

PLAT OF RE-SURVEY AND CONSOLIDATION OF:
PPN 26-148300, 26-148400 and PPN 26-148500, Doris Ann Rataiczak

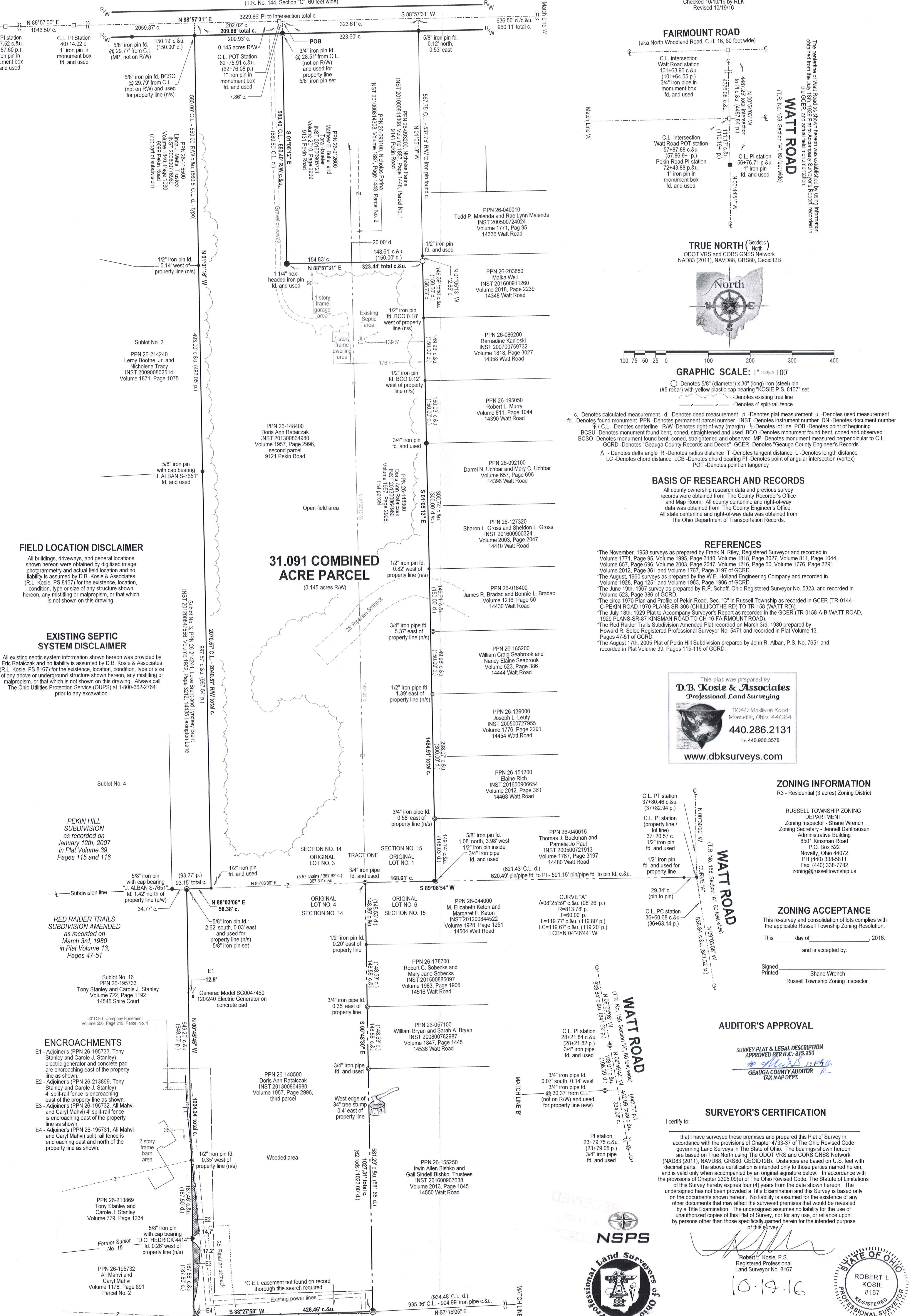
DEEDS OF RECORD:
 INST 201300864980, Volume 1957, Page 2996, first, second and third parcels

The centerline of Pekin Road as shown hereon was established by using information obtained from the circa 1970 Plan and Profile of Pekin Road, Sec. "C", in Russell Township, recorded in the GCER, and actual field monumentation.

