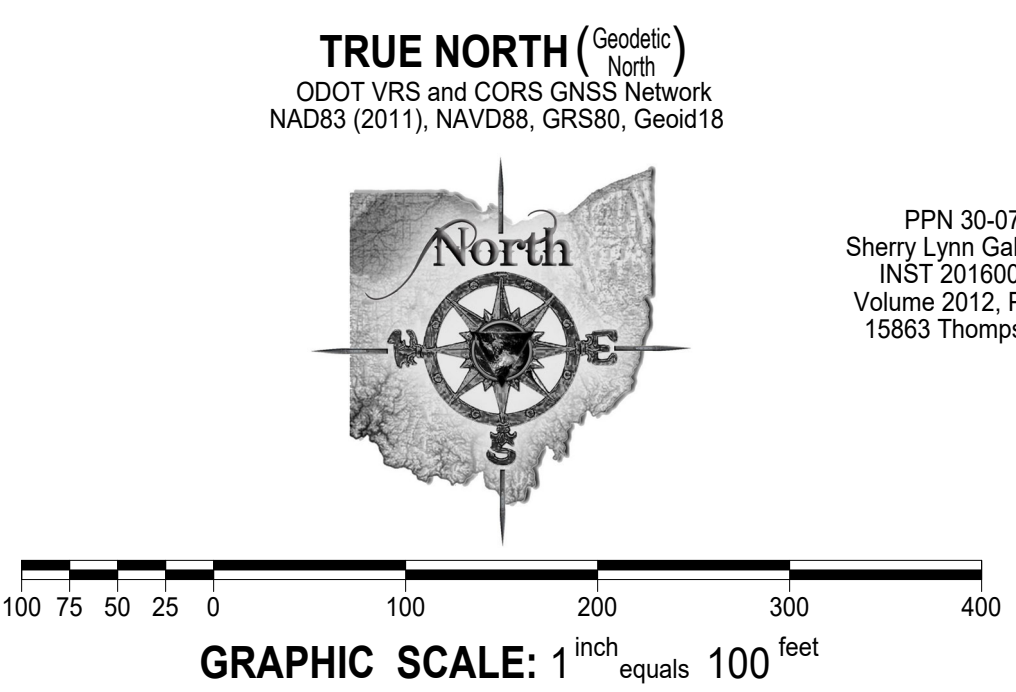
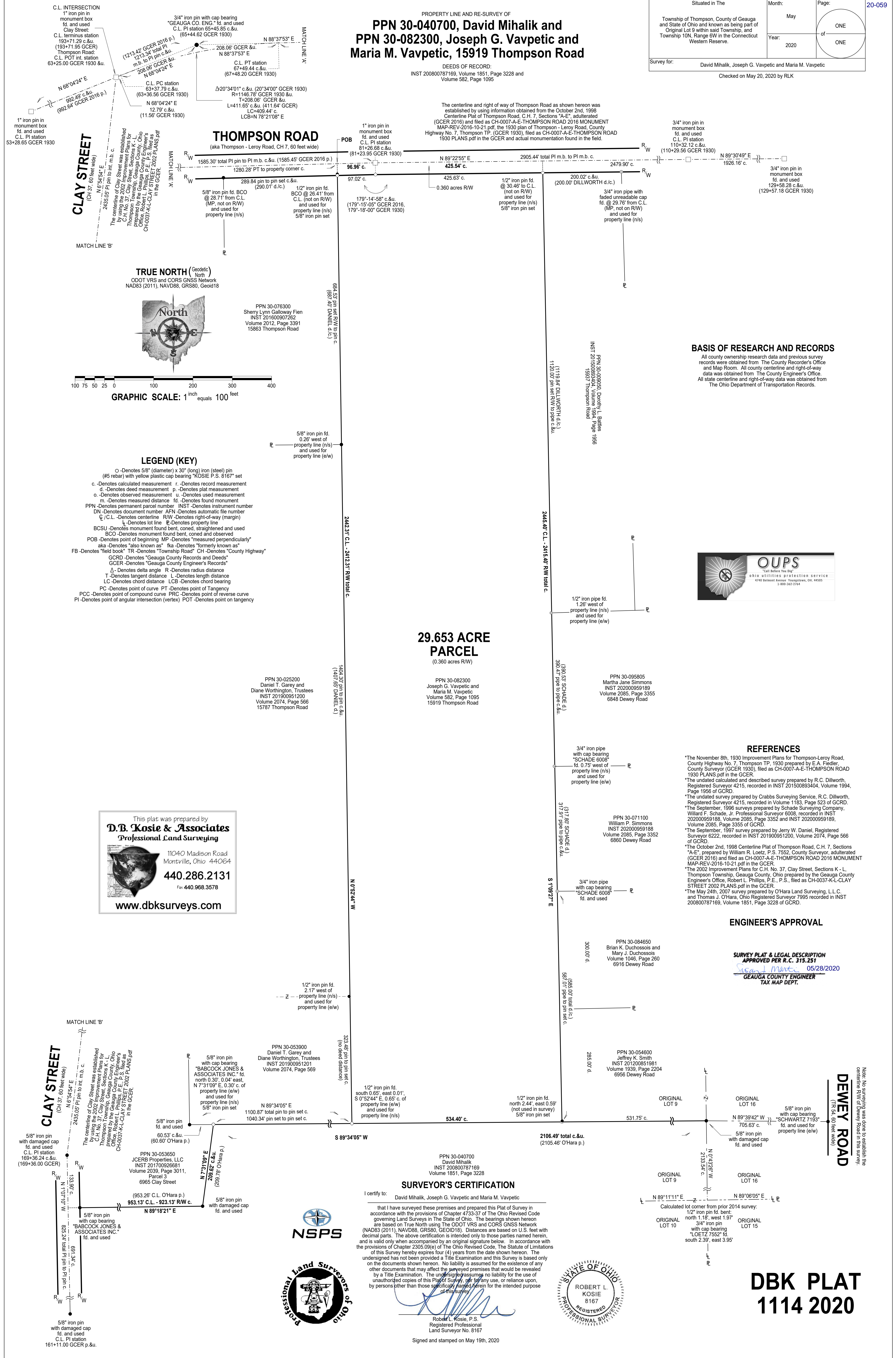


