

TRUE NORTH (Geoidic) North  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD88, GRS80, Geoid12B



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./C.L.-Denotes centerline R/W.-Denotes right-of-way (margin)  
L.-Denotes lot line E.-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"  
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 on tangency  
GCRD.-Denotes "Geauga County Records and Deeds"  
GCER.-Denotes "Geauga County Engineer's Records"  
SF.-Denotes "Square Feet"

NOTES

- No gaps, gores, or overlaps inherent to the surveyed property were noted based on the field survey and research as shown.
- No Title Examination of this property was provided and this Survey is based only on the documents shown hereon.
- 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.
- 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.

GRAPHIC SCALE: 1" = 20'

- Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- - - Denotes existing property line
- Denotes 2" steel guard railing (ownership undetermined)

ENCROACHMENTS  
(Schedule B-II, 3)

E1 - Ajoier's (PPN 11-055670, Sharona Investments, LLC)  
12.2' frame building addition is 2.5' east of the property line as shown.

EXISTING EASEMENT  
(Schedule B-II, 10)

PE1 - 0.018 acre (787.50 SF) Permanent Easement as shown in Warranty Deed from L.G. Jacobs, A.K.A. Gail Jacobs and Alma G. Jacobs, his wife to Shell Oil Company, a Delaware corporation, dated October 28, 1965, filed October 28, 1965 and recorded in Volume 453, Page 966 of GCRD.

ZONING INFORMATION:

SECTION 5.02.16 "C" GENERAL COMMERCIAL DISTRICT  
Minimum floor area: 1000 SF  
Maximum height: 35 feet  
Maximum accessory building height: 15 feet  
Minimum green space: 40%  
Maximum lot coverage: 60%  
Minimum lot area:  
with on-site sewage treatment: 2 acres (87,120 SF)  
with sanitary sewers installed: 3/4 acres (32,670 SF)  
Minimum lot frontage and width: 200 feet  
Minimum front yard: 135 feet from C.L. or 105 feet from R/W, whichever is greater  
Minimum side yard: 20 feet (40 feet if adjoining "R" district)  
Minimum rear yard: 60 feet  
Space between buildings: 40 feet

PARKING SPACES

5 spaces +5 spaces +8 spaces  
= 18 total parking spaces  
(2 handicap parking spaces)

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

Situated in The	Month:	Page:
Township of Chester, County of Geauga and State of Ohio and known as being part of Original Lot 34, in Tract 3, within said Township and Township 8N, Range 9W in the Connecticut Western Reserve.	July	ONE
Survey for:	Year:	of ONE
Second Property Madison, LLC	2018	

ALTA - ACSM LAND TITLE SURVEY  
and consolidation of lots of  
**PPN 11-389039 and PPN 11-184100,**  
**Mayfield Enterprises,**  
**an Ohio General Partnership**  
**8484 Mayfield Road**

DEED OF RECORD:  
Volume 822, Page 293,  
first and second parcels

Schedule B-I, d (in part)  
0.615 COMBINED ACRE PARCEL

Deed of Record: Permanent Parcel Number (PPN) 11-389039 and PPN 11-184100, Mayfield Enterprises, an Ohio General Partnership, Volume 822, Page 293, first and second parcels, of Geauga County Records and Deeds (GCRD). Also known as being 8484 Mayfield Road.

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Lot 34, in Tract 3, within said Township and Township 8N, Range 9W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a 1" iron pin in a monument box found at the centerline intersection of Chillicothe Road (S.R. 306, R/W varies, 80 feet wide in this section) and Mayfield Road (U.S. Route 322, 60 feet wide);

Thence North 89°38'31" West, along the centerline of said Mayfield Road, 131.14 feet to a point, being the southerly extension of the westerly line of PPN 11-311500 as conveyed to True North Energy, LLC, recorded in Volume 1266, Page 684, Parcel 3 of GCRD and the southerly extension of the easterly line of the parcel herein described;

Thence North 0°21'29" East, along said southerly extension, 30.00 feet to a 5/8" iron pin found on the northerly R/W of said Mayfield Road, being the southwesterly corner of the said True North Energy, LLC parcel, the southeasterly corner of the parcel herein described, and the Principal Place of Beginning of this Survey;

