

RE-SURVEY, CONSOLIDATION AND LOCATION PLAN OF:
PPN 10-008150 and 10-099600
Abruzzo Investments, LLC
102 North Street and 111 North Hamden Street

DEEDS OF RECORD:
INST 201900947977, Volume 2069, Page 851 and
INST 201800933940, Volume 2049, Page 2540

- REFERENCES**
- *The Chardon Village Original Town Plat Volume 26, Page 216 filed as HMRC - Chardon Village.pdf in the GCER.
 - *The April 24th, 1872 Plat of a Divisional Survey of Land for J.F. Howard prepared by M.L. Maynard, Surveyor, recorded in plat Volume 1, Pages 21 of GCER.
 - *The June 2nd, 1893 Plat of Survey prepared by E.L.F. Phelps, C.E., County Surveyor, filed as Book Volume VI, Page 15 in the GCER.
 - *The July 21st, 1903 Plat of Survey prepared by E.L.F. Phelps, C.E., Deputy County Surveyor, filed as Book VIII, Page 52 in the GCER.
 - *The 1923 Plat Showing Proposed Street Goodrich Court Chardon Village (City) 1923 (dedication of Goodrich Court) as recorded December 28th, 1923 in plat Volume 2, Pages 15-16 of GCER.
 - *The April, 1927 Extension of Maple Avenue in Chardon Village, Ohio prepared by F.R. Zetmayer, Engineer, recorded in plat Volume 3, Pages 13-14 of GCER.
 - *The original road records of Hunting Street as recorded in Volume E, Pages 147-152 of GCER.
 - *The June, 1944 Survey for E.T. Sargent prepared by F.C. Pomeroy, Surveyor, filed as CHWV30026.pdf in the GCER.
 - *The March, 1948 survey prepared by Richard Sperry, recorded in Volume 937, Page 563 and INST 201300853062, Volume 1941, Page 1306 of GCER.
 - *The October, 1950 survey prepared by Richard Sperry, recorded in INST 201600913402, Volume 2021, Page 2196 of GCER.
 - *The March, 1872 Plat of H.K. Smith's Allotment and Re-Survey of Lots No. 23 and 24 as recorded in Plat Volume 1, Page 13 of GCER.
 - *The August, 1943 survey of F.C. Pomeroy as recorded in INST 200200622005, Volume 1457, Page 1194 of GCER.
 - *The August, 1961 Plat of Survey of Land Lot No. 34 & Lot No. 35 Chardon Village (City) Geauga County Ohio for The Painesville Telegraph prepared by T.R. Root, Registered Surveyor, No. 2888 and filed as CHWV30018.pdf in the GCER.
 - *The December, 1982 Survey Plat for the Public Square as prepared by Burgess & Niple, LTD (Larry J. Woodlan, PS# S-05798 and recorded in Plat Volume 14, Page 67 of GCER.
 - *The December 9th, 1991 survey prepared by Willard F. Schade, Jr., Professional Surveyor No. S-6008 and recorded in INST 201600907847, Volume 2013, Page 2924 of GCER.
 - *The July, 2005 Map of Survey for D. Kevin O'Reilly prepared by Joseph Arthur Temple, Registered Surveyor No. 4761.
 - *The July, 2006 Survey and Description prepared by The Riverstone Company (Edward B. Dudley, P.S. No. 6747) and recorded in Volume 1961, Page 2955 of GCER.
 - *The August 26th, 2005 Plat of Survey and Subdivision made for Aimee L. Milintus and Benjamin J. Schuler prepared by Lessman, Bender and Associates, Steven J. Lessman, Ohio Professional Surveyor No. 7078 recorded in plat Volume 38, Page 66 of GCER.
 - *The June, 2008 Consolidation Plat for City of Chardon prepared by The C.W. Courtney Company (Christopher J. Bowen, S-7700) and recorded in Plat Volume 40, Page 120 of GCER.
 - *The April 26th, 2011 Map of Survey for Anthony Paskevich and Associates at the instance of Pumpkinpducah, LLC, prepared by Hejduk - Cox and Associates, Inc. (not filed or recorded).
 - *The March 21st, 2018 Plat of Survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Surveyor 8167, filed as CHC_00146_PLAT.pdf in the GCER.

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.