PEKIN ROAD
 (T.R. No. 144, Section "C", 60 feet wide)

Situated in The	Month: 4th	Page:
Township of Russell, County of Geauga and State of Ohio and known as being part of Original Lot No. 1 in Section No. 15, Tract One and part of Original Lots No. 3 and 4 in Section No. 14, Tract One within said Township, and Township 7, Range 9 of the Connecticut Western Reserve	October	ONE
Survey for:	Year: 2016	of ONE
Doris Ann Rataiczak and Eric Rataiczak		

Checked 10/10/16 by RLK
 Revised 10/19/16



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 mistyping or malproportion, or that which is not shown on this drawing.

EXISTING SEPTIC SYSTEM DISCLAIMER

All existing septic system information shown hereon was provided by Eric Rataiczak 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 mistyping 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.

ENCROACHMENTS

- E1 - Adjoiner's (PPN 26-195733, Tony Stanley and Carole J. Stanley) electric generator and concrete pad are encroaching east of the property line as shown.
- E2 - Adjoiner's (PPN 26-213869, Tony Stanley and Carole J. Stanley) 4' split-rail fence is encroaching east of the property line as shown.
- E3 - Adjoiner's (PPN 26-195732, Ali Mahvi and Caryl Mahvi) 4' split-rail fence is encroaching east of the property line as shown.
- E4 - Adjoiner's (PPN 26-195731, Ali Mahvi and Caryl Mahvi) split rail fence is encroaching east and north of the property line as shown.

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- c - Denotes calculated measurement d - Denotes deed measurement p - Denotes plat measurement u - Denotes used measurement
- fd - Denotes found monument PPN - Denotes permanent parcel number INST - Denotes instrument number DN - Denotes document number
- CL - Denotes centerline R/W - Denotes right-of-way (margin) L - Denotes lot line POB - Denotes point of beginning
- BCSU - Denotes monument found bent, coned, straightened and used BCO - Denotes monument found bent, coned and observed
- BCSO - Denotes monument found bent, coned, straightened and observed MP - Denotes monument measured perpendicular to C.L.
- GCER - Denotes "Gauga County Records and Deeds" GCER - Denotes "Gauga County Engineer's Records"
- Δ - Denotes delta angle R - Denotes radius distance T - Denotes tangent distance L - Denotes length distance
- LC - Denotes chord distance LCB - Denotes chord bearing PI - Denotes point of angular intersection (vertex)
- POT - Denotes point on tangency

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 November, 1958 surveys as prepared by Frank N. Riley, Registered Surveyor and recorded in Volume 1771, Page 95, Volume 1995, Page 3140, Volume 1818, Page 3027, Volume 811, Page 1044, Volume 657, Page 696, Volume 2003, Page 2047, Volume 1216, Page 50, Volume 1776, Page 2291, Volume 2012, Page 361 and Volume 1767, Page 3197 of GCER.
- *The August, 1960 surveys as prepared by the W.E. Holland Engineering Company and recorded in Volume 1928, Page 1251 and Volume 1983, Page 906 of GCER.
- *The June 19th, 1967 survey as prepared by R.F. Schaff, Ohio Registered Surveyor No. 5323, and recorded in Volume 523, Page 386 of GCER.
- *The circa 1970 Plan and Profile of Pekin Road, Sec. "C" in Russell Township as recorded in GCER (TR-0144-C-PEKIN ROAD 1970 PLANS SR-306 (CHILLICOTHE RD) TO TR-158 (WATT RD)).
- *The July 18th, 1929 Plat to Accompany Surveyor's Report as recorded in the GCER (TR-0158-A-B-WATT ROAD, 1929 PLANS-SR-87 KINSMAN ROAD TO CH-16 FAIRMOUNT ROAD).
- *The Red Raider Trails Subdivision Amended Plat recorded on March 3rd, 1980 prepared by Howard R. Seles Registered Professional Surveyor No. 5471 and recorded in Plat Volume 13, Pages 47-51 of GCER.
- *The August 17th, 2005 Plat of Pekin Hill Subdivision prepared by John R. Alban, P.S. No. 7651 and recorded in Plat Volume 39, Pages 115-116 of GCER.

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

R3 - Residential (3 acres) Zoning District

RUSSELL TOWNSHIP ZONING DEPARTMENT:
 Zoning Inspector - Shane Wrench
 Zoning Secretary - Jennell Dahlhausen
 Administrative Building
 8501 Kinsman Road
 P.O. Box 522
 Novely, Ohio 44072
 PH (440) 338-5811
 Fax: (440) 338-7782
 zoning@russelltownship.us

ZONING ACCEPTANCE

This re-survey and consolidation of lots complies with the applicable Russell Township Zoning Resolution.

This _____ day of _____, 2016.

and is accepted by:
 Signed _____
 Printed _____
 Shane Wrench
 Russell Township Zoning Inspector

AUDITOR'S APPROVAL

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 10-19-16
 GAUGA COUNTY AUDITOR
 TAX MAP DEPT.

