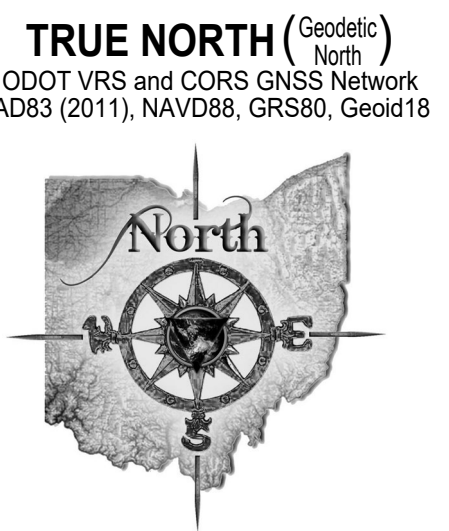
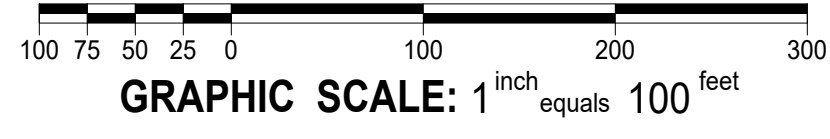


BASIS OF RESEARCH AND RECORDS
All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

PLAT OF SURVEY UPDATE, LOT SPLIT, AND CONSOLIDATION OF

PPN 25-040500
Joe A. Kauffman, Sara R. Kauffman, Crist J. Kauffman and Lovina Kauffman
17406 Hosmer Road
DEED OF RECORD: INST 201900946235, Volume 2066, Page 2692, Parcel One
and PPN 25-040400
Daniel C. Slabaugh and Susan J. Slabaugh
17330 Hosmer Road
DEED OF RECORD: INST 201500092512, Volume 1993, Page 1415

- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set in 2014 survey, found and used
- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set in 2014 survey, found and used
- c - Denotes calculated measurement d - Denotes deed measurement p - Denotes plat measurement
- fd - Denotes found monument u - Denotes used measurement PPN - Denotes permanent parcel number
- INST - Denotes instrument number
- CL - Denotes centerline RW - Denotes right-of-way (margin)
- LD - Denotes lot line RL - Denotes right-of-way
- BCO - Denotes monument found bent, coned and observed
- POB - Denotes point of beginning MP - Denotes "measured perpendicularity"
- aka - Denotes "also known as" fka - Denotes "formerly known as" FB - Denotes "field book" TR - Denotes "Township Road"
- CR - Denotes "County Road"
- GCRD - Denotes "Gauga County Records and Deeds" GCER - Denotes "Gauga County Engineer's Records"
- ODOT - Denotes "Ohio Department of Transportation" SR - Denotes "State Route" AG - Denotes "Agricultural"
- — — — — Denotes barbed wire found



ZONING INFORMATION

R-1 RESIDENTIAL DISTRICT

Section 402.4 Minimum Lot Area
The minimum lot area shall be 2.5 acres

Section 402.5 Minimum Lot Width
The minimum lot width shall be 200 feet except as follows:
b. Rear lots shall be in accordance with section 402.16.

Section 402.6 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 as follows:
1. Front yard: 75 feet from the road right-of-way
2. Each side yard: 25 feet
3. Rear yard: 25 feet

Section 402.16 Rear Lots
Rear lots shall be in accordance with all of the applicable regulations for the R-1 Residential District and the following regulations:
a. The minimum lot area shall be two and a half (2.5) acres, exclusive of the area in the road right-of-way and the access strip as provided herein.
b. There shall be no more than one (1) rear lot behind and contiguous with a front lot and said front lot shall have the minimum lot width and area as required by this resolution or shall be a lawful lot of record.
c. An access strip, the portion of the rear lot that connects it to a public road, shall:
1. Be in fee simple ownership only, no easements of access or common driveways shall be permitted.
2. Be a part of and remain in the same ownership as the rear lot.
3. Have minimum sixty (60) feet of frontage on a public road at the front lot line and shall be a minimum sixty (60) feet in width along its entire length.
4. Comply with the driveway regulations as noted in article vi.
5. Not be included in calculating the minimum area of a rear lot.
6. Not have any buildings, structures or ponds located within it except for the driveway serving the principal building, structure or use.
7. Not form a part of the building setbacks (yards) required by this resolution.
8. Not be contiguous with another access strip to a rear lot.
d. There shall be a minimum front building setback (front yard) of 75 feet measured from the rear lot line of the front lot.
e. There shall be no more than one (1) principal building, structure, or use, along with any accessory buildings, structures, and uses in accordance with sections 402.0, allowed on a rear lot.