COUNTY ENGINEER'S APPROVAL

Approval and Stamp on record

SURVEYOR'S CERTIFICATION

I certify to: Abruzzo Investments, LLC

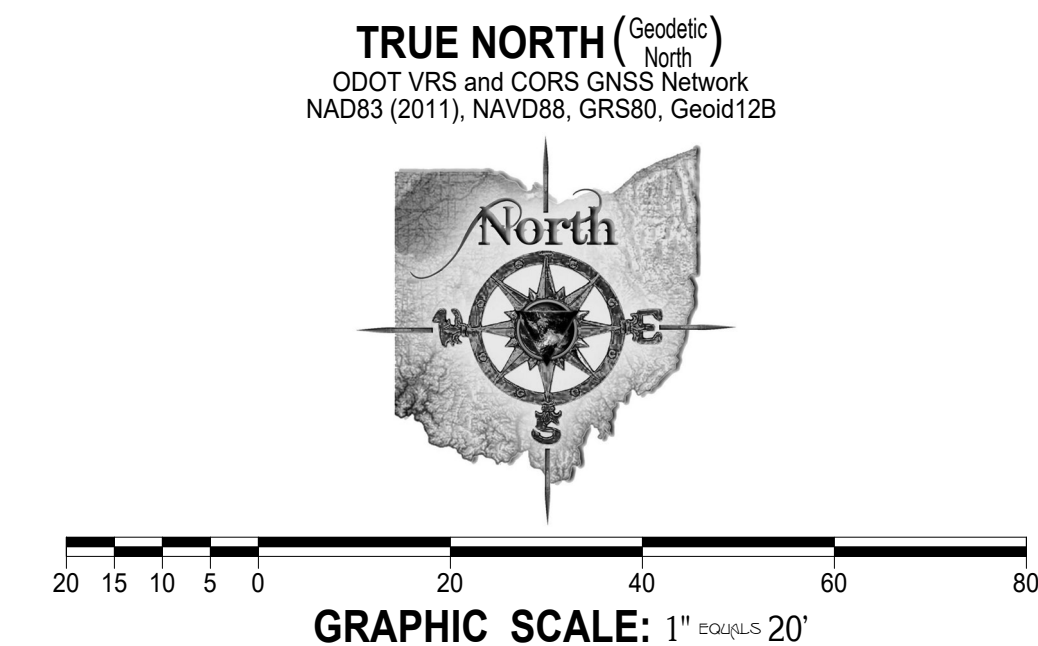
that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North using the ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, 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

NSPS

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



- o - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- c - Denotes calculated measurement
- d - Denotes dead 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
- R/W - Denotes right-of-way (margin)
- l - Denotes lot line
- R - Denotes property line
- BCSU - Denotes monument found bent, coned, straightened and used
- BCO - Denotes monument found bent, coned and observed
- MP - Denotes measurement made perpendicularly
- POB - Denotes point of beginning
- GCER - Denotes "Gauga County Records and Deeds"
- GCER - Denotes "Gauga County Engineers Records"
- aka - Denotes "Also Known As"
- fla - Denotes "Formerly Known As"
- MP - Denotes measurement calculated perpendicularly
- OH - Denotes "overhang"
- SO - Denotes "shot off"
- X - Denotes 3/4" (diameter) x 1" (deep) drill hole (circular boring), with four (4) stamped directional lines set in sidewalk
- SS - Denotes 6" wooden fence
- SS - Denotes sanitary sewer noted

RESERVATION AND EASEMENT 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 structure shown hereon, any misting or malproprism, or that which is not shown in this drawing.

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by: Digitized image photogrammetry and actual field location

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 underground structure that is not visible, any misting or malproprism, or that which is not shown hereon. Always call the Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.

UTILITY INFORMATION DISCLAIMER

All utility information shown hereon was provided by: Digitized image photogrammetry and actual field location

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OWNER'S ACCEPTANCE:

We, the undersigned owner(s) of the lands shown hereon do hereby accept and understand the intentions of this Plat of Survey.

Signed Printed: Abruzzo Investments, LLC
Joyce A. Perrico, Member

Signed Printed: Abruzzo Investments, LLC
Michael A. Perrico, Member

NOTARY PUBLIC

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness whereof, I have set my hand and official seal at _____ this _____ day of _____, 20____.

