

Situated in The	Month:	Page:	THO 00290
Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 20 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve.	August	ONE	13-093
Survey for:	Year:	ONE	
Hi-Rock Holdings LLC and Christopher Hyatt	2019		

Checked on August 28th, 2019 by RLK
Revised September 9th, 2019

PPN 30-014400 and 30-015000, HI-Rock Holdings LLC

DEED OF RECORD:
INST 20180932657, Volume 2048, Page 75,
Parcels 1 and 2

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.

TRUE NORTH (Geoidic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid128



GRAPHIC SCALE: 1" equals 60'

- Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- Denotes 3/4" (diameter) x 3/4" (deep) drill hole (circular boring) set in concrete
- Denotes 4" Riparian Spike Set MB
- c - Denotes calculated measurement r - Denotes record measurement d - Denotes deed measurement p - Denotes plat measurement
- o - Denotes observed measurement u - Denotes used measurement m - Denotes measured distance fd - Denotes found monument
- PPN - Denotes permanent parcel number INST - Denotes instrument number DN - Denotes document number APN - Denotes automatic file number
- C.C.L. - Denotes centerline R.W. - Denotes right-of-way margin l - Denotes lot line 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 "Gaugua County Records and Deeds" GCER - Denotes "Gaugua County Engineer's Records"
- ODOT - Denotes "Ohio Department of Transportation" aka - Denotes "also known as" FB - Denotes "field book"
- ODOT - Denotes "Ohio Department of Transportation"
- CO - Denotes "County Records" CSS - Denotes "County Survey Service" FB - Denotes "field book information" SCH - Denotes Rudy E. Schwartz p. FEG - Denotes Foresight Engineering Group, Inc. AAA - Denotes Keith B. Jones BJA - Denotes Babcock and Associates, Inc. aka - Denotes "also known as" fka - Denotes "formerly known as" DBA - Denotes "doing business as"

REFERENCES

- *The 1835-1836 Original Road Record for Thompson Road, filed as Book C, Page 332, Roll 2 868 ORR Vol C Page 332.pdf in the GCER
- *The 1853 Original Road Record, Alteration of Thompson Road, filed as Book D, Page 196, Roll 3 0184 ORR Vol D Page 196.pdf in the GCER.
- *The 1926 State of Ohio Department of Highways, Division of Highways, Bureau of Maintenance Improvement Plans for Chardon - Madison Road, I.C.H. No. 327, Sec. E, Plat No. 6054, Gaugua County, Thompson, Ohio, S.R. 528, 201, 22, 51, filed in ODOT records.
- *The 1941 improvement plans of Thompson Center Road prepared by C.C. Graber, County Engineer, filed as CH-0007-F-THOMPSON ROAD 1941 PLANS.pdf in the GCER.
- *The June 7th - 10th, 1941 survey of Thompson Center East prepared by Hosford and Richards filed as G.C.E. FIELD BOOK 152.pdf, pages 52-55 in GCER.
- *The April 30th, 1955 survey prepared by C.C. Graber, recorded in INST 201900947124, Volume 2068, Page 117, first parcel of GCRD.
- *The 1958 State of Ohio Department of Highways plan of Brakeman Road, Thompson Road, Gaugua County, Thompson & Hamblen Townships, filed in ODOT records and as CH-0007-A-H-THOMPSON ROAD 1958 PLANS (ALSO CH-0022-A-BRAKEMAN ROAD).pdf in the GCER.
- *The February, 1976 survey prepared by Debevec Salo and Associates, Inc., Civil Engineers and Surveyors, recorded in INST 200600738172, Volume 1790, Page 12 of GCRD.
- *The surveys prepared by Crabbs Surveying Service, R.C. Dillworth, Reg. Surveyor No. 4215, recorded in INST 201800932657, Volume 2048, Page 75, Parcel 2 and INST 201400873010, Volume 1967, Page 1625 of GCRD.
- *The August 21st, 2000 survey prepared by Crabbs' Surveying Service, Timothy E. Stocker, P.S. 7245, filed as THO 00150 PLAT.pdf in the GCER
- *The October 14th, 2004 proposed lot split prepared by Keith B. Jones, Registered Land Surveyor #7794, filed as THO 00187 PLAT.pdf in the GCER
- *The March 1st, 2005 survey prepared by Foresight Engineering Group, Inc., Steven N. Roessner, P.S. #7070, filed as THO 00175 PLAT.pdf in the GCER.
- *The December 14th, 2007 survey prepared by Crabbs' Surveying Service, Timothy E. Stocker, P.S. 7245, filed as THO 00176 PLAT.pdf in the GCER
- *The January 11th, 2007 survey prepared by Crabbs' Surveying Service, Timothy E. Stocker, P.S. 7245, filed as THO 00207 PLAT.pdf in the GCER
- *The September 21st, 2014 survey prepared by Foresight Engineering Group, Inc., Steven N. Roessner, Registered Professional Surveyor S-7070, recorded filed as THO 00019 PLAT.pdf in the GCER.
- *The May 7th, 2015 survey prepared by Thomas J. O'Hara, Registered Professional Surveyor 7995, filed as THO_00250_PLAT.pdf in the GCER.
- *The August 5th, 2019 plat of survey prepared by Rudy E. Schwartz, Registered Professional Surveyor 7193, not filed or recorded at the time of this survey.

