

○ - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
● - Denotes railroad spike found
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 AFN - Denotes automatic file number
C.L. - Denotes centerline RW - Denotes right-of-way (margin) LD - Denotes lot line RL - 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 perpendicularity"
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"
CO - Denotes "County Records" CSS - Denotes "Crabbs' Surveying 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 Jones and Associates, Inc.
aka - Denotes "also known as" fka - Denotes "formerly known as" DBA - Denotes "doing business as"
--- denotes guyed communication tower cable gang
--- denotes guyed communication tower cable gang
◆ - Denotes 4" steel I-post found near property line ASR - Denotes "Antenna Structure Registration Number"
--- denotes existing easement line

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

ZONING APPROVAL

This re-survey and consolidation of lots complies with the applicable Thompson Township Zoning Resolution.
This _____ day of _____, 2021,
and is accepted by:

Signed: _____
Printed: Ken Walsh,
Thompson Township Zoning Inspector

Thompson Zoning Department, Ken Walsh, Zoning Inspector
Phone: 440-298-1445
PO Box 204
Thompson, Ohio 44086
https://www.thompsonohio.org/thompsonohio/windstream.net

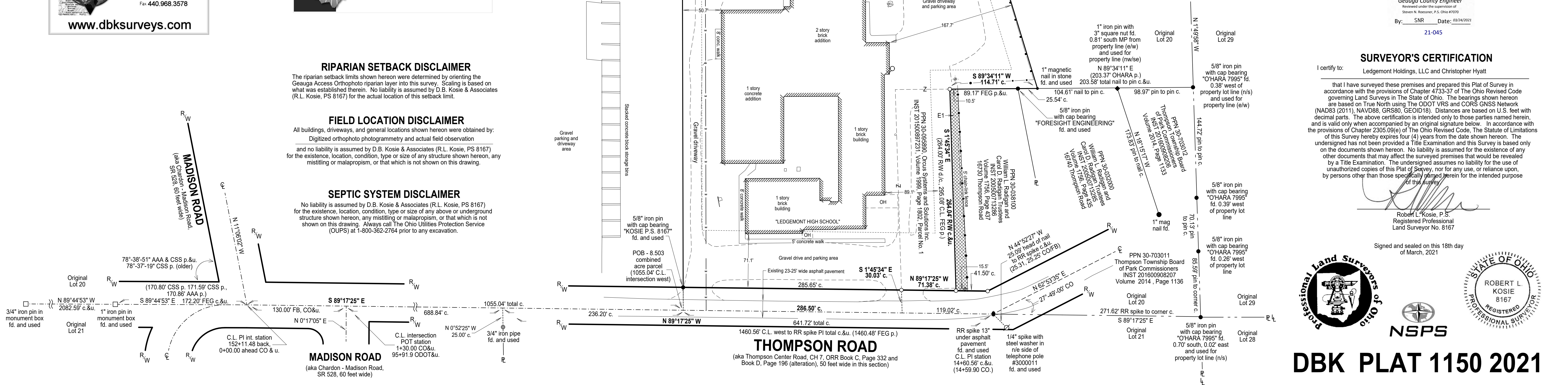
This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying
11040 Madison Road
Montville, Ohio 44064
440.286.2131
Fax: 440.968.3578
www.dbksurveys.com

OUPS
"Call Before You Dig"
ohio utilities protection service
4740 Belmont Avenue Youngstown, OH 44505
1-800-362-2764

RIPARIAN SETBACK DISCLAIMER
The riparian setback limits shown hereon were determined by orienting the Geauga Access Orthophoto riparian layer into this survey. Scaling is based on what was established therein. No liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the actual location of this setback limit.

FIELD LOCATION DISCLAIMER
All buildings, driveways, and general locations shown hereon were obtained by:
Digitized orthophoto photogrammetry and actual field observation
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 mistiling or malapropism, or that which is not shown on this drawing.

SEPTIC SYSTEM DISCLAIMER
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 mistiling or malapropism, 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.



ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Gaugua County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 03/24/2021
21-045

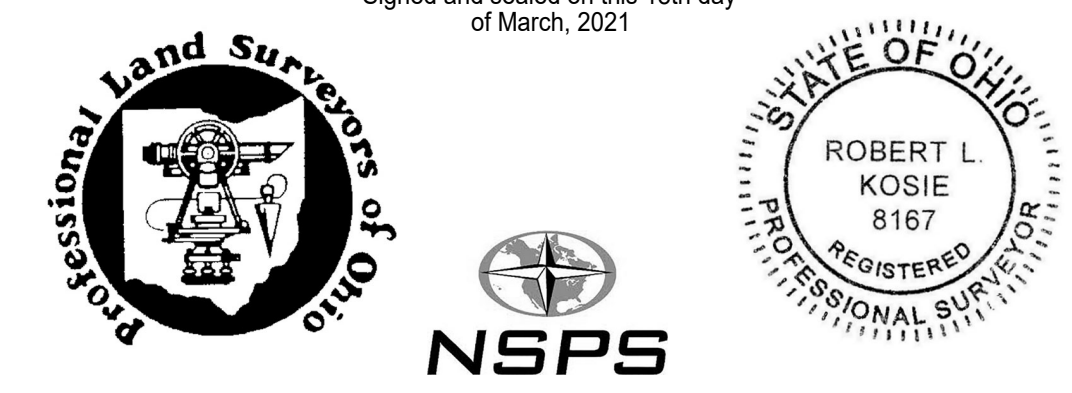
SURVEYOR'S CERTIFICATION

I certify to: Ledgeport Holdings, LLC and Christopher Hyatt

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, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of the Survey.

