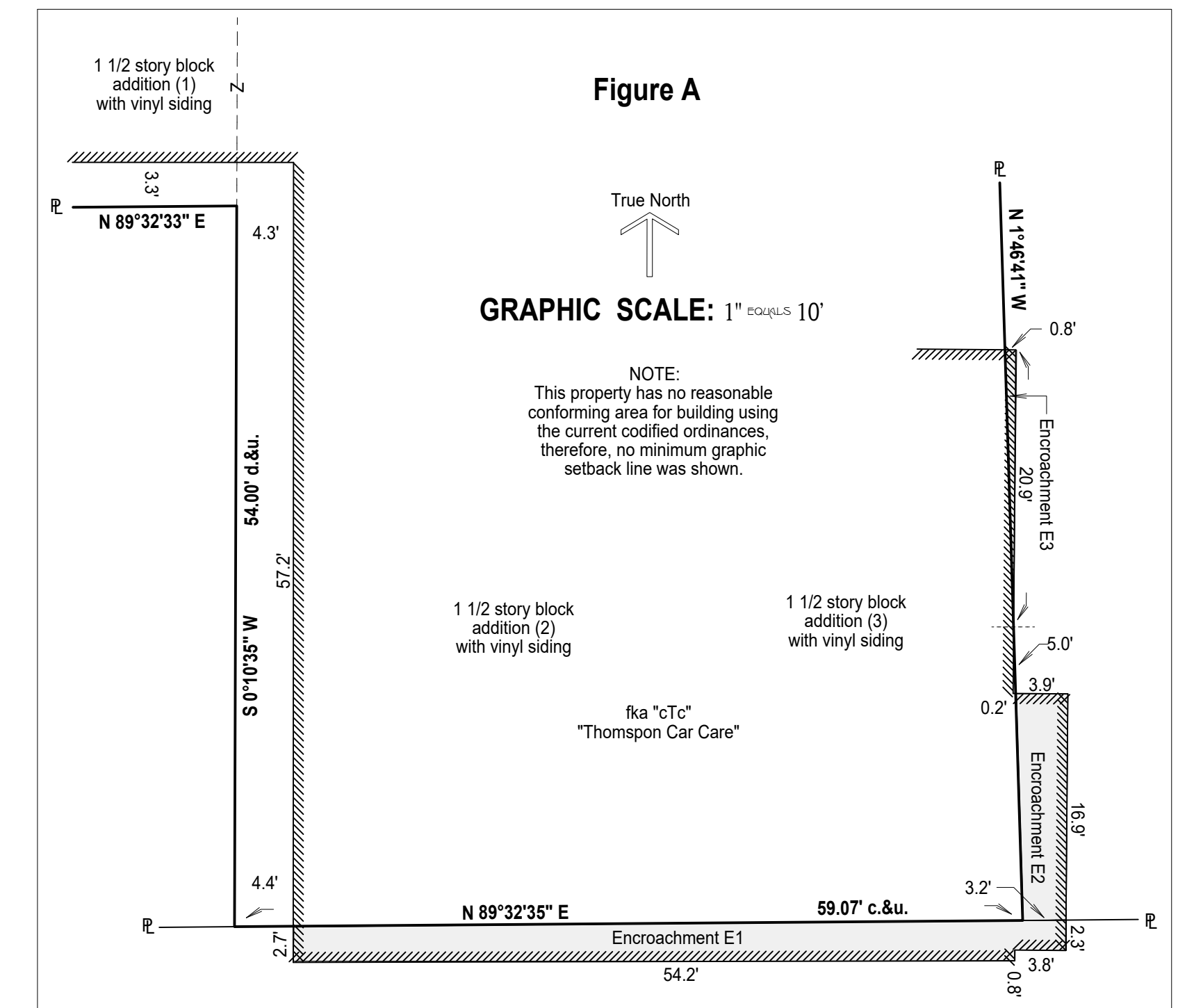


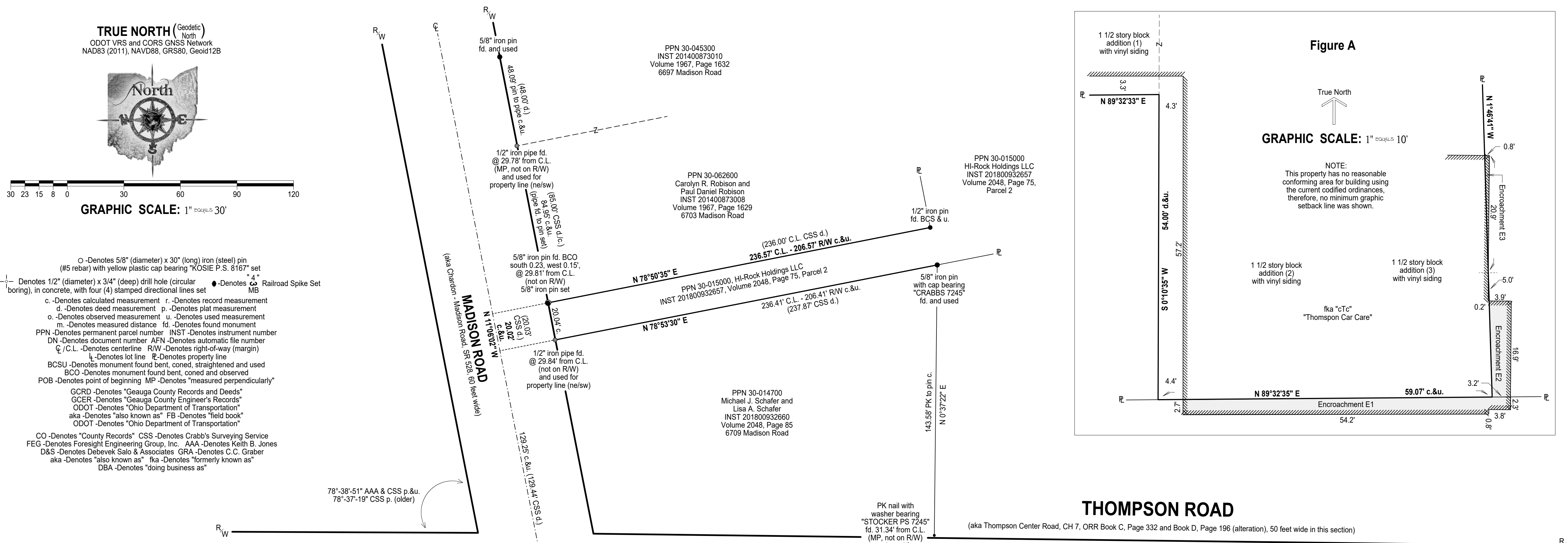
PROPERTY LINE AND BOUNDARY RE-SURVEY (in part) OF:
PPN 30-015000
HI-Rock Holdings, LLC
DEED OF RECORD:
INST 201800932657, Volume 2048, Page 75, Parcel 2

BOUNDARY RE-SURVEY AND CONSOLIDATION OF:
PPN 30-014500 and PPN 30-014600
HI-Rock Holdings, LLC
16611 Thompson Road
DEED OF RECORD:
INST 201900945386, Volume 2065, Page 2225, Exhibit A, 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.



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)



- TRUE NORTH** (Geodetic North)
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD83, GRS80, Geoid12B
- GRAPHIC SCALE: 1" equals 30'**
- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
 - ⊕ - Denotes 1/2" (diameter) x 3/4" (deep) drill hole (circular boring), in concrete, with four (4) stamped directional lines set
 - - Denotes Railroad Spike Set
 - c - Denotes calculated measurement
 - d - Denotes deed measurement
 - m - Denotes measured distance
 - o - Denotes observed measurement
 - u - Denotes used measurement
 - PPN - Denotes permanent parcel number
 - DN - Denotes document number
 - AFN - Denotes automatic file number
 - ℄ / C.L. - Denotes centerline
 - L - Denotes lot line
 - RW - Denotes right-of-way (margin)
 - 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"
 - GCRD - Denotes "Gauga County Records and Deeds"
 - GCEP - Denotes "Gauga 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 Surveying Service"
 - FEQ - Denotes "Forensic Engineering Group, Inc."
 - AAA - Denotes "Keith B. Jones"
 - D&S - Denotes "Debevec Salo & Associates"
 - GRA - Denotes "C. C. Graber"
 - aka - Denotes "also known as"
 - fka - Denotes "formerly known as"
 - DBA - Denotes "doing business as"

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. The minimum lot frontage for a lot located on the arc of a permanent cul-de-sac shall be sixty (60) 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:
Thompson Township Zoning Resolution 14-22
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