PROPERTY LINE AND RE-SURVEY OF
PPN 30-040700, David Mihalik and
PPN 30-082300, Joseph G. Vavpetic and
Maria M. Vavpetic, 15919 Thompson Road

DEEDS OF RECORD:
 INST 200800787169, Volume 1851, Page 3228 and
 Volume 582, Page 1095

The centerline and right of way of Thompson Road as shown hereon was established by using information obtained from the October 2nd, 1998 Centerline Plat of Thompson Road, C.H. 7, Sections "A-E", adulterated (GCR 2016) and filed as CH-0007-A-E-THOMPSON ROAD 2016 MONUMENT MAP-REV-2016-10-21.pdf, the 1930 plan of Thompson - Leroy Road, County Highway No. 7, Thompson TP. (GCR 1930), filed as CH-0007-A-E-THOMPSON ROAD 1930 PLANS.pdf in the GCR and actual monumentation found in the field.



LEGEND (KEY)

- o - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- c - Denotes calculated measurement r - Denotes record measurement
- d - Denotes deed measurement p - Denotes plat measurement
- u - 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 AFN - Denotes automatic file number
- 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 perpendicularly" aka - Denotes "also known as" fka - Denotes "formerly known as"
- FB - Denotes "field book" TR - Denotes "Township Road" CH - Denotes "County Highway"
- GCRD - Denotes "Geauga County Records and Deeds"
- GCE - Denotes "Geauga 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
- PC - Denotes point of curve PT - Denotes point of tangency
- PCC - Denotes point of compound curve PRC - Denotes point of reverse curve
- PI - Denotes point of angular intersection (vertex) POT - Denotes point of tangency

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

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.



29.653 ACRE PARCEL
 (0.360 acres R/W)

REFERENCES

- *The November 8th, 1930 Improvement Plans for Thompson-Leroy Road, County Highway No. 7, Thompson TP, 1930 prepared by E.A. Fiedler, County Surveyor (GCR 1930), filed as CH-0007-A-E-THOMPSON ROAD 1930 PLANS.pdf in the GCR.
- *The undated calculated and described survey prepared by R.C. Dillworth, Registered Surveyor 4215, recorded in INST 201500893404, Volume 1994, Page 1956 of GCRD.
- *The undated survey prepared by Crabbs Surveying Service, R.C. Dillworth, Registered Surveyor 4215, recorded in Volume 1183, Page 523 of GCRD.
- *The September, 1996 surveys prepared by Schade Surveying Company, Willard F. Schade, Jr., Professional Surveyor 6008, recorded in INST 202000959188, Volume 2085, Page 3352 and INST 202000959189, Volume 2085, Page 3355 of GCRD.
- *The September, 1997 survey prepared by Jerry W. Daniel, Registered Surveyor 6222, recorded in INST 201900951200, Volume 2074, Page 566 of GCRD.
- *The October 2nd, 1998 Centerline Plat of Thompson Road, C.H. 7, Sections "A-E", prepared by William R. Loetz, P.S. 7552, County Surveyor, adulterated (GCR 2016) and filed as CH-0007-A-E-THOMPSON ROAD 2016 MONUMENT MAP-REV-2016-10-21.pdf in the GCR.
- *The 2002 Improvement Plans for C.H. No. 37, Clay Street, Sections K - L, Thompson Township, Geauga County, Ohio prepared by the Geauga County Engineer's Office, Robert L. Phillips, P.E., P.S., filed as CH-0037-K-L-CLAY STREET 2002 PLANS.pdf in the GCR.
- *The May 24th, 2007 survey prepared by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor 7995 recorded in INST 200800787169, Volume 1851, Page 3228 of GCRD.