ENGINEER'S APPROVAL

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

I certify to:
SURVEYOR'S CERTIFICATION
(Hi-Rock Holdings LLC), JPMorgan Chase Bank, N.A. [in its capacity as Administrative Agent for itself and certain other lenders] (Lawyers Title Agency of Chardon), (Community Capital Development Corporation and the US Small Business Administration)

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 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, GEOID128). 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 herein. 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 mentioned herein for the intended purpose of this Survey.



Robert L. Kosie, P.S.
Registered Professional
Land Surveyor No. 8167
9.10.19

DBK PLAT NO. 1080 2019



MONUMENT DATA

- M1 5/8" iron pin fd. BCO south 0.23, west 0.15', @ 29.81' from C.L. (not on R/W) 5/8" iron pin set
- M2 1/2" iron pipe fd. @ 29.78' from C.L. (MP, not on R/W) and used for property line (e/w)
- M3 5/8" iron pin with cap bearing "KOSIE PS 8167" fd. @ 30.42' from C.L. (not on R/W) and used for property line (e/w)
- M4 3/4" iron pipe fd. BCO 0.48' north, 2.35' east (N 78°31'21" E, 2.40' c.) and used for property line (e/w) 5/8" iron pin set
- M5, M6 5/8" iron pin with cap bearing "KOSIE PS 8167" fd. and used
- M7 5/8" iron pin with cap bearing "BABCOCK JONES & ASSOC. INC." fd. and used
- M8 PK nail with washer bearing "STOCKER PS 7245" fd. 31.34' from C.L. (not on R/W) and used for property line (n/s) 5/8" iron pin set

ENCROACHMENTS

E1 - Existing 4x4 treated retaining wall and asphalt parking is 8.7 feet west of the property line on its southerly side as shown hereon.

ZONING INFORMATION

Zoning District C - Commercial
404.1 Permitted Principal Buildings, Structures, and Uses
A. All of the principal buildings, structures, and uses permitted in the R-3 Residential District (Section 402.1) 404.4 Minimum Lot Area
The minimum area of a lot shall be one and one-half (1.5) acres.
404.5 Minimum Lot Frontage
The minimum lot frontage shall be one hundred fifty (150) feet.
404.6 Minimum Lot Width
The minimum width of a lot shall be one hundred fifty (150) feet.
404.7 Minimum Yards
A. The minimum yards for all buildings, structures, and uses, except accessory buildings, structures, and uses, shall be as follows:
1. Front yard: 75 feet from the road right-of-way 2. Each side yard: 25 feet
3. Rear yard: 25 feet
B. The minimum yards for all accessory buildings, structures, and uses shall be in accordance with the following:
1. Front yard: 75 feet from the road right-of-way 2. Each side yard: 15 feet
3. Rear yard: 10 feet
Thompson Zoning Department, Ken Walsh, Zoning Inspector
Phone: 440-298-1445
PO Box 204
Thompson, Ohio 44086
https://www.thompsonohio.org/thompsonohio@windstream.net

