

Situated in The

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being part of Lot 5 in The H.K. Smith's Allotment and Re-Survey as recorded in plat Volume 1, Page 13 of GCRD, of part of original Chardon Village Lots 23 and 24 within said City, Township 9N, Range 8W in the Connecticut Western Reserve

| | Month: | | Page: |
|--|--------|-------|-------|
| | | April | ONE |
| | Year: | 2020 | ONE |
| | | | |

Survey for:

Victor B. Cizek, James J. Alvord and Jeanette M. Alvord

PLAT OF SURVEY OF:

PPN 10-002400, James J. Alvord and Jeanette M. Alvord, 213 Main Street

DEED OF RECORD: INST 201100825234, Volume 1902, Page 70

SPLIT PARCEL 'A'

PN 10-002400 (upper):

Geauga County Board of Commissioners, Volume 751, Page 263, Parcel 1 (in part) of GCRD. Being all of the second floor of the original three (3) story brick building, formerly known as the "Chardon Hall Association Opera House (Block 3)", above the plane of the ceiling of the first floor, established at having a mean elevation of 1317.50 feet.

PPN 10-002400 (lower):

James J. Alvord and Jeanette M. Alvord, INST 201100825234, Volume 1902, Page 70 (in part) of GCRD. 213 Main Street. Being all of the land and the building(s) existing therein, except that portion of the original three (3) story brick building above the plane of the ceiling of the first floor, established at having a mean elevation of 1317.50 feet, formerly known as the "Chardon Hall Association Opera House (Block 3)", as shown in Volume 661, Page 780 of GCRD.

SHARED WALL, CEILING AND FLOOR AGREEMENT

Common party walls, chimney, ceiling and floor agreement originally made by and between BancOhio, formerly Geauga County National Bank, and Paul T. Alvord on the 4th of January, 1980, recorded in Volume 661, Page 780, Exhibit A, of GCRD.

15.5' ALLEY - DEED RESERVATIONS

DR1 "Excepting and reserving 15 1/2' from the west end of the above described land, which is forever to be kept open for an alley or highways" as recorded in Volume 496, Page 322 of GCRD.

DR2 (0.008 acres, 341.84 SQ. FT.) "..., excepting and reserving 15-1/2 feet from the West end of said Lot which is to be forever kept open for public use as a road, ..." as recorded in Volume 1961, Page 2955 of GCRD.

DR3 (0.006 acres, 266.94 SQ. FT.) "Excepting and reserving fifteen and one-half (15 1/2) feet from the west end of said lot and is to be forever kept open for the use of said grantee and public for a road lane."

Licertify to: SURVEYOR'S CERTIFICATION

Victor B. Cizek, James J. Alvord and Jeanette M. Alvord

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, 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, provior 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 signed on April 9th. 2020

This plat was signed on April 9th, 2020 Revised April 21st, 2020





DBK PLAT 1108 2020

Checked on April 9th, 2020 by RLK