Thence North 89°38'31" West, along said R/W, a frontage distance of 125.98 feet to the southeasterly corner of PPN 11-055670 as conveyed to Sharona Investments, LLC, recorded in INST 200600736476, Volume 1787, Page 2713, Parcel No. 2 of GCRD, being the southwesterly corner of the parcel herein described, and witnessed by a 3/4" iron pin found North 0°03'38" West, 0.23 feet therefrom;

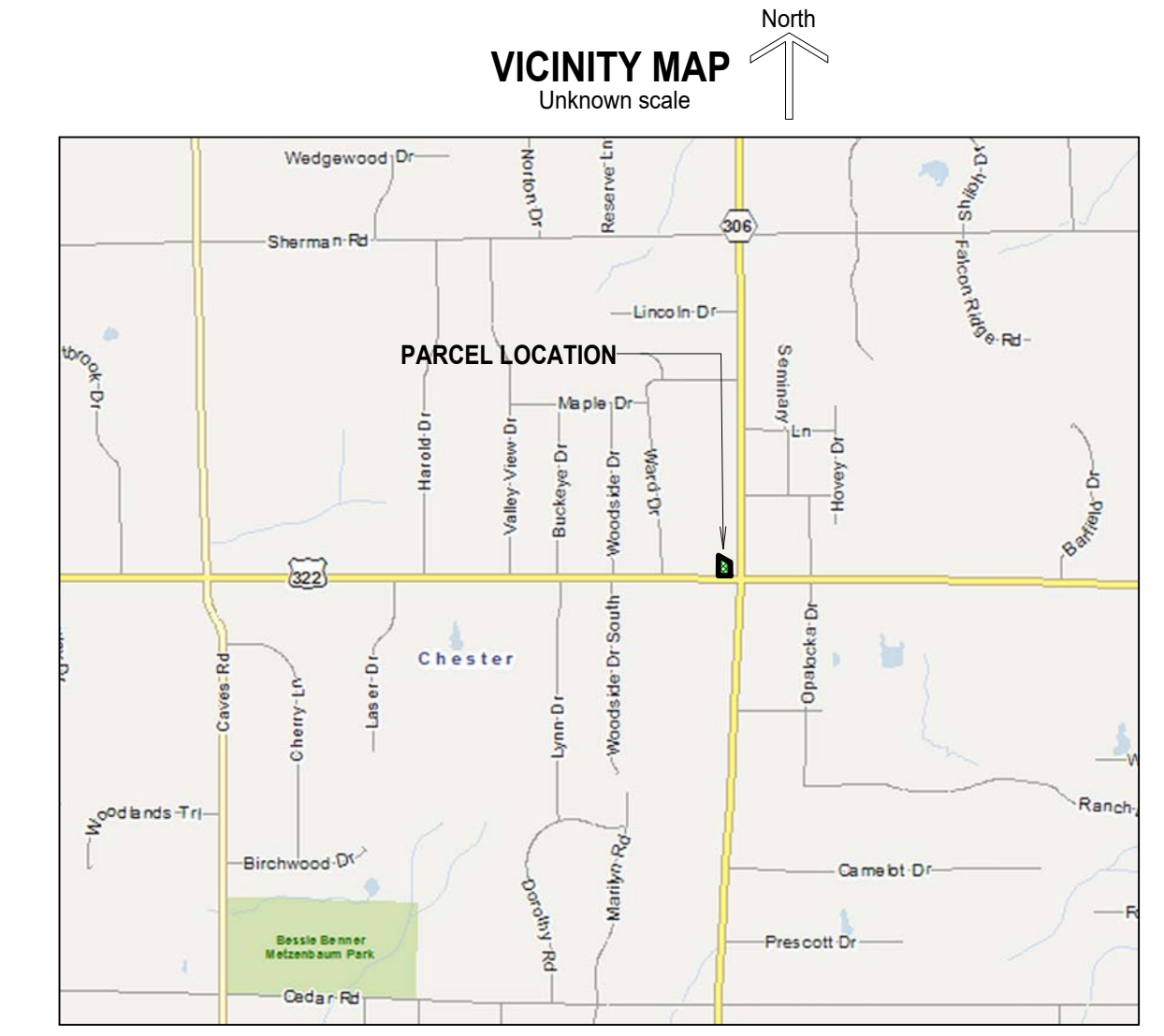
Thence North 0°03'38" West, along the easterly line of the said Sharona Investments, LLC parcel, passing through said 3/4" iron pin found at 0.23 feet, a total distance of 249.65 feet to a 5/8" iron pin set on the southwesterly line of PPN 11-358500 as conveyed to Chillicothe Road #2, LLC, recorded in Volume 1298, Page 109 of GCRD, being the northeasterly corner of the said Sharona Investments, LLC parcel and the northwesterly corner of the parcel herein described;

