44'17''$  West, along a northerly line of said Miller's land and also along the

## 8.850 ACRE RESIDUAL PARCEL

(continued)

northerly line of PPN 12-048800 as conveyed to Jeremy A. Hunter and Julie M. Hunter, recorded in INST 201800943577, Volume 2063, Page 475 of GCRD, passing through a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found at 223.01 feet, a 5/8" iron pin set at 1399.20 feet, a total distance of 1429.20 feet to a point on the centerline of the aforesaid Forest Road, being the northwesterly corner of said Hunter's land and southwesterly corner of the parcel herein described.

Thence North 00°56'35" West, along said centerline, a frontage distance of 269.72 feet to **The Principal Place of Beginning of this Survey** and containing 8.850 acres of land, of which, 0.186 acres are within the R/W of said Forest Road, surveyed in December 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.

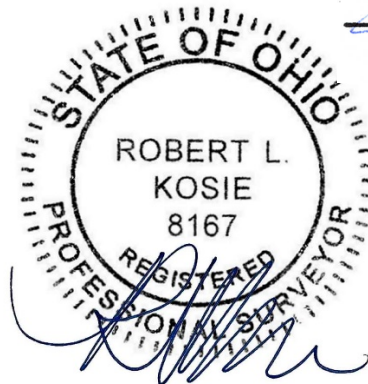
The intent of this survey is to describe the residual of land remaining in PPN 12-026900 as conveyed to Elizabeth T. Hadlock, recorded in INST 201400883112, Volume 1980, Page 3069 of GCRD after a 5.000 acre, 10.000 acre, 31.363 acre and a 8.850 acre division therefrom. Also known as being 13391 Forest 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".

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

*Susan J. Martini* Dec 16 2020  
**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

20-130



Robert L. Kosie, Sr.,

Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Friday, December 4th, 2020.*