





## **6.532 ACRE RESIDUAL PARCEL**

0.182 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 30-041500, Michael C. O'Donnell and Emily F. O'Donnell, Instrument Number (INST) 201900952522, Volume 2076, Page 399, Parcel Number One of Geauga County Records and Deeds (GCRD). 7088 Clay Street.

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lots 4 and 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 Thompson Road (also known as Thompson - Leroy Road, County Highway 7, 60 feet wide) and Clay Street (County Highway 37, 60 feet wide).

Thence South  $6^{\circ}54'54''$  West, along the centerline of said Clay Street, 2435.05 feet to a  $5/8''$  iron pin with a damaged cap found at an angle point therein.

Thence South  $1^{\circ}07'10''$  East, continuing along said centerline, 825.24 feet to a  $5/8''$  iron pin with a damaged cap found at an angle point therein.

Thence South  $1^{\circ}42'00''$  East, continuing along said centerline, 137.29 feet to the southeasterly corner of PPN 30-049321 as conveyed to Jeffrey D. Baldauf and Bonnie Lee Dent, recorded in Volume 846, Page 163 of GCRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South  $1^{\circ}42'00''$  East, continuing along said centerline, a frontage distance of 264.99 feet to the southeasterly corner of the parcel herein described.

Thence South  $88^{\circ}35'55''$  West, along the southerly line of the parcel herein described, passing through a  $5/8''$  iron pin set at 30.00 feet, a total distance of 1084.66 feet to a  $5/8''$  iron pin set on an easterly line of PPN 30-040600, now or formerly conveyed to Michael C. O'Donnell and Emily F. O'Donnell, recorded in INST 201900952522, Volume 2076, Page

**6.532 ACRE RESIDUAL PARCEL**  
(continued)

399, Parcel Number Two of GCRD, being the southwesterly corner of the parcel herein described.

Thence North 1°06'25" West, along said easterly line of O'Donnell's land, passing through a 5/8" iron pin set at 28.12 feet, a total distance of 260.32 feet to a 5/8" iron pin with cap bearing "OHARA 7995" found at the southwesterly corner of the aforesaid Jeffrey D. Baldauf and Bonnie Lee Dent parcel (PPN 30-049321), being the northwesterly corner of the parcel herein described.

Thence North 88°21'03" East, along the southerly line of the said Jeffrey D. Baldauf and Bonnie Lee Dent parcel, passing through a 5/8" iron pin set at 1051.96 feet and a 2" iron pipe found at 1053.74 feet, a total distance of 1081.96 feet to **The Principal Place of Beginning of this Survey** and containing 6.532 acres of land, of which, 0.182 acres are within the R/W of said Clay Street, surveyed in December 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 the residual of land remaining in PPN 30-041500 as conveyed to Michael C. O'Donnell and Emily F. O'Donnell, recorded in INST 201900952522, Volume 2076, Page 399, Parcel Number One of GCRD, after a 6.548 acre division of land from the southerly side thereof. Also known as being 7088 Clay Street.

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".

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

*Susan L. Martin* Jan 04 2021

**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

20-144



Robert L. Kosie, Sr.,  
Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Tuesday, December 29th, 2020.*



## **6.548 ACRE LOT SPLIT**

0.182 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 30-041500, Michael C. O'Donnell and Emily F. O'Donnell, Instrument Number (INST) 201900952522, Volume 2076, Page 399, Parcel Number One of Geauga County Records and Deeds (GCRD).

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lots 4 and 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 Thompson Road (also known as Thompson - Leroy Road, County Highway 7, 60 feet wide) and Clay Street (County Highway 37, 60 feet wide).

Thence South  $6^{\circ}54'54''$  West, along the centerline of said Clay Street, 2435.05 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence South  $1^{\circ}07'10''$  East, continuing along said centerline, 825.24 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence South  $1^{\circ}42'00''$  East, continuing along said centerline, 402.28 feet to the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South  $1^{\circ}42'00''$  East, continuing along said centerline, a frontage distance of 264.99 feet to the northeasterly corner of PPN 30-042500 as conveyed to David Mihalik, recorded in INST 200800779365, Volume 1843, Page 1311, Parcel One of GCRD, being the southeasterly corner of the parcel herein described.