Thence South 58°40'18" East, along the southwesterly line of the said Chillicothe Road #2, LLC parcel, 149.06 feet to a 5/8" iron pin set at the northwesterly corner of the aforesaid True North Energy, LLC parcel (PPN 11-311500), being the northeasterly corner of the parcel herein described;

Thence South 0°21'29" West, along the westerly line of the said True North Energy, LLC parcel, 173.14 feet to the Principal Place of Beginning of this Survey and containing 0.615 acres of land as surveyed in July of 2018 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). Together with a 0.018 acre (787.50 sq. ft.) Permanent Easement as shown in Warranty Deed from L.G. Jacobs, A.K.A. Gail Jacobs and Alma G. Jacobs, his wife to Shell Oil Company, a Delaware corporation, dated October 28, 1965, filed October 28, 1965 and recorded in Volume 453, Page 966 of GCRD. Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

The intent of this survey is to more accurately describe and combine PPN 11-389039 and PPN 11-184100, as conveyed to Mayfield Enterprises, an Ohio General Partnership, recorded in Volume 822, Page 293, first and second parcels, 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".



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 February 10th, 1956 survey prepared by Frank A. Thomas and Associates, Inc., recorded in Volume 822, Page 293, second parcel, of GCRD.
- \*The April 6th, 1956 State of Ohio Department of Highways Centerline Survey and Plans of Gea. 306 - 12.07, Chester Township, Geauga County, recorded in plat Volume 7, Page 17 of GCRD, filed in ODOT records.
- \*The March, 1965 survey prepared by James E. Beuley, Jr. and Frank A. Thomas and Associates, Inc., recorded in Volume 1266, Page 684, parcels 1, 2 and 3, of GCRD.

FLOOD ZONE INFORMATION

Zone X  
Area of Minimal Flood Hazard  
FIRM Panel 38050C0115D  
Effective June 16th, 2009

HYDROLOGY

Part of the Chagrin River Basin,  
No Riparian Setback information available,  
as shown on Geauga Reallink (GIS)

AUDITOR'S ACCEPTANCE

This re-survey and consolidation of lots complies with the applicable Chester Township Zoning Resolution.  
This \_\_\_\_\_ day of \_\_\_\_\_, 2018,  
and is accepted by:  
Signed  
Printed Steven Averill  
Chester Township Zoning Inspector  
Zoning Inspector Steven Averill  
Office: 440-729-7058  
(press option 5 or dial extension 3219)  
Cell: 440-313-4963  
E-mail: saverill@chesterwp.org

ZONING ACCEPTANCE

This re-survey and consolidation of lots complies with the applicable Chester Township Zoning Resolution.  
This \_\_\_\_\_ day of \_\_\_\_\_, 2018,  
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SURVEYOR'S CERTIFICATION

To Second Property Madison, LLC, Mayfield Enterprises, an Ohio General Partnership, USA Management & Development, Inc., Enterprise Title Agency, Inc., Old Republic National Title Insurance Company and to any additional parties:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4 and 7a of Table A thereto. The fieldwork was completed on July 12th, 2018.  
Date of Plat or Map: July 12th, 2018  
The bearings shown hereon are based on True North using the ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID12B). Distances are based on U.S. feet with decimal parts.

Robert L. Kosie, P.S.  
Registered Professional  
Land Surveyor No. 8167  
Checked on July 12th, 2018 by RLK  
Revised on July 13th, 2018  
Revised on July 25th, 2018



DBK PLAT NO.: 1047 2018  
(PO 6600-002)

