

Sited in The		Month:	Page:
Township of Hamden, County of Geauga and State of Ohio and known as being part of Original Lot No. 5, in Bond Tract, with said Township and Township 9, Range 7 in The Connecticut Western Reserve		July	One
Survey for: PPN 15-005750 - Douglas G. Bess and Terri Lea Bess 8289 Bascom Road		Year:	One
		2016	One

PPN 15-005750 - DOUGLAS G. AND TERRI LEA BESS

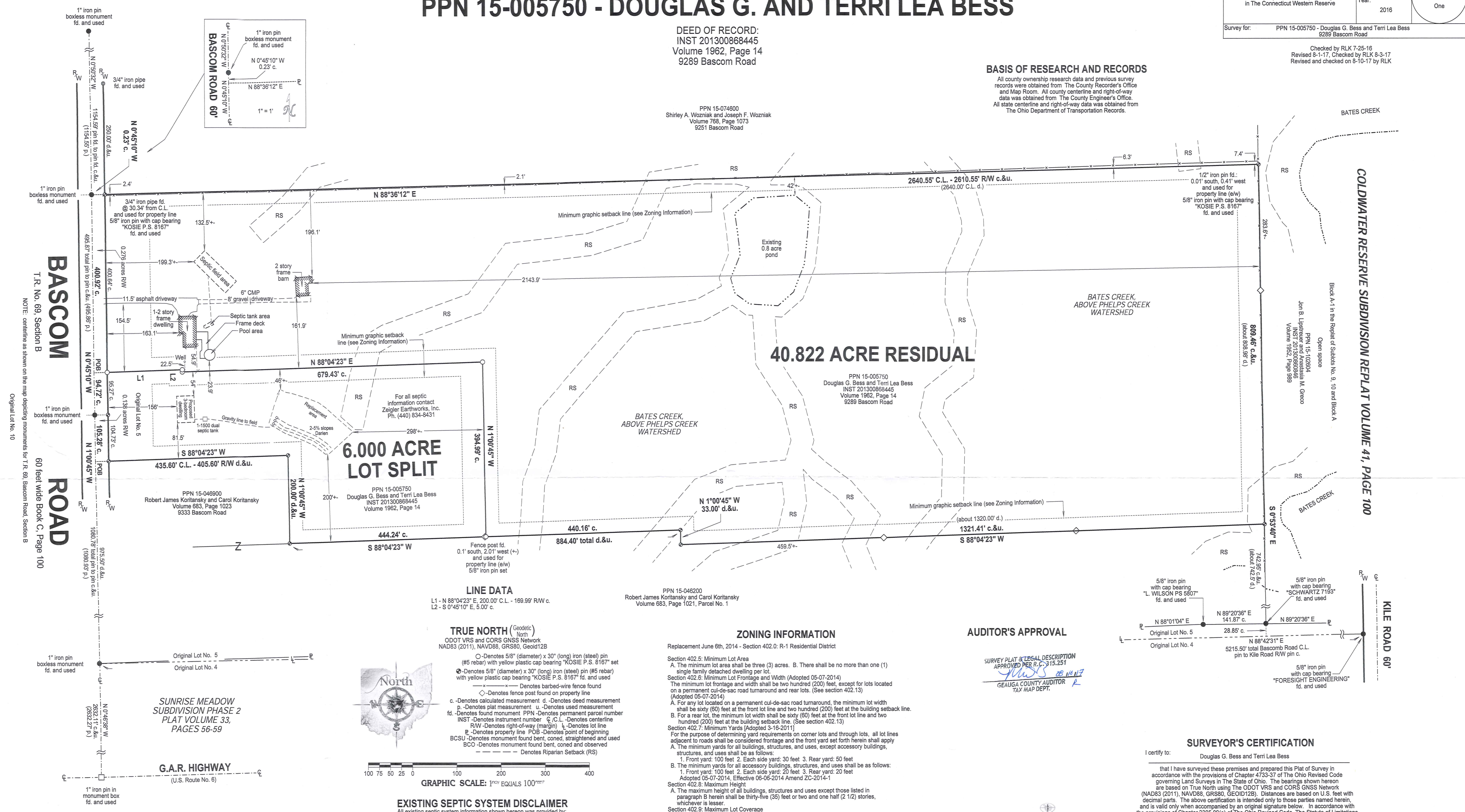
DEED OF RECORD:
INST 201300868445
Volume 1962, Page 14
9289 Bascom Road

PPN 15-074600
Shirley A. Wozniak and Joseph F. Wozniak
Volume 766, Page 1073
9251 Bascom 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.

Checked by RLK 7-25-16
Revised 8-1-17, Checked by RLK 8-3-17
Revised and checked on 8-10-17 by RLK



Original Lot No. 10

NOTE: centerline as shown on the map depicting monuments for T.R. 69, Bascom Road, Section B

T.R. No. 69, Section B

60 feet wide Book C, Page 100

COLDWATER RESERVE SUBDIVISION REPLAT VOLUME 41, PAGE 100

Block A-1 in the Replat of Sublots No. 9, 10 and Block A
Open space
PPN 15-102604
Jan B. Lupton and Anastasia M. Greco
Volume 1952, Page 989

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying
11040 Madison Road
Mantua, Ohio 44064
440.286.2131
440.968.3578
www.dbksurveys.com

PROPOSED SEPTIC SYSTEM DISCLAIMER
All proposed septic system information shown hereon was provided by:
Zeigler Earthworks, Inc. - 17629 Claridon Troy Road - Burton, Ohio 44021
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 mistaking or malproportion, 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.