Thence South  $88^{\circ}50'42''$  West, along the northerly line of said Mihalik's land, and along the northerly line of PPN 30-042400 as conveyed to David Mihalik, recorded in INST 200800779365, Volume 1843, Page 1311, Parcel Two of GCRD, passing through a 5/8" iron pin found bent, coned and observed at 29.68 feet (not on R/W), a 5/8" iron pin set at 30.00

**6.548 ACRE LOT SPLIT**  
(continued)

feet, a total distance of 1087.39 feet to a 5/8" iron pin with cap bearing "OHARA 7995" found at the northwesterly corner thereof, being an angle point on the easterly side of PPN 30-040600, now or formerly conveyed to Michael C. O'Donnell and Emily F. O'Donnell, recorded in INST 201900952522, Volume 2076, Page 399, Parcel Number Two of GCRD.

Thence North 1°06'25" West, along an easterly line of said O'Donnell's land, 260.32 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

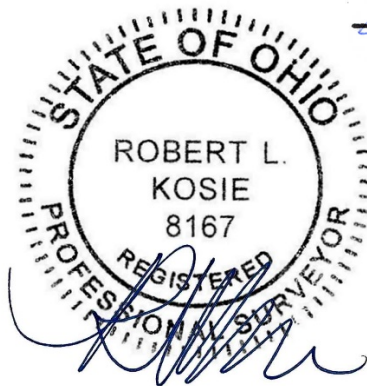
Thence North 88°35'55" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 1054.66 feet, a total distance of 1084.66 feet to **The Principal Place of Beginning of this Survey** and containing 6.548 acres of land, of which, 0.182 acres are within the R/W of said Clay Street, surveyed in December 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 divide 6.548 acres of land from the southerly side of PPN 30-041500 as conveyed to Michael C. O'Donnell and Emily F. O'Donnell, recorded in INST 201900952522, Volume 2076, Page 399, Parcel Number One 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".

**SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251**  
*Susan J. Martin* Jan 04 2021  
**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

20-144



Robert L. Kosie, Sr.,  
Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Tuesday, December 29th, 2020.*



## **16.865 ACRE LOT SPLIT**

Deed of Record: Permanent Parcel Number (PPN) 30-040600, Michael C. O'Donnell and Emily F. O'Donnell, Instrument Number (INST) 201900952522, Volume 2076, Page 399, Parcel Number Two of Geauga County Records and Deeds (GCRD).

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 4 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 Thompson Road (also known as Thompson - Leroy Road, County Highway 7, 60 feet wide) and Clay Street (County Highway 37, 60 feet wide).

Thence South 6°54'54" West, along the centerline of said Clay Street, 2435.05 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence South 1°07'10" East, continuing along said centerline, 825.24 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence South 1°42'00" East, continuing along said centerline, 667.27 feet to the northeasterly corner of PPN 30-042500 as conveyed to David Mihalik, recorded in INST 200800779365, Volume 1843, Page 1311, Parcel One of GCRD.

Thence South 88°50'42" West, along the northerly line of said Mihalik's land, and also along the northerly line of PPN 30-042400 as conveyed to David Mihalik, recorded in INST 200800779365, Volume 1843, Page 1311, Parcel Two of GCRD, passing through a 5/8" iron pin found bent, coned and observed at 29.68 feet (not on Right of Way), a 5/8" iron pin set at 30.00 feet, a total distance of 1087.39 feet to a 5/8" iron pin with cap bearing "OHARA 7995" found at the northwesterly corner thereof, being the southwesterly corner of PPN 30-041500, now or formerly conveyed

## **16.865 ACRE LOT SPLIT**

(continued)

to Michael C. O'Donnell and Emily F. O'Donnell, recorded in INST 201900952522, Volume 2076, Page 399, Parcel Number One of GCRD, an angle point on the easterly side of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 3°23'35" East, along the westerly line of said Mihalik's land, 578.41 feet to a 5/8" iron pin set at the southwesterly corner thereof, on a northerly line of PPN 30-051300 as conveyed to David M. Thirion, recorded in INST 201500896817, Volume 1998, Page 3434 of GCRD, being the southeasterly corner of the parcel herein described, witnessed by a 5/8" iron pin with cap bearing "O'HARA 7995" found South 3°23'35" East, 0.53 feet therefrom.