ZONING APPROVAL

This survey update, lot split and consolidation of lots complies with the applicable Parkman Township Zoning Resolution

This day of _____, 20__

and is accepted by:

Signed _____
Printed John Spelich,
Parkman Township Zoning Inspector

ZONING CONTACT

Email: parkmanzone@windstream.net
M. John Spelich, Zoning Inspector (Wednesdays 6pm-7:30pm)
PH. 330-888-3666
M. 330-219-3668
Email: rcaavictor42@aol.com

DBK PLAT 1134 2020

SEPTIC SYSTEM DISCLAIMER

All existing and/or proposed septic system information shown hereon was provided by: Daniel C. Slabaugh and Joe A. Kauffman

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 above or underground structure shown hereon, any mistilling or malapropism, or that which is not shown on this drawing. Always call The Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.

FIELD LOCATION DISCLAIMER

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

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 structure shown hereon, any mistilling or malapropism, or that which is not shown on this drawing.

REFERENCES

- (as used in original 2014 survey)
- *The August, 1927 survey prepared by F.R. Zethmayr, recorded in INST 201800938737, Volume 2056, Page 1416, Parcel One of GCRD.
- *The March 21st, 1991 survey prepared by J. Arthur Temple, Registered Surveyor 4761, recorded in Volume 885, Page 1249 and INST 20070758883, Volume 1817, Page 2376 of GCRD.
- *The July, 2006 survey prepared by Jerry W. Daniel, P.S. 6222, recorded in INST 200600747638, Volume 1802, Page 3093 of GCRD.
- *The March 1st, 2012 survey prepared by Schwartz Land Surveying, Rudy E. Schwartz, P.S. 7193 filed as PAR_00414_PLAT.pdf in the GCER.
- *The October 24th, 2012 survey prepared by Schwartz Land Surveying, Rudy E. Schwartz, P.S. 7193 filed as PAR_00359_PLAT.pdf in the GCER.
- *The June 19th, 2013 survey prepared by Edward J. Collier, P.S. 7141, filed as PAR_00369_PLAT.pdf in the GCER.
- *The December 18th, 2014 survey prepared by D.B. Kosie & Associates, Robert L. Kosie, P.S. 8167 (DBK), recorded in INST 201500092512, Volume 1993, Page 1415 and INST 201900946235, Volume 2066, Page 2692, Parcel One and Three of GCRD, filed as PAR_00403_PLAT.pdf in the GCER.
- *The October 19th, 2015 survey prepared by Jerry W. Daniel, P.S. 6222, filed as PAR_00424_PLAT.pdf in the GCER.
- *The March 2017 survey prepared by Clifford H. McGuire, P.S. 7770, recorded in INST 201700919757, Volume 2030, Page 978 of GCRD, filed as PAR_00445_PLAT.pdf in the GCER.
- *The February, 2019 survey prepared by Clifford H. McGuire, P.S. 7770, filed as PAR_00473_PLAT.pdf in the GCER.