ZONING APPROVAL

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

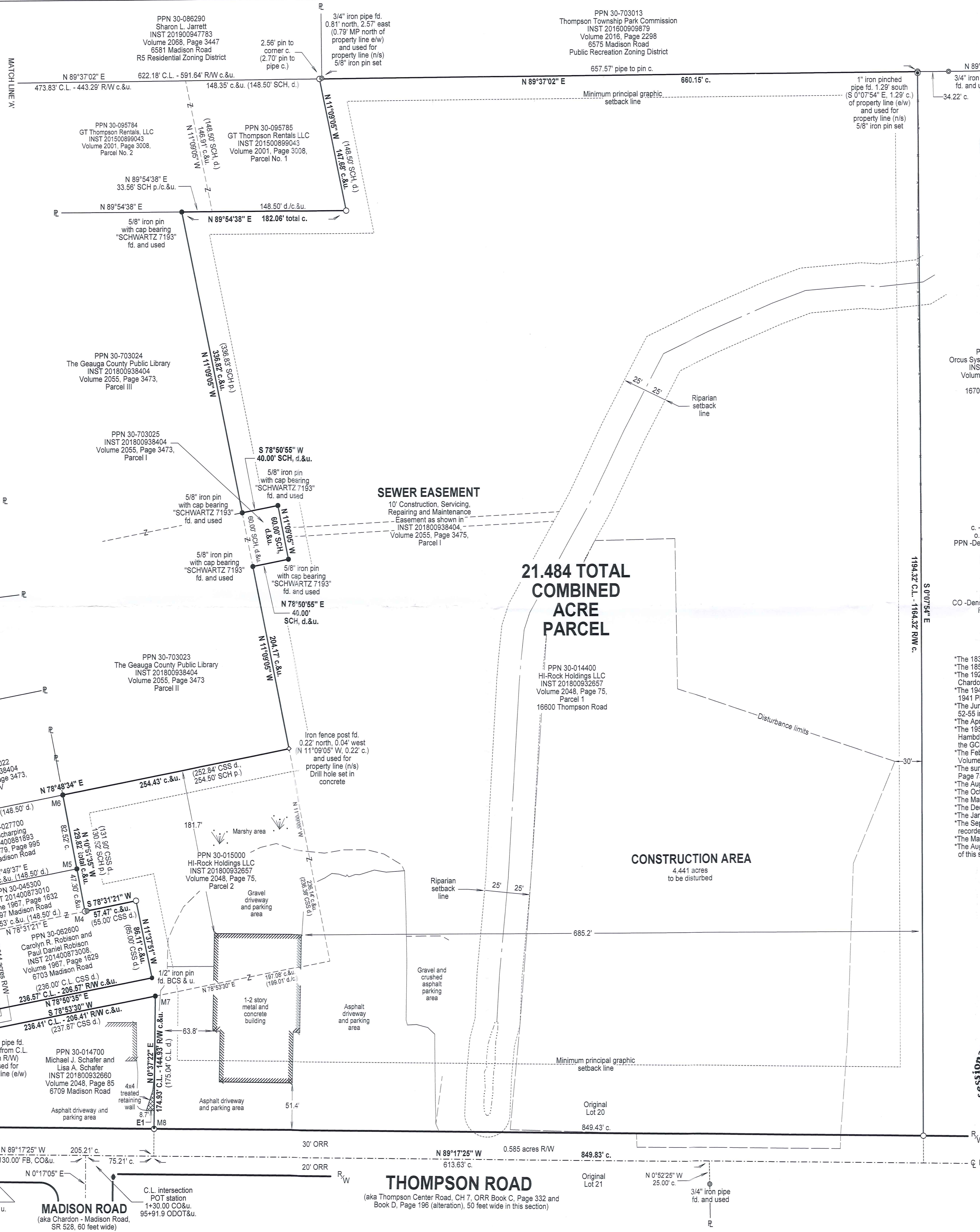
This _____ day of _____, 2019,

and is accepted by:

Signed _____
Printed Ken Walsh,
Thompson Township Zoning Inspector

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



21.484 TOTAL COMBINED ACRE PARCEL

CONSTRUCTION AREA
4.41 acres to be disturbed

THOMPSON ROAD
(aka Thompson Center Road, CH 7, ORR Book C, Page 332 and Book D, Page 196 (alteration), 50 feet wide in this section)

MADISON ROAD
(aka Chardon - Madison Road SR 528, 60 feet wide)

THO 00290

THO 00290

HI ROCK HOLDINGS LLC
19-093
Pinned Up: 9-10-19



D.B. Kosie
& Associates
Professional Land Surveying
11040 Madison Road
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or (440) 968-3578
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21.484 TOTAL COMBINED ACRE PARCEL

0.014 acres Right of Way (R/W) Madison Road

0.585 acres R/W Thompson Road

Deed of Record: Permanent Parcel Number (PPN) 30-014400 and 30-015000
HI-Rock Holdings LLC, Instrument Number (INST) 201800932657, Volume 2048,
Page 75, Parcels 1 and 2 of Geauga County Records and Deeds (GCRD).
16600 Thompson Road.