Thence South 89°04'57" West, along said northerly line of Thirion's land, and also along a northerly line of PPN 30-038200 as conveyed to Kenneth E. Seman and Daniel J. Seman, recorded in INST 200900798940, Volume 1866, Page 2044 of GCRD, passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found (as set in 2014 survey) at 744.25 feet, a total distance of 866.36 feet to a 5/8" iron pin set, being the southwesterly of the parcel herein described, witnessed by a 5/8" iron pin with cap bearing "OHARA 7995" found South 1°10'12" East, 6.08 feet therefrom.

Thence North 1°10'12" West, along an easterly line of said Seman's land, 859.19 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

Thence North 88°35'55" East, along the northerly line of the parcel herein described, 844.24 feet to a 5/8" iron pin set on the westerly line of the aforesaid O'Donnell parcel (PPN 30-041500), being the northeasterly corner of the parcel herein described.

Thence South 1°06'25" East, along said westerly line of O'Donnell's land, passing through a 5/8" iron pin set at 28.12 feet, a total distance of 288.44 feet to **The Principal Place of Beginning of this Survey** and containing 16.865 acres of land, surveyed in December 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 divide 16.865 acres of land from the southerly side of PPN 30-040600 as conveyed to Michael C. O'Donnell and Emily F. O'Donnell, recorded in

# 16.865 ACRE LOT SPLIT

(continued)

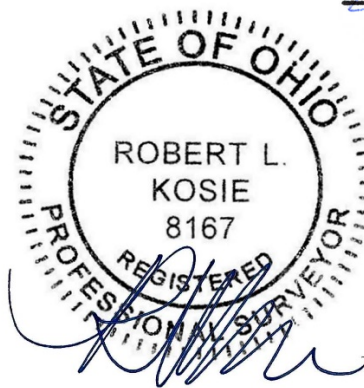
INST 201900952522, Volume 2076, Page 399, Parcel Number Two of GCRD.

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".

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

*Susan J. Martini* Jan 04 2021  
**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

20-144



Robert L. Kosie, Sr.,  
Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Tuesday, December 29th, 2020.*



## **16.881 ACRE RESIDUAL PARCEL**

Deed of Record: Permanent Parcel Number (PPN) 30-040600, Michael C. O'Donnell and Emily F. O'Donnell, Instrument Number (INST) 201900952522, Volume 2076, Page 399, Parcel Number Two of Geauga County Records and Deeds (GCRD).

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 4 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 Thompson Road (also known as Thompson - Leroy Road, County Highway 7, 60 feet wide) and Clay Street (County Highway 37, 60 feet wide).

Thence South 6°54'54" West, along the centerline of said Clay Street, 2435.05 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence South 1°07'10" East, continuing along said centerline, 825.24 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence South 1°42'00" East, continuing along said centerline, 137.29 feet to the southeasterly corner of PPN 30-049321 as conveyed to Jeffrey D. Baldauf and Bonnie Lee Dent, recorded in Volume 846, Page 163 of GCRD.

Thence South 88°21'03" West, along the southerly line of said Baldauf's land, passing through a 2" iron pipe found at 28.22 feet (not on Right of Way), a 5/8" iron pin set at 30.00 feet a total distance of 1081.96 feet to a 5/8" iron pin with cap bearing "OHARA 7995" found at the southwesterly corner thereof, being the northwesterly corner of PPN 30-041500, now or formerly conveyed to Michael C. O'Donnell and Emily F. O'Donnell, recorded in INST 201900952522, Volume 2076, Page 399, Parcel Number One of GCRD, an angle point on the easterly side of the

## **16.881 ACRE RESIDUAL PARCEL**

(continued)

parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 1°06'25" East, along the westerly line of said O'Donnell's land, 232.20 feet to a 5/8" iron pin set, being the southeasterly corner of the parcel herein described.

Thence South 88°35'55" West, along a southerly line of the parcel herein described, 844.24 feet to a 5/8" iron pin set on an easterly line of PPN 30-038200 as conveyed to Kenneth E. Seman and Daniel J. Seman, recorded in INST 200900798940, Volume 1866, Page 2044 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 1°10'12" West, along said easterly line of Seman's land, 326.69 feet to a 5/8" iron pin with cap bearing "OHARA 7995" found at a northeasterly corner thereof.