ENGINEER'S APPROVAL

PER _____
12/16/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.
20-134

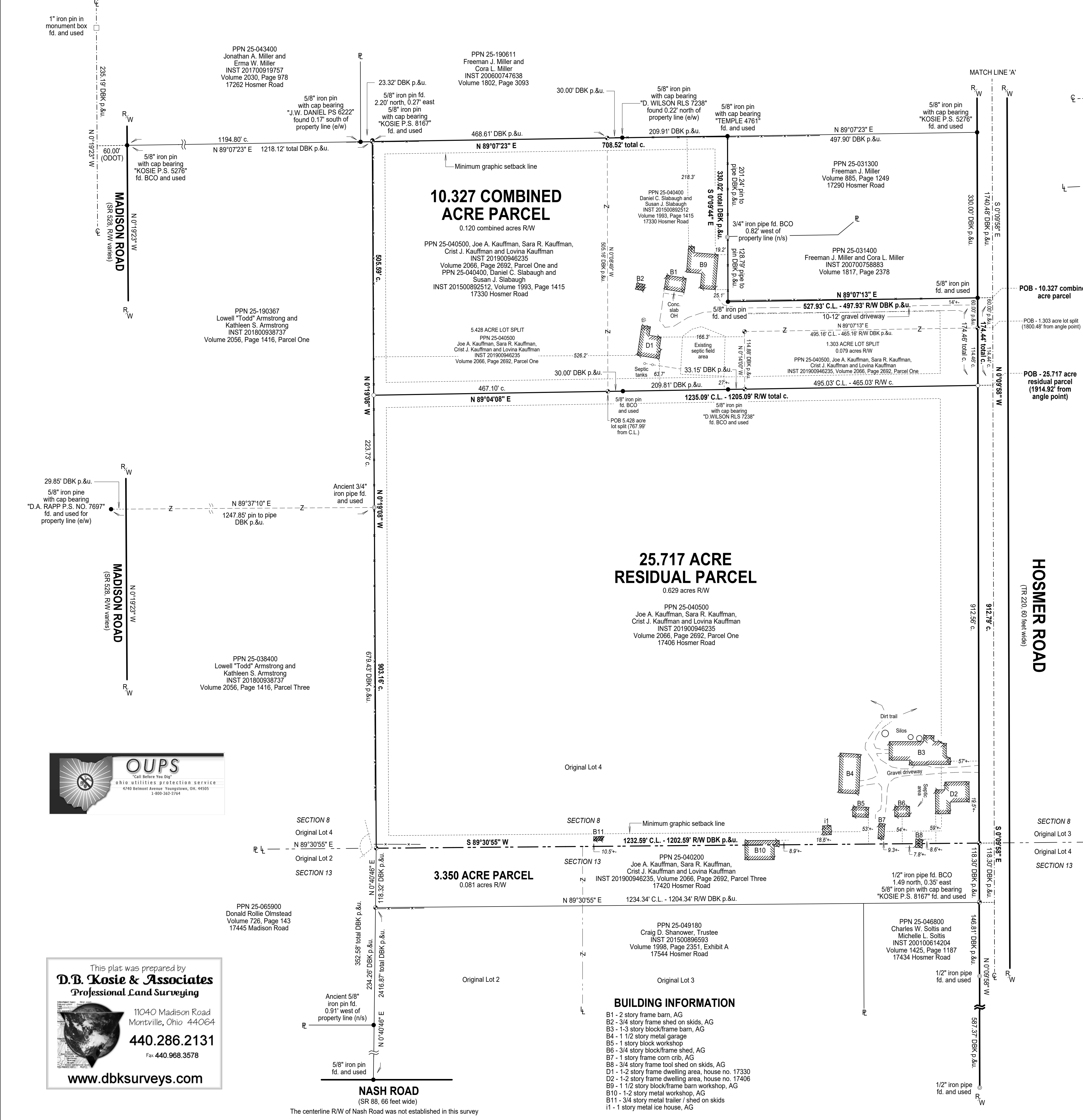
SURVEYOR'S CERTIFICATION

I certify to:
Daniel C. Slabaugh, Susan J. Slabaugh, Joe A. Kauffman, Sara R. Kauffman, Crist J. Kauffman and Lovina Kauffman

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), NAVD86, 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, 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

Signed and sealed on this 10th day of December, 2020



1" iron pin in monument box fd. and used

PPN 25-043400
Jonathan A. Miller and Erma W. Miller
INST 201700919757
Volume 2030, Page 978
17262 Hosmer Road

PPN 25-190611
Freeman J. Miller and Cora L. Miller
INST 200600747638
Volume 1802, Page 3093

PPN 25-031300
Freeman J. Miller
Volume 685, Page 1249
17290 Hosmer Road

PPN 25-031400
Freeman J. Miller and Cora L. Miller
INST 200700758883
Volume 1817, Page 2378

PPN 25-040500
Joe A. Kauffman, Sara R. Kauffman, Crist J. Kauffman and Lovina Kauffman
INST 201900946235
Volume 2066, Page 2692, Parcel One

PPN 25-190367
Lowell "Todd" Armstrong and Kathleen S. Armstrong
INST 201800938737
Volume 2056, Page 1416, Parcel One

PPN 25-040500
Joe A. Kauffman, Sara R. Kauffman, Crist J. Kauffman and Lovina Kauffman
INST 201900946235
Volume 2066, Page 2692, Parcel One

PPN 25-038400
Lowell "Todd" Armstrong and Kathleen S. Armstrong
INST 201800938737
Volume 2056, Page 1416, Parcel Three

PPN 25-040500
Joe A. Kauffman, Sara R. Kauffman, Crist J. Kauffman and Lovina Kauffman
INST 201900946235
Volume 2066, Page 2692, Parcel One
17406 Hosmer Road

PPN 25-049180
Craig D. Shanower, Trustee
INST 20150089593
Volume 1998, Page 2351, Exhibit A
17544 Hosmer Road

PPN 25-046800
Charles W. Solis and Michelle L. Solis
INST 200100614204
Volume 1425, Page 1187
17434 Hosmer Road

PPN 25-065900
Donald Rolie Olmstead
Volume 726, Page 143
17445 Madison Road



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

The centerline R/W of Nash Road was not established in this survey



D.B. Kosie
& Associates
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 Montville, Ohio 44064
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1.303 ACRE LOT SPLIT

0.079 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 25-040500, Joe A. Kauffman, Sara R. Kauffman, Crist J. Kauffman and Lovina Kauffman, Instrument Number (INST) 201900946235, Volume 2066, Page 2692, Parcel One of Geauga County Records and Deeds (GCRD).