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 20 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a westerly centerline intersection and northerly projection of Madison Road (aka Chardon - Madison Road, SR 528, 60 feet wide) and Thompson Road (aka Thompson Center Road, CH 7, R/W varies), on the southerly line of said Original Lot 20, located South 89°44'53" East, 172.20 feet from a 1" iron pin in a monument box found on the centerline of said Thompson Road.

Thence North 11°06'02" West along the centerline of said Madison Road, 129.25 feet to the northwesterly corner of PPN 30-014700 as conveyed to Michael J. Schafer and Lisa A. Schafer, recorded in INST 201800932660, Volume 2048, Page 85 of GCRD, being a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 11°06'02" West, along said centerline, a frontage distance of 20.02 feet to the southwesterly corner of PPN 30-062600 as conveyed to Carolyn R. Robison and Paul Daniel Robison, recorded in INST 201400873008, Volume 1967, Page 1629 of GCRD, being a northwesterly corner of the parcel herein described.

Thence North 78°50'35" East, along the southerly line of said Robison's land,

21.484 TOTAL COMBINED ACRE PARCEL

(continued)

passing through a 5/8" iron pin set at 30.00 feet, 236.57 feet to a 1/2" iron pin found bent and re-straightened at the southeasterly corner thereof.

Thence North 11°37'51" West, along the easterly line of said Robison's land, 86.11 feet to a 5/8" iron pin set at the northeasterly corner thereof.

South 78°31'21" West, along the northerly line of said Robison's land, passing through a 3/4" iron pipe found bent at 55.07 feet, 57.47 feet to a 5/8" iron pin set at the southeasterly corner of PPN 30-045300 as conveyed to Carolyn R. Robison and Paul Daniel Robison, recorded in INST 201400873010, Volume 1967, Page 1632 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 10°51'35" West, along the easterly line of said Robison's land, along the easterly line of PPN 30-027700 as conveyed to Corey Scharping, recorded in INST 201400881893, Volume 1979, Page 995 of GCRD, passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 8176" found at 47.30 feet, 129.82 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 8176" found at the northeasterly corner thereof, being the southwesterly corner of PPN 30-703023 as conveyed to The Geauga County Public Library (GCPL), recorded in INST 201800938404, Volume 2055, Page 3473, Parcel II of GCRD and a northwesterly corner of the parcel herein described.

Thence North 78°48'34" East, along the southerly line of the said GCPL parcel, 254.43 feet to a drill hole set in concrete at the southeasterly corner thereof.

Thence North 11°09'05" West, along the easterly line of the said GCPL parcel, passing through an iron fence post found at 0.22 feet, 204.17 feet to a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found at the southwesterly corner of PPN 30-703025 as conveyed to GCPL, recorded in INST 201800938404, Volume 2055, Page 3473, Parcel I of GCRD, being a northwesterly corner of the parcel herein described.

Thence North 78°50'55" East, along the southerly line of the said GCPL parcel, 40.00 feet to a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found at the southeasterly corner thereof.

Thence North 11°09'05" West, along the easterly line of the said GCPL parcel, 60.00 feet to a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found at the northeasterly corner thereof

Thence South 78°50'55" West, along the northerly line of the said GCPL parcel,

21.484 TOTAL COMBINED ACRE PARCEL

(continued)

40.00 feet to a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found at the northwesterly corner thereof, being the southeasterly corner of PPN 30-703024 as conveyed to GCPL, recorded in INST 201800938404, Volume 2055, Page 3473, Parcel III of GCRD and a southwesterly corner of the parcel herein described.

Thence North 11°09'05" West, along the easterly line of the said GCPL parcel, 336.82 feet to a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found at the northeasterly corner thereof, on the southerly line of PPN 30-095784 as conveyed to GT Thompson Rentals, LLC (GTT), recorded in INST 201500899043, Volume 2001, Page 3008, Parcel No. 2 of GCRD, being a northwesterly corner of the parcel herein described.