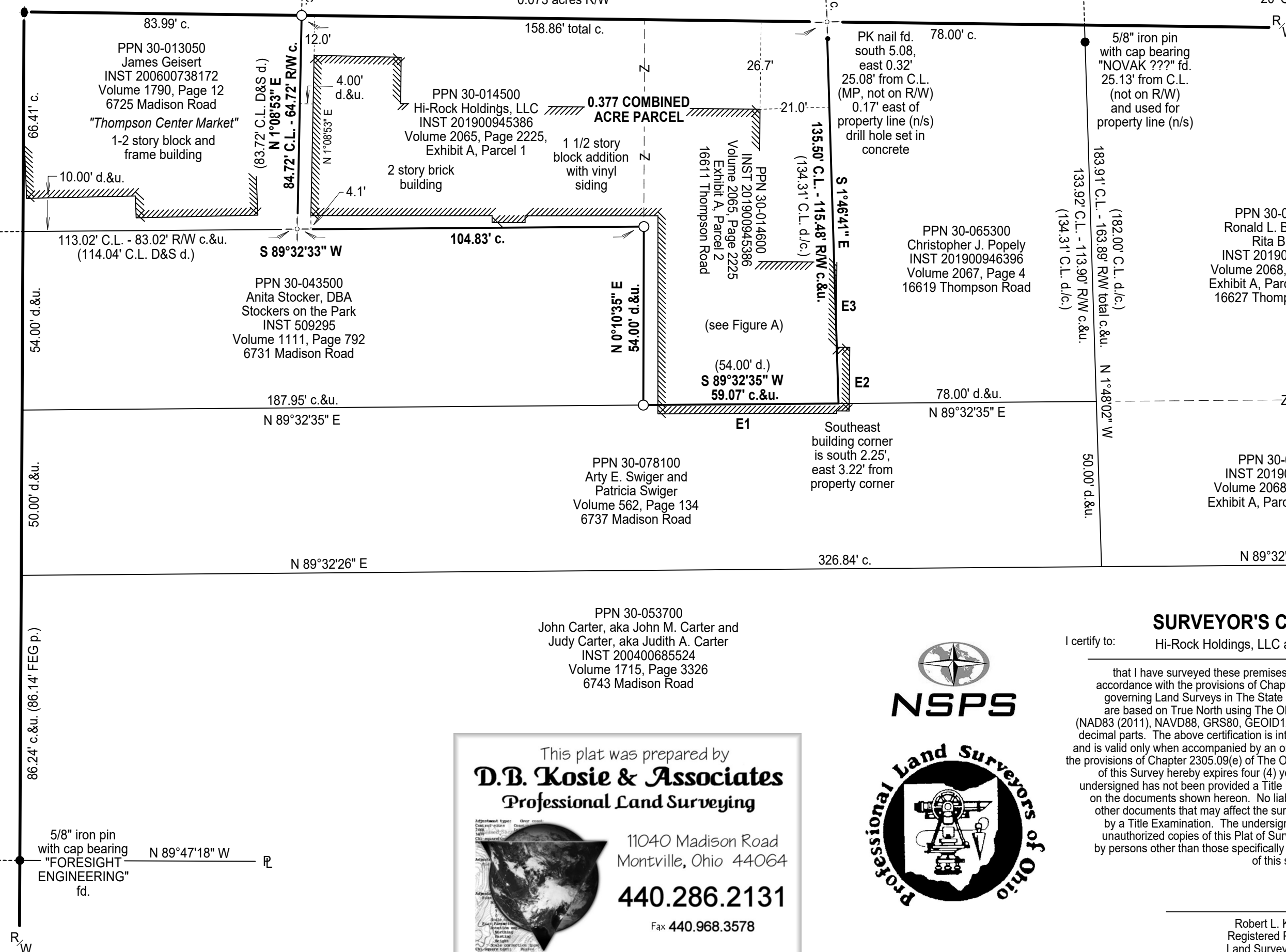
ZONING APPROVAL

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

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 and Public Works, Division of Highways, Bureau of Maintenance Improvement Plans for Chardon - Madison Road, I.C.H. No. 327, Sec. E, Plat. No. 6054, Geauga County, Thompson, Ohio, S.R. 528, 20.51 - 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, Geauga County, Thompson & Hamden 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 1629 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 00076 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.

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



ENGINEER'S APPROVAL

PPN 30-095791
Ronald L. Blare and Rita Blare
INST 201900947124
Volume 2068, Page 117, Exhibit A, Parcel No. Two
16627 Thompson Road

SURVEYOR'S CERTIFICATION

I certify to:
HI-Rock Holdings, LLC and Christopher Hyatt

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), NAVD83, GRS80, GEOID12B). 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 this survey.

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

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064
440.286.2131
Fax 440.988.3578
www.dbksurveys.com



DBK PLAT NO.: 1076 2019