Notary Public: _____
Signed Printed: _____

CENTER STREET
(99 feet wide, in this section)

S 88°14'36" W 1342.49' KOSIE p.&u.
S 88°47'43" W 132.43' KOSIE p.&u.

WASHINGTON STREET
(50 feet wide)

For additional detail pertaining to the centerline of Center Street see The March 31st, 2019 Plat of Survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Surveyor 8167, filed as CHC_00146_PLAT.pdf in the GCER.

NORTH STREET
(132' wide)

For additional detail pertaining to the centerline of North Street see The March 31st, 2019 Plat of Survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Surveyor 8167, filed as CHC_00146_PLAT.pdf in the GCER.

RESERVATION AND EASEMENT INFORMATION

- as provided by Lawyers Title Agency of Chardon
147 Main Street, Chardon, OH 44024 - (440) 285.2129
- Reservation of Shared Wall Easement, and Easement of Ingress and Egress to Gas Pumps, as contained in the Deed from Kenneth Miller, now owned by Pumpkinpducah, LLC to Helena A. Miller and Paul M. Miller, now owned by Abruzzo Investments, LLC, filed October 3, 1942 and recorded in Volume 212, Page 145, Geauga County Records.
 - Easement for Construction, Maintenance, Ingress and Egress as contained in the Instrument from Mildred E. Roper and Steve Roper, currently owned by Pumpkinpducah, LLC to Midland Title Security, Inc., now owned by Abruzzo Investments, LLC, filed on November 5, 1969 in Volume 509, Page 427 of Geauga County Records.
- A.) Temporary Light and Air Easement from Kenneth Miller, now owned by Pumpkinpducah, LLC to Helena A. Miller and Paul M. Miller, now owned by Abruzzo Investments, LLC, filed October 3, 1942 and recorded in Volume 212, Page 146, Geauga County Records. (For Informational Purposes Only, Easement has expired)

CITY OF CHARDON ENGINEER

The C. W. Courtney Company
700 Beta Drive, Suite 200
Mayfield Village, Ohio 44143

Douglas Courtney, PE, Municipal Engineer
Phone: 440-449-4005 Fax: 440-449-0883
Email: info@cwcourtney.comfdaasafd

CITY OF CHARDON PLANNING COMMISSION

111 Water Street, 2nd Floor
Chardon, OH 44024

Steven Yaney, Community Development Administrator
Ph: 440-286-2654 Fax: 440-286-8541 syaney@chardon.oh

ZONING INFORMATION

C-2 Chardon Square Mixed Use Zoning District
(effective October 1st, 2014)

See PART ELEVEN - PLANNING AND ZONING CODE located at http://library2.amelegal.com/mxlgateway.dll/Ohio/chardon_oh/cityofchardonohcodeofordinances?format=pdf&template=3&in=defaut.htm&3.05vid=amlegal:chardon_oh

PUBLIC SQUARE

Public Square was established by using information obtained from the December, 1982 Survey Plat for the Public Square Chardon Village (City) Geauga County, Ohio prepared by Burgess & Niple, Limited (Larry J. Woodlan, PS #S05798 and recorded in plat Volume 14, Page 67 of GCER.

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ENGINEER'S APPROVAL

This re-survey and consolidation of lots is recommended by the Municipal Engineer for approval by the Planning Commission of the City of Chardon this _____ day of _____, 2019.

Signed Printed: Douglas Courtney, PE, Municipal Engineer

PLANNING COMMISSION APPROVAL

This re-survey and consolidation of lots has been approved by the Planning Commission of the City of Chardon, Ohio, by announcement of decision adopted on the _____ day of _____, 2019.

Signed Printed: Kenneth R. Miller, Chairman

Signed Printed: _____ Secretary

PROPERTY LINE NOTE

The northern and eastern property lines noted above (PPN 10-099600) as being the northeast corner of the "yellow-brick building" and along the eastern edge of the east wall of said building" and continuing to the "north margin of North Hamden Street". It should also be noted that width of the build (n/s) is 55 feet which corresponds with the original deeds of record, although the northerly margin of North Hamden Street is 0'6" (west end) - 1.0' (east end) south of the southerly building line as shown.

2 1/2" iron pipe fd. and used as centerline extension