Thence South 88°22'19" West, along a northerly line of said Seman's land, 322.21 feet to a 5/8" iron pin with cap bearing "OHARA 7995" found at the southeasterly corner of PPN 30-034500 as conveyed to John P. Hurley, recorded in INST 200400704876, Volume 1744, Page 1386 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 1°50'47" West, along the easterly line of said Hurley's land and also along the easterly line of PPN 30-087400 as conveyed to Victor Joseph Yenc, recorded in INST 201800935423, Volume 2051, Page 2558 of GCRD, 392.52 feet to a 5/8" iron pin set, being the southwesterly corner of PPN 30-095891 as conveyed to Michael J. Marcotte and Jane M. Marcotte, recorded in INST 201700924437, Volume 2036, Page 2683 of GCRD and the northwesterly corner of the parcel herein described, witnessed by a 5/8" iron pin with cap bearing "OHARA 7995" found South 88°22'26" West, 0.35 feet therefrom.

Thence North 88°22'26" East, along the southerly line of said Marcotte's land, 1168.22 feet to a 3" diameter, 5 foot tall iron pipe found bent, being the northwesterly corner of PPN 30-049320 as conveyed to Jennifer L.H. Denly now known as Jennifer L. Haas, recorded in Volume 1252, Page 896 of GCRD and the northeasterly corner of the parcel herein described.

# 16.881 ACRE RESIDUAL PARCEL

(continued)

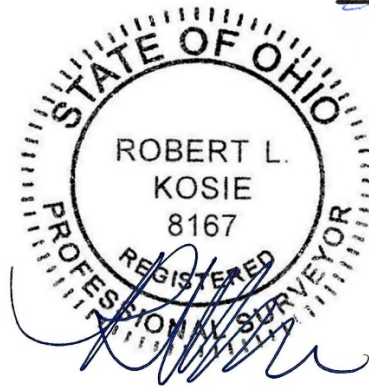
Thence South 1°32'12" East, along the westerly line of the said Denly-Haas parcel, and also along the westerly line of the aforesaid Jeffrey D. Baldauf and Bonnie Lee Dent parcel (PPN 30-049321), 490.31 feet to **The Principal Place of Beginning of this Survey** and containing 16.881 acres of land, surveyed in December 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 the residual of land remaining in PPN 30-040600 as conveyed to Michael C. O'Donnell and Emily F. O'Donnell, recorded in INST 201900952522, Volume 2076, Page 399, Parcel Number Two of GCRD, after a 16.865 acre division of land from the southerly side thereof.

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"

**SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251**  
*Susan J. Martin* Jan 04 2021  
**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

20-144



Robert L. Kosie, Sr.,  
Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Tuesday, December 29th, 2020.*



**PARCEL A**  
**23.413 COMBINED ACRE PARCEL**

0.182 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 30-041500 and PPN 30-040600 (in part), Michael C. O'Donnell and Emily F. O'Donnell, Instrument Number (INST) 201900952522, Volume 2076, Page 399, Parcels Number One and Two of Geauga County Records and Deeds (GCRD). 7088 Clay Street.

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lots 4 and 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 Thompson Road (also known as Thompson - Leroy Road, County Highway 7, 60 feet wide) and Clay Street (County Highway 37, 60 feet wide).

Thence South 6°54'54" West, along the centerline of said Clay Street, 2435.05 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence South 1°07'10" East, continuing along said centerline, 825.24 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence South 1°42'00" East, continuing along said centerline, 137.29 feet to the southeasterly corner of PPN 30-049321 as conveyed to Jeffrey D. Baldauf and Bonnie Lee Dent, recorded in Volume 846, Page 163 of GCRD, being a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 1°42'00" East, continuing along said centerline, a frontage distance of 264.99 feet to the southeasterly corner of the parcel herein described.

PARCEL A  
**23.413 COMBINED ACRE PARCEL**  
(continued)

Thence South 88°35'55" West, along a southerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 1084.66 feet to a 5/8" iron pin set, being a southwesterly corner of the parcel herein described.

Thence North 1°06'25" West, along a westerly line of the parcel herein described, 28.12 feet to a 5/8" iron pin set.