SURVEYOR'S CERTIFICATION

I certify to:
 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), NAVD83, 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
 10-19-16



DBK PLAT NO.: 941 2016

31.091 COMBINED ACRE PARCEL

(Continued)

Thence North 88°57'31" East, along the southerly line of the said Mathew E. Butler and Tara Haueter parcel, and also along the southerly line of PPN 26-093100 as conveyed to Nicholas Farina and recorded in INST 201000814308, Volume 1887, Page 1448, Parcel No. 2 and PPN 26-093200 as conveyed to Nicholas Farina and recorded in INST 201000814308, Volume 1887, Page 1448, Parcel No. 1 of GCRD, a total distance of 323.44 feet to a 5/8" iron pin set on the westerly line of PPN 26-203850 as conveyed to Malka Weil and recorded in INST 201600911260, Volume 2018, Page 2239 of GCRD. Said point being the southeasterly corner of said Farina's land. Said point also being a northeasterly corner of the parcel herein described and witnessed by a 1/2" iron pin found North 01°05'13" West, a distance of 12.65 feet therefrom.

Thence South 01°05'13" East, along the westerly line of said Weil's land, and also along the westerly line of the following parcels of land: PPN 26-086200 as conveyed to Bernadine Kanieski and recorded in INST 200700759732, Volume 1818, Page 3027, PPN 26-195050 as conveyed to Robert L. Murry and recorded in Volume 811, Page 1044, PPN 26-092100 as conveyed to Darrel N. Uchbar and Mary C. Uchbar and recorded in Volume 657, Page 696, PPN 26-127320 as conveyed to Sharon L. Gross and Sheldon L. Gross and recorded in INST 201600900324, Volume 2003, Page 2047, PPN 26-016400 as conveyed to James R. Bradac and Bonnie L. Bradac and recorded in Volume 1216, Page 50, PPN 26-165200 as conveyed to William Craig Seabrook and Nancy Elaine Seabrook and recorded in Volume 523, Page 386, PPN 26-139000 as conveyed to Joseph L. Leuty and recorded in INST 200500727955, Volume 1776, Page 2291, PPN 26-151200 as conveyed to Elaine Rich and recorded in INST 201600906654, Volume 2012, Page 361 and PPN 26-040015 as conveyed to Thomas J. Buckman and Pamela Jo Paul and recorded in INST 200500721913, Volume 1767, Page 3197 of GCRD and passing through a 3/4" iron pin found at 436.70 feet, a total distance of 1484.91 feet to a 1/2" iron pin inside a 3/4" iron pipe found on the northerly line of PPN 26-044000 as conveyed to M. Elizabeth Keton and Margaret F. Keton and recorded in INST 201200844522, Volume 1928, Page 1251 of GCRD, being the lot line between Original Lots No. 1 and 6 in Section No. 15. Said point being the southwesterly corner of the said Thomas J. Buckman and Pamela Jo Paul parcel. Said point also being a southeasterly corner of the parcel herein described and witnessed by a 1/2" iron pin found at an angle point on the centerline of the aforesaid Watt Road located North 89°08'54" East, a distance of 620.49 feet therefrom.

Thence South 89°08'54" West, along said northerly line of Keton's land and said lot line, a distance of 168.61 feet to a 3/4" iron pipe found. Said point being the northwesterly corner of said Keton's land. Said point also being the intersection of Original Lots No. 3 and 4 in Section No. 14 and Original Lots No. 1 and 6 in Section No. 15.

Thence South 00°48'30" East, along the westerly line of said Keton's Land, along the lot line

31.091 COMBINED ACRE PARCEL

(Continued)

between Original Lot No. 4 in Section No. 14 and Original Lot No. 6 in Section No. 15 and along the westerly line of the following parcels of land: PPN 26-178700 as conveyed to Robert C. Sobecks and Mary Jane Sobecks and recorded in INST 201500885097, Volume 1983, Page 1906, PPN 26-057100 as conveyed to William Bryan and Sarah A. Bryan and recorded in INST 200800782987, Volume 1847, Page 1445 and PPN 26-155250 as conveyed to Irwin Allen Bishko and Gail Sindell Bishko, Trustees and recorded in INST 201600907638, Volume 2013, Page 1845 of GCRD and passing through a 3/4" iron pipe found at 446.02 feet, a total distance of 1027.31 feet to a 2 1/4" iron pipe found. Said point being the northeasterly corner of PPN 26-195731 as conveyed to Ali Mahvi and Caryl Mahvi and recorded in Volume 1178, Page 891, Parcel No. 1 of GCRD, being the northeasterly corner of Sublot No. 14 in the Red Raider Trails Subdivision Amended (RRTA) as recorded on March 3rd, 1980 in Plat Volume 13, Pages 47-51 of GCRD. Said point also being the southwesterly corner of said Bishko's land and a southeasterly corner of the parcel herein described.