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

Signed and sealed on this 18th day
of March, 2021



DBK PLAT 1150 2021



D.B. Kosie
& Associates
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 11040 Madison Road
 Montville, Ohio 44064
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8.503 COMBINED ACRE PARCEL

0.197 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 30-095889 and PPN 30-095890, Orcus Systems and Solutions Inc., Instrument Number (INST) 201500897231, Volume 1999, Page 1802, Parcels 1 and 2 of Geauga County Records and Deeds (GCRD). 16700 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 South 89°17'25" East, along the centerline of said Thompson Road, and said Lot Line, 1055.04 feet to the southeasterly corner of PPN 30-014400 as conveyed to HI-Rock Holdings LLC, recorded in INST 201800932657, Volume 2048, Page 75, Parcel 1 of GCRD, being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 0°07'54" West, along the easterly line of the said Hi-Rock Holdings LLC parcel, passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found at 30.00 feet and a 1" iron "pinched" pipe found at 1193.03 feet, a total distance of 1194.32 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found at the northeasterly corner thereof, on a southerly line of PPN 30-703013 as conveyed to the Thompson Township Park Commission, recorded in

8.503 COMBINED ACRE PARCEL

(continued)

INST 201600909879, Volume 2016, Page 2298 of GCRD, being the northwesterly corner of the parcel herein described.

Thence North 89°37'02" East, along said southerly line of the Thompson Township Park Commission parcel, 34.22 feet to a 3/4" iron pipe found at the northwesterly corner of PPN 30-702800 as conveyed to the Thompson Township Park Commission, recorded in INST 201600909880, Volume 2016, Page 2302 of GCRD, being a northeasterly corner of the parcel herein described.

Thence along the westerly side of the said Thompson Township Park Commission parcel the following five (5) courses:

- 1.) South 40°14'25" East, 238.66 feet to a 5/8" iron pin with cap bearing "O'HARA 7995" found at an angle point therein, being a northeasterly corner of the parcel herein described.
- 2.) South 30°30'08" East, 101.29 feet to a 5/8" iron pin with cap bearing "O'HARA 7995" found at an angle point therein, being a northeasterly corner of the parcel herein described.
- 3.) South 25°33'45" East, 153.34 feet to a 5/8" iron pin with cap bearing "O'HARA 7995" found at an angle point therein, being a northeasterly corner of the parcel herein described.
- 4.) South 20°33'08" East, 132.05 feet to a 5/8" iron pin with cap bearing "O'HARA 7995" found at an angle point therein, being a northeasterly corner of the parcel herein described.
- 5.) South 16°59'53" East, 389.79 feet to a 1" magnetic nail in stone found on the northerly line of PPN 30-032000 as conveyed to William L. Radigan and Carol D. Radigan, Trustees, recorded in INST 200500713285, Volume 1756, Page 435 of GCRD, being a southeasterly corner of the parcel herein described.

Thence South 89°34'11" West, along said northerly line of Radigan's land, also along the northerly line of PPN 30-038100 as conveyed to William L. Radigan and Carol D. Radigan Trustees, recorded in INST 200500713286, Volume 1756, Page 437 of GCRD, passing through a 5/8" iron pin with cap bearing "FORESIGHT ENGINEERING" found at 25.54 feet, a total distance of 114.71 feet to a 5/8" iron pin set at the northwesterly corner thereof.

Thence South 1°45'34" East, along the westerly line of said Radigan's land, 264.04 feet to a 5/8" iron pin set on the northerly R/W of the aforesaid Thompson Road, being a southeasterly corner of the parcel herein described.

8.503 COMBINED ACRE PARCEL

(continued)

Thence North 89°17'25" West, along said R/W, 71.38 feet to a 5/8" iron pin set.

Thence South 1°45'34" East, along an easterly line of the parcel herein described, 30.03 feet to a point on the centerline of said Thompson Road, being the southerly line of said Original Lot 20 and a southeasterly corner of the parcel herein described.

Thence North 89°17'25" West, along said centerline and said Lot Line, 286.50 feet to **The Principal Place of Beginning of this Survey** and containing 8.503 acres of land, of which, 0.197 acres are within the R/W of said Thompson Road, surveyed in March 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 30-095890 as conveyed to Orcus Systems and Solutions Inc., recorded in INST 201500897231, Volume 1999, Page 1802, Parcel No. 1 together with PPN 30-095889 as conveyed to Orcus Systems and Solutions Inc., recorded in INST 201500897231, Volume 1999, Page 1802, Parcel No. 2 of GCRD. Known as being 16700 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, Sr.,
Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Friday, March 19th, 2020.*

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 03/24/2021

21-045