Thence South 88°35'55" West, along a southerly line of the parcel herein described, 844.24 feet to a 5/8" iron pin set on an easterly line of PPN 30-038200 as conveyed to Kenneth E. Seman and Daniel J. Seman, recorded in INST 200900798940, Volume 1866, Page 2044 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 1°10'12" West, along said easterly line of Seman's land, 326.69 feet to a 5/8" iron pin with cap bearing "OHARA 7995" found at a northeasterly corner thereof.

Thence South 88°22'19" West, along a northerly line of said Seman's land, 322.21 feet to a 5/8" iron pin with cap bearing "OHARA 7995" found at the southeasterly corner of PPN 30-034500 as conveyed to John P. Hurley, recorded in INST 200400704876, Volume 1744, Page 1386 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 1°50'47" West, along the easterly line of said Hurley's land and also along the easterly line of PPN 30-087400 as conveyed to Victor Joseph Yenc, recorded in INST 201800935423, Volume 2051, Page 2558 of GCRD, 392.52 feet to a 5/8" iron pin set, being the southwesterly corner of PPN 30-095891 as conveyed to Michael J. Marcotte and Jane M. Marcotte, recorded in INST 201700924437, Volume 2036, Page 2683 of GCRD and the northwesterly corner of the parcel herein described, witnessed by a 5/8" iron pin with cap bearing "OHARA 7995" found South 88°22'26" West, 0.35 feet therefrom.

Thence North 88°22'26" East, along the southerly line of said Marcotte's land, 1168.22 feet to a 3" diameter, 5 foot tall iron pipe found bent, being the northwesterly corner of PPN 30-049320 as conveyed to Jennifer L.H. Denly now known as Jennifer L. Haas, recorded in Volume 1252, Page 896 of GCRD and the northeasterly corner of the parcel herein described.

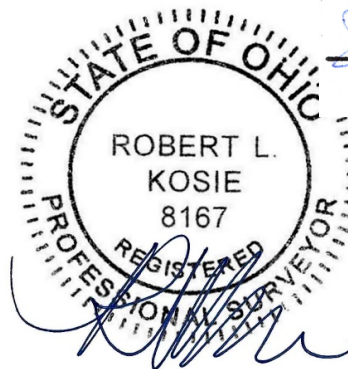
**PARCEL A**  
**23.413 COMBINED ACRE PARCEL**  
 (continued)

Thence South 1°32'12" East, along the westerly line of the said Denly-Haas parcel, and also along the westerly line of the aforesaid Jeffrey D. Baldauf and Bonnie Lee Dent parcel (PPN 30-049321), 490.31 feet to a 5/8" iron pin with cap bearing "OHARA 7995" found at the southwesterly corner thereof.

Thence North 88°21'03" East, along the southerly line of the said Jeffrey D. Baldauf and Bonnie Lee Dent parcel, passing through a 5/8" iron pin set at 1051.96 feet and a 2" iron pipe found at 1053.74 feet, a total distance of 1081.96 feet to **The Principal Place of Beginning of this Survey** and containing 23.413 acres of land, of which, 0.182 acres are within the R/W of said Clay Street, surveyed in January of 2021 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 combine PPN 30-041500 as conveyed to Michael C. O'Donnell and Emily F. O'Donnell, recorded in INST 201900952522, Volume 2076, Page 399, Parcel Number One, after a 6.548 acre division from the southerly side thereof together with PPN 30-040600 as conveyed to Michael C. O'Donnell and Emily F. O'Donnell, recorded in INST 201900952522, Volume 2076, Page 399, Parcel Number Two of GCRD after a 16.865 acre division from the southerly side thereof. Also known as being 7088 Clay Street.

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".



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

*Susan J. Martin* Jan 04 2021

**GEAUGA COUNTY ENGINEER  
 TAX MAP DEPT.**

20-144

Robert L. Kosie, Sr., Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Tuesday, December 29th, 2020.*



**PARCEL B**  
**23.413 COMBINED ACRE PARCEL**

0.182 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 30-041500 and PPN 30-040600 (in part), Michael C. O'Donnell and Emily F. O'Donnell, Instrument Number (INST) 201900952522, Volume 2076, Page 399, Parcels Number One and Two of Geauga County Records and Deeds (GCRD).

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lots 4 and 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 Thompson Road (also known as Thompson - Leroy Road, County Highway 7, 60 feet wide) and Clay Street (County Highway 37, 60 feet wide).

