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|---|----------------|--------------|
| Sited in The Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot 18, Bond Tract, within said Township and Township 9N, Range 7W in the Connecticut Western Reserve. | Month: July | Page: ONE |
| | Year: 2018 | of ONE |

Survey for: Robert R. Wantz, Trustee
Revised on July 24th, 2018



PLAT OF SURVEY OF:
PPN 15-082200
Robert R. Wantz, Trustee
13784 GAR Highway

DEED OF RECORD:
INST 201500890255
Volume 1990, Page 1028

NOTE: The road width of Old State Road shown hereon as being 66 feet in width was obtained from the 1802-1803 Original Road Records of Old State Road from Warren to The Mouth of The Grand River and modified in GCRR Volume A, Pages 458-461 of the GCER.

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 1944 State of Ohio Department of Highways Centerline and Improvement Plan of Chardon - Madison Road, S.H. 327, Sections C(PT.), I & A(PT.), Geauga County, Hambden Township GEA USR 6 3.79 - 6.79 filed in ODOT records.
- *The January, 1952 survey prepared by T.R. Root, Ohio Registered Survey No. 2888, recorded in Volume 251, Page 106 of GCRR.
- *The June, 1956 survey prepared by Root and Pomeroy, Reg. Surveyors, recorded in INST 200200630396, Volume 1489, Page 348 of GCRR.

OTHER REFERENCES

- *The 1923 Ohio Department of Highways Title by Monumenting R/W Plans for US Route 6, GAR Highway filed as US-006 G.A.R. HIGHWAY 1923 RW-MONUMENTS-(CHARDON VIL TO SR-166)-RED.pdf in the GCER.
- *The 1933 Ohio Department of Highways Improvement Plans for US-006 GAR Hgwy 1933 Plans (Chardon Village to Thompson Road) filed as US 006 GAR HIGHWAY 1933 PLANS (CHARDON VILLAGE TO THOMPSON ROAD).pdf in the GCER.

AUDITOR'S APPROVAL

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature]
GEOGA COUNTY AUDITOR
TAX MAP DEPT.

SURVEYOR'S CERTIFICATION

I certify that: Robert R. Wantz, Trustee
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, GEOID12B). 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.

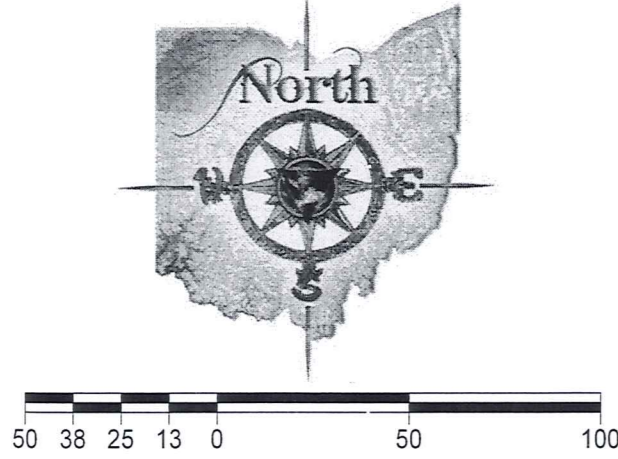
Robert L. Kosie, P.S.
Registered Professional
Land Surveyor No. 8167

7.24.18



DBK PLAT
NO.: 1048 2018

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



GRAPHIC SCALE: 1" EQUALS 50'

- o - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- d - Denotes deed measurement
- c - Denotes calculated measurement
- p - Denotes plat measurement
- u - Denotes used measurement
- fd - Denotes found monument
- PPN - Denotes permanent parcel number
- INST - Denotes instrument number
- Q / C.L. - Denotes centerline
- R/W - Denotes right-of-way (margin)
- R - Denotes property line
- BCO - Denotes monument found bent, coned and observed
- POB - Denotes point of beginning
- MP - Denotes "measured perpendicularly"
- GCRD - Denotes "Gauga County Records and Deeds"
- GCER - Denotes "Gauga County Engineer's Records"
- GCRR - Denotes "Gauga County Road Record"
- aka - Denotes "also known as"

- PC - Denotes point of curve
- PT - Denotes point of Tangency
- PI - Denotes point of angular intersection (vertex)
- POT - Denotes point on tangency

- Δ - Denotes delta angle
- R - Denotes radius distance
- T - Denotes tangent distance
- L - Denotes length distance
- LC - Denotes chord distance
- LCB - Denotes chord bearing

PPN 15-070210
Old State Garage, LLC
INST 201600914073
Volume 2022, Page 2078
9792 Old State Road

PPN 15-600300
The Cleveland Electric
Illuminating Company
Volume 251, Page 106
9806 Old State Road

PPN 15-001100
David J. Phelps and
Sheila D. Phelps
Volume 1207, Page 1118
9830 Old State Road

PPN 15-007100
Nancy J. Sanborn
INST 201400875037
Volume 1970, Page 291
13798 GAR Highway

PPN 15-082300
Kyle Van Boxel and
Nicole Van Boxel
INST 201400882986
Volume 1980, Page 2337
13770 GAR Highway