ENGINEER'S APPROVAL

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 313.251
 SIGNEE: J. Monte, 05/28/2020
 GEAGA COUNTY ENGINEER
 TAX MAP DEPT.

SURVEYOR'S CERTIFICATION

I certify to:
 David Mihalik, Joseph G. Vavpetic and Maria M. Vavpetic

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(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 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

Signed and stamped on May 19th, 2020

DBK PLAT
1114 2020

Note: No surveying was done to establish the centerline R/W of Dewey Road in this survey. (TR 54, 60 feet wide)



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 www.dbksurveys.com

29.653 ACRE PARCEL

0.360 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 30-082300,
 Joseph G. Vavpetic and Maria M. Vavpetic, Volume 582, Page 1095 of Geauga
 County Records and Deeds (GCRD). 15919 Thompson Road.

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 9 within said Township, and Township 10N, Range 6W 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 Clay Street (County Highway 37, 60 feet wide) and Thompson Road (also known as Thompson - Leroy Road, County Highway 7, 60 feet wide).

Thence North 68°04'24" East, along the centerline of said Thompson Road, 12.79 feet to a point of curve therein.

Thence continuing along said centerline, and said curve, deflecting to the right, have a chord bearing of North 78°21'08" East, a delta angle of 20°34'01", a radius distance of 1146.78 feet and a chord distance of 409.44 feet, a length (arc) distance of 411.65 feet to the point of tangency therein.

Thence North 88°37'53" East, continuing along said centerline, 1280.28 feet to the northeasterly corner of PPN 30-076300 as conveyed to Sherry Lynn Galloway Fien, recorded in Instrument Number (INST) 201600907262, Volume 2012, Page 3391 of GCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

29.653 ACRE PARCEL

(continued)

Thence North 88°37'53" East, continuing along said centerline, a frontage distance (in part) of 96.96 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence North 89°22'55" East, continuing along said centerline, a frontage distance (in part) of 425.54 feet to the northwesterly corner of PPN 30-009050 as conveyed to Dorothy L. Battles, recorded in INST 201500893404, Volume 1994, Page 1956 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 1°09'27" East, along the westerly line of said Battles' land, and also along the westerly line of the following parcels of land: PPN 30-095805 as conveyed to Martha Jane Simmons, recorded in INST 202000959189, Volume 2085, Page 3355, PPN 30-071100 as conveyed to William P. Simmons, recorded in INST 202000959188, Volume 2085, Page 3352, PPN 30-084650 as conveyed to Brian K. Duchossois and Mary J. Duchossois, recorded in Volume 1046, Page 260 and PPN 30-054600 as conveyed to Jeffrey K. Smith, recorded in INST 201200851981, Volume 1939, Page 2204 of GCRD, passing through a 5/8" iron pin set at 30.00 feet, a 1/2" iron pin found at 30.46 feet and a 3/4" iron pipe with cap bearing "SCHADE 6008" found at 1858.39 feet, a total distance of 2445.40 feet to a 5/8" iron pin set at the southwesterly corner of said Smith's land, on a northerly line of PPN 30-040700 as conveyed to David Mihalik, recorded in INST 200800787169, Volume 1851, Page 3228 of GCRD, being the southeasterly corner of the parcel herein described.

Thence South 89°34'05" West, along said northerly line of Mihalik's land, 534.40 feet to a 5/8" iron pin set at the southeasterly corner of PPN 30-053900 as conveyed to Daniel T. Garey and Diane Worthington, Trustees, recorded in INST 201900951201, Volume 2074, Page 569 of GCRD, being the southwesterly corner of the parcel herein described and witnessed by a 1/2" iron pin found South S 0°52'44" East, 0.65 feet therefrom.

Thence North 0°52'44" West, along the easterly line of the said Daniel T. Garey and Diane Worthington, Trustees parcel, along an easterly line of PPN 30-025200 as conveyed to Daniel T. Garey and Diane Worthington, Trustees, recorded in INST 201900951200, Volume 2074, Page 566 and the easterly line of the aforesaid Sherry Lynn Galloway Fien parcel (PPN 30-076300), passing by a 5/8" iron pin found 0.26 feet west of the property line at 1727.78 feet, a 5/8" iron pin set at 2412.31 feet and a 1/2" iron pin found bent, coned and observed at 2415.90 feet, a total distance of 2442.31 feet to the to **The Principal Place of Beginning of this Survey** and containing 29.653 acres of land, of which, 0.360 acres are within the R/W of said

29.653 ACRE PARCEL
(continued)

Thompson Road, as surveyed in May 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 more accurately PPN 30-082300 as conveyed to Joseph G. Vavpetic and Maria M. Vavpetic, recorded in Volume 582, Page 1095 of GCRD. Also known as being 15919 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".



Robert L. Kosie
Ohio Registered Professional Surveyor No. 8167
Signed and Sealed on *May 21st, 2020.*

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan J. Martin 05/28/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.