Thence South 6°54'54" West, along the centerline of said Clay Street, 2435.05 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence South 1°07'10" East, continuing along said centerline, 825.24 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence South 1°42'00" East, continuing along said centerline, 402.28 feet to a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 1°42'00" East, continuing along said centerline, a frontage distance of 264.99 feet to the northeasterly corner of PPN 30-042500 as conveyed to David Mihalik, recorded in INST 200800779365, Volume 1843, Page 1311, Parcel One of GCRD, being a southeasterly corner of the parcel herein described.

PARCEL B  
**23.413 COMBINED ACRE PARCEL**  
(continued)

Thence South 88°50'42" West, along the northerly line of said Mihalik's land, and along the northerly line of PPN 30-042400 as conveyed to David Mihalik, recorded in INST 200800779365, Volume 1843, Page 1311, Parcel Two of GCRD, passing through a 5/8" iron pin found bent, coned and observed at 29.68 feet (not on R/W), a 5/8" iron pin set at 30.00 feet, a total distance of 1087.39 feet to a 5/8" iron pin with cap bearing "OHARA 7995" found at the northwesterly corner thereof.

Thence South 3°23'35" East, along the westerly line of said Mihalik's land, 578.41 feet to a 5/8" iron pin set at the southwesterly corner thereof, on a northerly line of PPN 30-051300 as conveyed to David M. Thirion, recorded in INST 201500896817, Volume 1998, Page 3434 of GCRD, being a southeasterly corner of the parcel herein described, witnessed by a 5/8" iron pin with cap bearing "O'HARA 7995" found South 3°23'35" East, 0.53 feet therefrom.

Thence South 89°04'57" West, along said northerly line of Thirion's land, and also along a northerly line of PPN 30-038200 as conveyed to Kenneth E. Seman and Daniel J. Seman, recorded in INST 200900798940, Volume 1866, Page 2044 of GCRD, passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found (as set in 2014 survey) at 744.25 feet, a total distance of 866.36 feet to a 5/8" iron pin set, being the southwesterly of the parcel herein described, witnessed by a 5/8" iron pin with cap bearing "OHARA 7995" found South 1°10'12" East, 6.08 feet therefrom.

Thence North 1°10'12" West, along an easterly line of said Seman's land, 859.19 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

Thence North 88°35'55" East, along a northerly line of the parcel herein described, 844.24 feet to a 5/8" iron pin set, being a northeasterly corner of the parcel herein described.

Thence South 1°06'25" East, along an easterly line of the parcel herein described, 28.12 feet to a 5/8" iron pin set.

Thence North 88°35'55" East, along a northerly line of the parcel herein described, passing through a 5/8" iron pin set at 1054.66 feet, a total distance of 1084.66 feet to **The Principal Place of Beginning of this Survey** and containing 23.413 acres of land, of which, 0.182 acres are within the R/W of said Clay Street, surveyed in January of 2021 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT

**PARCEL B**  
**23.413 COMBINED ACRE PARCEL**  
(continued)

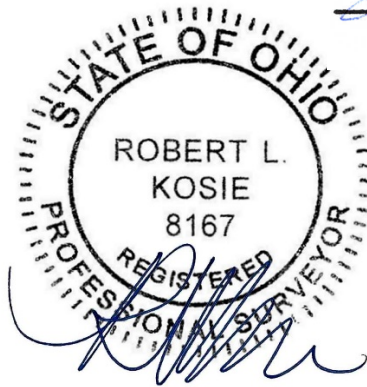
VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18).  
Be the same, more or less, but subject to all legal highways, conditions, assignments,  
agreements, easements, restrictions and encumbrances.

The intent of this survey is to combine 6.548 acres of land that was divided from the  
southerly side of PPN 30-041500 as conveyed to Michael C. O'Donnell and Emily F.  
O'Donnell, recorded in INST 201900952522, Volume 2076, Page 399, Parcel Number One  
together with 16.865 acres of land that was divided from the southerly side of PPN 30-  
040600 as conveyed to Michael C. O'Donnell and Emily F. O'Donnell, recorded in INST  
201900952522, Volume 2076, Page 399, Parcel Number Two 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".

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Susan J. Marti* Jan 04 2021  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

20-144



Robert L. Kosie, Sr.,  
Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Tuesday, December 29th, 2020.*