Thence North 89°54'38" East, along the southerly line of the said GTT parcel and also along the southerly line of PPN 30-095785 as conveyed to GTT, recorded in INST 201500899043, Volume 2001, Page 3008, Parcel No. 1 of GCRD, 182.06 feet to a 5/8" iron pin set at the southeasterly corner thereof.

Thence North 11°09'05" West, along the easterly line of the said GTT parcel, 147.68 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the southerly line of PPN 30-086290 as conveyed to Sharon L. Jarrett, recorded in INST 201900947783, Volume 2068, Page 3447 of GCRD, being a northwesterly corner of the parcel herein described.

Thence North 89°37'02" East, along the southerly line of said Jarrett's land and also along a southerly line of PPN 30-703013 as conveyed to Thompson Township Park Commission, recorded in INST 201600909879, Volume 2016, Page 2298 of GCRD, passing by a 3/4" iron pipe found 0.79 feet north of the property line at 2.56 feet, 660.15 feet to a 5/8" iron pin set at the northwesterly corner of PPN 30-095889 as conveyed to Orcus Systems and Solutions Inc. (OSS), recorded in INST 201500897231 Volume 1999, Page 1802, Parcel No. 2 of GCRD, being the northeasterly corner of the parcel herein described and referenced by a 1" iron pinched pipe found South 0°07'54" East, 1.29 feet therefrom.

Thence South 0°07'54" East, along the westerly line of the said OSS parcel, passing through said 1" iron pinched pipe found at 1.29 feet and a 5/8" iron pin set at 1164.32 feet, a total distance of 1194.32 feet to a point on the centerline of the aforesaid Thompson Road, being the southerly line of said Original Lot 20, the southwesterly corner of the said OSS parcel and the southeasterly corner of the parcel herein described.

21.484 TOTAL COMBINED ACRE PARCEL

(continued)

Thence North 89°17'25" West, along said centerline, and said lot line, a frontage distance of 849.83 feet to the southeasterly corner of the aforesaid Michael J. Schafer and Lisa A. Schafer parcel (PPN 30-014700), being a southwesterly corner of the parcel herein described.

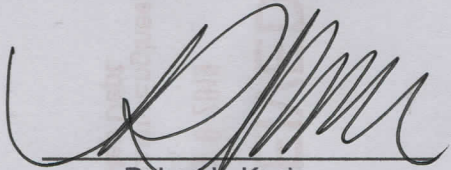
Thence North 0°37'22" East, along the easterly line of said Schafer's land, passing through a 5/8" iron pin set at 30.00 feet, a PK nail with washer bearing "STOCKER PS 7245" found at 31.34 feet, 174.93 feet to a 5/8" iron pin with cap bearing "CRABBS 7245" found at the northeasterly corner thereof.

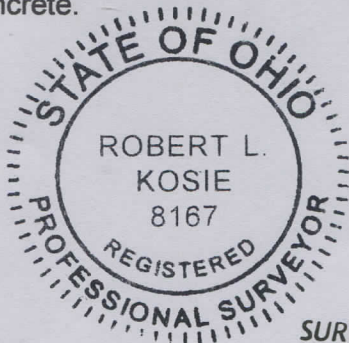
Thence South 78°53'30" West, along the northerly line of said Schafer's land, passing through a 1/2" iron pipe found at 206.57 feet (not on R/W), 236.41 feet to The Principal Place of Beginning of this Survey and containing 21.484 acres of land, of which, 0.014 acres are within the R/W of said Madison Road, 0.585 acres are within the R/W of said Thompson Road, as surveyed in September of 2019 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, conditions, assignments, agreements, easements, restrictions and encumbrances of record.

The intent of this survey is to more accurately describe and combine PPN 30-014400 and PPN 30-015000 as conveyed to HI-Rock Holdings LLC, recorded in INST 201800932657, Volume 2048, Page 75, Parcels 1 and 2 of GCRD. Also known as being 16600 Thompson Road.

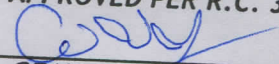
All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

All drill holes set in concrete shown herein noted as being 3/4" diameter x 3/4" deep drill holes (circular borings) in concrete.


Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167



Dated: 9.10.19

SURVEY PLAT & LEGAL DESCRIPTION ^{Page 4 of 4}
APPROVED PER R.C. 315.251

9/10/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.