Thence South 88°27'58" West, along a northerly line of said Mahvi's land, being the northerly line of said Sublot No. 14 in RRTA, a distance of 426.46 feet to a 5/8" iron pin found bent, coned and straightened. Said point being the southeasterly corner of PPN 26-195732 as conveyed to Ali Mahvi and Caryl Mahvi and recorded in Volume 1178, Page 891, Parcel No. 2 of GCRD, being the southeasterly corner of former Sublot No. 15 in RRTA. Said point also being the southwesterly corner of the parcel herein described.

Thence North 00°45'45" West, along the easterly line of said Mahvi's land and along PPN 26-213869 as conveyed to Tony Stanley and Carole J. Stanley and recorded in Volume 779, Page 1234 of GCRD, being the easterly line of said former Sublot No. 15 in RRTA and PPN 26-195733 as conveyed to Tony Stanley and Carole J. Stanley and recorded in Volume 722, Page 1192 of GCRD, being the easterly line of Sublot No. 16 in RRTA and passing through 5/8" iron pin found at 1021.62 feet, a total distance of 1024.24 feet to a 5/8" iron pin set on the southerly line of PPN 26-214241 as conveyed to Luke Brent and Lyndsey Brent and recorded in INST 201200847556, Volume 1932, Page 3212 of GCRD, being the southerly line of Sublot No. 3 in Pekin Hill Subdivision (PHS) as recorded on January 12th, 2007 in Plat Volume 39, Pages 115 and 116 of GCRD and the lot line between Original Lots No. 3 and 4 in Section No. 14. Said point also being the northeasterly corner of said Stanley's land, the northeasterly corner of said Sublot No. 16 in RRTA and a northwesterly corner of the parcel herein described.

Thence North 88°03'06" East, along the southerly line of said Brents land, being the southerly line of said Sublot No. 3 in PHS, and along said lot line, a distance of 58.38 feet to a 1/2" iron pin found. Said point being the southeasterly corner of said Brent's land and the southeasterly corner of said Sublot No. 3 in PHS.

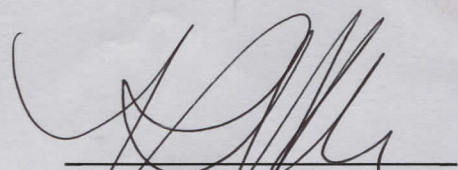
31.091 COMBINED ACRE PARCEL (Continued)

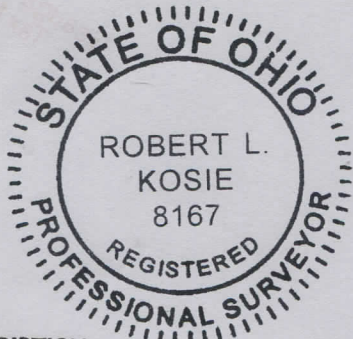
Thence North 01°01'16" West, along the easterly line of said Brent's land, being the easterly line of said Sublot No. 3 in PHS, and the easterly line of PPN 26-214240 as conveyed to Leroy Boothe, Jr. and Nicholena Tracy and recorded in INST 200900802514, Volume 1871, Page 1075, being the easterly line of Sublot No. 2 in PHS and PPN 26-115500 as conveyed to Linda J. Metts, Trustee as recorded in INST 200800776980, Volume 1840, Page 1030 of GCRD and passing through a 5/8" iron pin with cap bearing "J. ALBAN S-7651" found at 997.57 feet and a 5/8" iron pin found bent, coned and straightened at 2040.78 feet (not on R/W), a total distance of 2070.57 feet to a point on the centerline of the aforesaid Pekin Road. Said point being the northeasterly corner of said Metts' land. Said point also being a northwesterly corner of the parcel herein described.

Thence North 88°57'31" East, along said centerline, and passing through a 1" iron pin in a monument box found at 202.02 feet, a total frontage distance of 209.88 feet to The Principal Place of Beginning of this Survey and containing 31.091 acres of land, of which, 0.145 acres are within the R/W of said Pekin Road, as surveyed in October of 2016 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 legal description is to re-survey and combine PPNs 26-148300, 26-148400 and 26-148500, Doris Ann Rataiczak, Instrument Number (INST) 201300864980, Volume 1957, Page 2996, first, second and third parcels (less exceptions) of GCRD.
Also known as being 9121 Pekin Road.

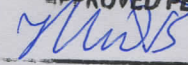
All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".


Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167



Dated: 10.16.19

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


10/24/16
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.