ZONING INSPECTOR: Richard Acquaviva
13887 GAR Highway - Chardon, OH 44024
Phone: (440)286-4423 Fax: (440)286-1727
E-mail: ZONING@HAMBDENTOWNSHIP.COM

ZONING ACCEPTANCE
This division of land complies with the applicable Hamden Township Zoning Resolution
this ____ day of ____, 2017.

Richard Acquaviva, Hamden Township Zoning Inspector



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



DBK PLAT NO. 996 2017

HAM00277
HAM00277

Bess, Douglas & Terri (17-102)
Picked-Up 08/10/17
VOL. 2037 Pg 1287
pn# 15-102625



D.B. Kosie
& Associates
Professional Land Surveying
11040 Madison Road
Montville, Ohio 44064
(440) 286-2131
or (440) 968-3578
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6.000 ACRE LOT SPLIT PARCEL

0.138 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 15-005750

Douglas G. Bess and Terri Lea Bess

Instrument Number (INST) 201300868445, Volume 1962, Page 14 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot No. 5, in Bond Tract, within said Township and Township 9, 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 G.A.R. Highway (U.S. Route No. 6) and Bascom Road (T.R. No. 69, Section B, 60 feet wide).

Thence North 0°46'38" West, along the centerline of said Bascom Road as shown on the Map Depicting Monuments for T.R. 69, Section B, 2632.11 feet to a 1" iron pin boxless monument found at an angle point therein.

Thence North 1°00'45" West, continuing along said centerline, 975.50 feet to a point. Said point being the northwesterly corner of PPN 15-046900 as conveyed to Robert James Koritansky and Carol Koritansky and recorded in Volume 683, Page 1023 of GCRD. Said point also being a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 1°00'45" West, continuing along said centerline, 105.28 feet to a 1" iron pin boxless monument found at an angle point therein.

Thence North 0°45'10" West, continuing along said centerline, 94.72 feet to a point. Said point being the northwesterly corner of the parcel herein described.

Thence North 88°04'23" East, along a northerly line of the parcel herein described, and passing through a 5/8" iron pin set at 30.01 feet, a total distance of 200.00 feet to a 5/8" iron pin set. Said point being a northeasterly corner of the parcel herein described.

6.000 ACRE LOT SPLIT PARCEL
(Continued)

Thence South 0°45'10" East, along an easterly line of the parcel herein described, 5.00 feet to a 5/8" iron pin set.

Thence North 88°04'23" East, along a northerly line of the parcel herein described, 679.43 feet to a 5/8" iron pin set. Said point being a northeasterly corner of the parcel herein described.

Thence South 1°00'45" East, along an easterly line of the parcel herein described, 394.99 feet to a 5/8" iron pin set on a northerly line of PPN 15-046200 as conveyed to Robert James Koritansky and Carol Koritansky and recorded in Volume 683, Page 1021, Parcel No. 1 of GCRD. Said point being the southeasterly corner of the parcel herein described.

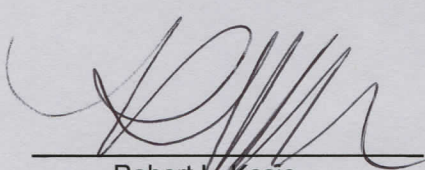
Thence South 88°04'23" West, along said northerly line of Koritansky's land, 444.24 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found. Said point being the southeasterly corner of the aforesaid Robert James Koritansky and Carol Koritansky parcel (PPN 15-046900). Said point also being a southwesterly corner of the parcel herein described.

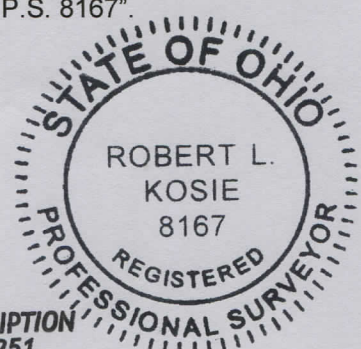
Thence North 1°00'45" West, along the easterly line of said Koritansky's land, 200.00 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found. Said point being the northeasterly corner of said Koritansky's land.

Thence South 88°04'23" West, along the northerly line of said Koritansky's land, and passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found at 405.60 feet, a total distance of 435.60 feet to **The Principal Place of Beginning of this Survey** and containing 6.000 acres of land, of which, 0.138 acres are within the R/W of said Bascom Road, as surveyed in August of 2017 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 describe a 6.000 acre division of land from PPN 15-005750 as conveyed to Douglas G. Bess and Terri Lea Bess and recorded in INST 201300868445, Volume 1962, Page 14 of GCRD.

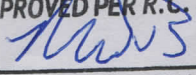
All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".


Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167



Dated: 8.10.17

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


GEAUGA COUNTY AUDITOR
TAX MAP DEPT. 08/10/17 R



D.B. Kosie & Associates

Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064

(440) 286-2131

or (440) 966-3578

www.dbksurveys.com

40.822 ACRE RESIDUAL PARCEL

0.276 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 15-005750

Douglas G. Bess and Terri Lea Bess

Instrument Number (INST) 201300868445, Volume 1962, Page 14 of Geauga County
Records and Deeds (GCRD). 9289 Bascom Road.

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot No. 5, in Bond Tract, within said Township and Township 9, 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 G.A.R. Highway (U.S. Route No. 6) and Bascom Road (T.R. No. 69, Section B, 60 feet wide).

Thence North 0°46'38" West, along the centerline of said Bascom Road as shown on the Map Depicting Monuments for T.R. 69, Section B, 2632.11 feet to a 1" iron pin boxless monument found at an angle point therein.

Thence North 1°00'45" West, continuing along said centerline, 1080.78 feet to a 1" iron pin boxless monument found at an angle point therein.

Thence North 0°45'10" West, continuing along said centerline, 94.72 feet to a point. Said point being a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 0°45'10" West, continuing along said centerline, a frontage distance of 400.92 feet to a point. Said point being the southwesterly corner of PPN 15-074600 as conveyed to Shirley A. Wozniak and Joseph F. Wozniak and recorded in Volume 768, Page 1073 of GCRD. Said point also being the northwesterly corner of the parcel herein described and located South 0°45'10" East, 0.23 feet from a 1" iron pin boxless

40.822 ACRE RESIDUAL PARCEL

(Continued)

monument found at an angle point therein.

Thence North 88°36'12" East, along the southerly line of said Wozniak's land, and passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found at 30.00 feet, a 3/4" iron pipe found at 30.34 feet, and a 1/2" iron pin found at 2640.14 feet, a total distance of 2640.55 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found on the westerly line of PPN 15-102604 as conveyed to Jon B. Lipstreuer and Anastasia M. Greco and recorded in INST 201300860846, Volume 1952, Page 989, also known as Block A-1 in the Replat of Sublots No. 9 and 10 and Block A in the Coldwater Reserve Subdivision as recorded in plat Volume 41, Page 100 of GCRD. Said point being the southeasterly corner of said Wozniak's land. Said point also being the northeasterly corner of the parcel herein described.

Thence South 0°53'40" East, along the westerly line of the said Jon B. Lipstreuer and Anastasia M. Greco parcel, being the westerly line of said Block A-1, 809.46 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found. Said point being a northeasterly corner of PPN 15-046200 as conveyed to Robert James Koritansky and Carol Koritansky and recorded in Volume 683, Page 1021, Parcel No. 1 of GCRD. Said point also being the southeasterly corner of the parcel herein described.

Thence South 88°04'23" West, along a northerly line of said Koritansky's land, 1321.41 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found. Said point being a southwesterly corner of the parcel herein described.

Thence North 1°00'45" West, along an easterly line of said Koritansky's land, 33.00 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found. Said point being a northeasterly corner of said Koritansky's land.

Thence South 88°04'23" West, along a northerly line of said Koritansky's land, 440.16 feet to a 5/8" iron pin set. Said point being a southwesterly corner of the parcel herein described.

Thence North 1°00'45" West, along a westerly line of the parcel herein described, 394.99 feet to a 5/8" iron pin set.

Thence South 88°04'23" West, along a southerly line of the parcel herein described, 679.43 feet to a 5/8" iron pin set. Said point being a southwesterly corner of the parcel herein described.


40.822 ACRE RESIDUAL PARCEL
(Continued)

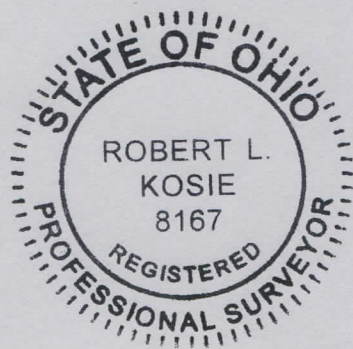
Thence North 0°45'10" West, along a westerly line of the parcel herein described, 5.00 feet to a 5/8" iron pin set.

Thence South 88°04'23" West, along a southerly line of the parcel herein described, and passing through a 5/8" iron pin set at 169.99 feet, a total distance of 200.00 feet to **The Principal Place of Beginning of this Survey** and containing 40.822 acres of land, of which, 0.276 acres are within the R/W of said Bascom Road, as surveyed in August of 2017 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.

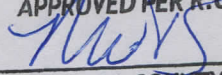
The intent of this survey is to describe the residual of lands remaining in PPN 15-005750 as conveyed to Douglas G. Bess and Terri Lea Bess and recorded in INST 201300868445, Volume 1962, Page 14 of GCRD after a 6.000 acre division therefrom. Also known as being 9289 Bascom Road.

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: 8.10.17

SURVEY PLAT & LEGAL DESCRIPTION
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GEAUGA COUNTY AUDITOR
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