



MONUMENT DATA

- M1
5/8" iron pin fd. BCO
south 0.23, west 0.15,
@ 29.81' from C.L.
(not on R/W)
5/8" iron pin set
- M2
1/2" iron pipe fd.
@ 29.78' from C.L.
(MP, not on R/W)
and used for
property line (elw)
- M3
5/8" iron pin
with cap bearing
"KOSIE PS 8167"
fd. @ 30.42' from C.L.
(not on R/W)
and used for
property line (elw)
- M4
3/4" iron pipe fd. BCO
0.48" north, 2.35' east
(N 78°31'21" E, 2.40' c.)
and used for
property line (elw)
- M5, M6
5/8" iron pin
with cap bearing
"KOSIE PS 8167"
fd. and used
- M7
5/8" iron pin
with cap bearing
"CRABBS 7245"
fd. and used
- M8
PK nail with
washer bearing
"STOCKER PS 7245"
fd. 31.34' from C.L.
(not on R/W)
and used for
property line (n/s)
5/8" iron pin set

ENCROACHMENTS

E1 - Existing 4x4 treated retaining wall and asphalt parking
is 8.7 feet west of the property line on its southerly side
as shown hereon.

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

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

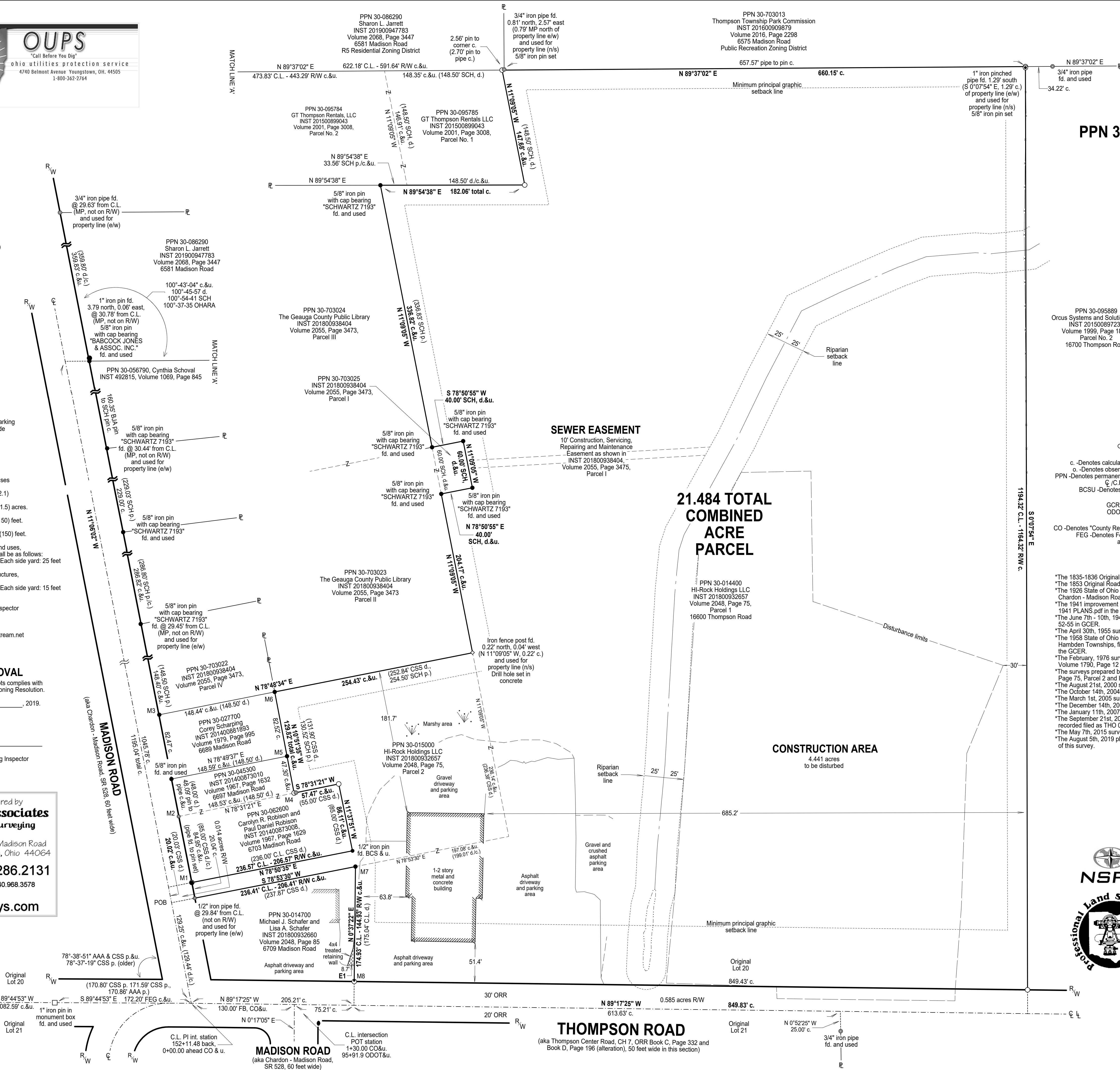
This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064

440.286.2131

Fax 440.968.3578

www.dbksurveys.com



Situated in The 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.	Month: August Year: 2019	Page: ONE of ONE
Survey for: Hi-Rock Holdings LLC and Christopher Hyatt	Checked on August 28th, 2019 by RLK Revised September 9th, 2019	

PPN 30-014400 and 30-015000, HI-Rock Holdings LLC

DEED OF RECORD:
INST 201800932657, Volume 2048, Page 75,
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.

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



GRAPHIC SCALE: 1" equals 60'

PPN 30-095889
Orcus Systems and Solutions Inc.
INST 201500897231
Volume 1999, Page 1802,
Parcel No. 2
16700 Thompson Road

○ Denotes 5/8" (diameter) x 30" (long) iron (steel) pin
(#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
○ Denotes 3/4" (diameter) x 3/4" (deep) drill hole (circular
boring) set in concrete
● Denotes 4" Railroad Spike Set
MB
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 1867 - 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 B - 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"
GCRD - Denotes "Geauga County Records and Deeds" GCER - Denotes "Geauga 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 Crabb's 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"

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 1923 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, Pet. 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 #7194, 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
"The May 7th, 2015 survey prepared by Thomas J. O'Hara, Registered Professional Surveyor 7995, filed as THO 00250 PLAT.pdf in the GCER.
"The August 5th, 2019 plat of survey prepared by Rudy E. Schwartz, Registered Professional Surveyor 7193, not filed or recorded at the time
of this survey.

ENGINEER'S APPROVAL

SURVEYOR'S CERTIFICATION

I certify to:
(Hi-Rock Holdings LLC), JPMorgan Chase Bank, N.A. [in its capacity as
Administrative Agent for itself and certain other lenders] (Lawyers Title
Agency of Chardon), (Community Capital Development Corporation and
the US Small Business Administration)

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, 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



DBK PLAT NO. 1080 2019