0.882 ACRE PARCEL

PPN 15-082200
Robert R. Wantz, Trustee
INST 201500890255
Volume 1990, Page 1028
13784 GAR Highway

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

CURVE DATA

| | | |
|---|--|---|
| CURVE "A" Δ=14°17'05" c. R=1143.67' c. T=143.31' c. L=285.13' c. LC=284.39' c. LCB=S 50°54'07" W | CURVE AB Δ=14°57'36" c.&u. (15°02'00" p.) R=1143.67' c. T=150.16' c.&u. (151.2' p.) L=298.61' c.&u. (300.6' p.) LC=297.77' c. LCB=N 50°33'54" E | CURVE "B" Δ=00°40'31" c. R=1143.67' c. T=6.74' c. L=13.48' c. LC=13.48' c. LCB=N 43°26'10" E |
| CURVE "C" Δ=06°18'13" c. R=1113.67' c. T=61.32' c. L=122.53' c. LC=122.46' c. LCB=N 54°53'35" E | CURVE "D" Δ=06°34'10" c. R=1113.67' c. T=63.91' c. L=127.69' c. LC=127.62' c. LCB=N 48°27'24" E | |

ENCROACHMENT

E1 - Ajoier's (PPN 15-082300, Kyle Van Boxel and Nicole Van Boxel) 15-16' gravel accessory driveway is encroaching east of the property line 25.4' on its southerly side at the R/W and 33.7' on its northerly side at the property line.



D.B. Kosie & Associates

Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064

(440) 286-2131

or (440) 968-3578

www.dbksurveys.com

0.882 ACRE PARCEL

0.110 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 15-082200

Robert R. Wantz, Trustee, Instrument Number (INST) 201500890255, Volume 1990, Page 1028 of Geauga County Records and Deeds (GCRD). Also known as being 13784 GAR Highway.

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot 18, Bond Tract, within said Township and Township 9N, Range 7W 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 Old State Road (SR 608, 66 feet wide) and GAR Highway (aka Chardon - Hambden Road, Chardon - Jefferson Road, Grand Army of the Republic Highway, US Route 6, 60 feet wide).

Thence along the centerline of said GAR Highway, along a curve deflecting to the right, having a chord bearing of South 50°54'07" West, a Delta of 14°17'05", a Radius of 1143.67 feet and a chord distance of 284.39 feet, a total length distance of 285.13 feet to the point of tangency as witnessed by a 6" concrete R/W marker with brass cap bearing "STATE OF OHIO R/W MARKER" found South 31°57'19" East, 30.00 feet therefrom.

Thence South 58°02'41" West, continuing along said centerline, 27.79 feet to the southwesterly corner of PPN 15-007100 as conveyed to Nancy J. Sanborn, recorded in INST 201400875037, Volume 1970, Page 291 of GCRD, the southeasterly corner of the parcel herein described and The Principal Place of Beginning of this Survey.

Thence South 58°02'41" West, continuing along said centerline, a frontage distance of 159.23 feet to a southeasterly corner of PPN 15-082300 as conveyed to Kyle Van Boxel

and Nicole Van Boxel, recorded in INST 201400882986, Volume 1980, Page 2337 of GCRD and the southwesterly corner of the parcel herein described.

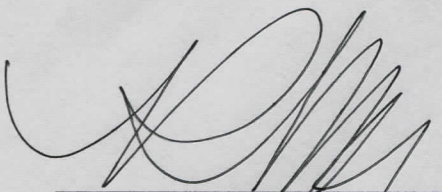
Thence North 33°13'39" West, along an easterly line of said Van Boxel's land, passing through a PK nail inside a 1/2" iron pipe found at 30.00 feet, a total distance of 240.27 feet to a PK nail inside a 1 3/4" iron pipe found. Said point being the northwesterly corner of the parcel herein described.

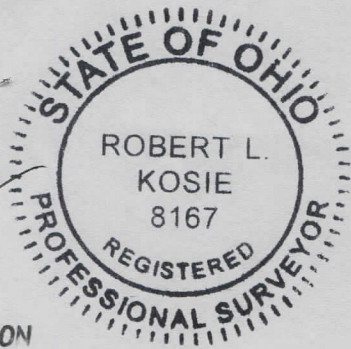
Thence North 57°10'38" East, along a southerly line of said Van Boxel's land, 159.19 feet to a 5/8" iron pin set at the northwesterly corner of the aforesaid Sanborn parcel (PPN 15-007100) and the northeasterly corner of the parcel herein described as witnessed by a 1/2" iron pipe found North 57°10'38" East, 45.23 feet therefrom.

Thence South 33°13'39" East, along the westerly line of said Sanborn's land, passing through a 1 3/4" iron pipe found at 212.69 feet, a total distance of 242.68 feet to **The Principal Place of Beginning of this Survey** and containing 0.882 acres of land, of which, 0.110 acres are within the RW of said GAR Highway, 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). 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 described PPN 15-082200 as conveyed to Robert R. Wantz, Trustee, recorded in INST 201500890255, Volume 1990, Page 1028 of GCRD. Also known as being 13784 GAR Highway.

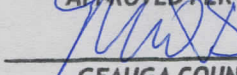
All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".


Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167



Dated: 7-24-18

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


07.27.18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *K*