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 4, in Section 8, within said Township and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pin found at the centerline intersection of Farley Road (Township Road 212, 40 feet wide) and Hosmer Road (Township Road 220, 60 feet wide).

Thence South 0°16'08" East, along the centerline of said Hosmer Road, 2591.39 feet to an angle point therein, as shown in INST 200600747638, Volume 1802, Page 3093 of GCRD, being the intersection of Original Lots 1, 2, 3 and 4, in said Section 8, within said Township.

Thence South 0°09'58" East, continuing along said centerline, 1800.48 feet to the southeasterly corner of PPN 25-040400 as conveyed to Daniel C. Slabaugh and Susan J. Slabaugh, recorded in INST 201500892512, Volume 1993, Page 1415 of GCRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 0°09'58" East, continuing along said centerline, a frontage distance of 114.44 feet to the southeasterly corner of the parcel herein described.

Thence South 89°04'08" West, along the southerly line of the parcel herein described, being the easterly prolongation of the most southerly line of said Slabaugh's land, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 495.03 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found (as set in 2014 survey) at a southeasterly corner of said Slabaugh's land, being the southwesterly corner of the parcel herein described.

1.303 ACRE LOT SPLIT

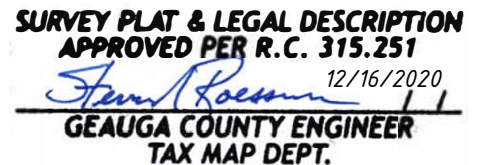
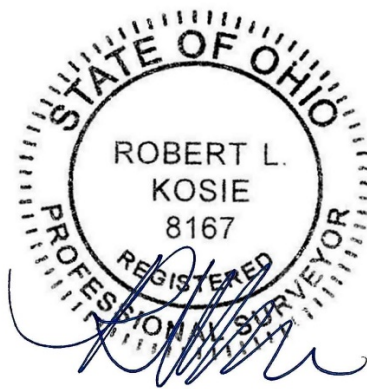
(continued)

Thence North 0°14'00" West, along an easterly line of said Slabaugh's land, 114.88 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 8167 found (as set in 2014 survey), being the northwesterly corner of the parcel herein described.

Thence North 89°07'13" East, along a southerly line of said Slabaugh's land, passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 8167 found (as set in 2014 survey) at 465.16 feet, a total distance of 495.16 feet to **The Principal Place of Beginning of this Survey** and containing 1.303 acres of land, of which, 0.079 acres are within the R/W of said Hosmer Road, surveyed in December of 2020 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 Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to divide 1.303 acres of land from PPN 25-040500 as conveyed to Joe A. Kauffman, Sara R. Kauffman, Crist J. Kauffman and Lovina Kauffman, recorded in INST 201900946235, Volume 2066, Page 2692, Parcel One 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".



20-134

Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Friday, December 11th, 2020.*



D.B. Kosie
& Associates
Professional Land Surveying
 11040 Madison Road
 Montville, Ohio 44064
 (440) 286-2131
 Fax (440) 968-3578
 www.dbksurveys.com

5.428 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) 25-040500, Joe A. Kauffman, Sara R. Kauffman, Crist J. Kauffman and Lovina Kauffman, Instrument Number (INST) 201900946235, Volume 2066, Page 2692, Parcel One of Geauga County Records and Deeds (GCRD).

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 4, in Section 8, within said Township and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pin found at the centerline intersection of Farley Road (Township Road 212, 40 feet wide) and Hosmer Road (Township Road 220, 60 feet wide).

Thence South 0°16'08" East, along the centerline of said Hosmer Road, 2591.39 feet to an angle point therein, as shown in INST 200600747638, Volume 1802, Page 3093 of GCRD, being the intersection of Original Lots 1, 2, 3 and 4, in said Section 8, within said Township.

Thence South 0°09'58" East, continuing along said centerline, 1914.92 feet to its intersection with the easterly prolongation of the most southerly line of PPN 25-040400 as conveyed to Daniel C. Slabaugh and Susan J. Slabaugh, recorded in INST 201500892512, Volume 1993, Page 1415 of GCRD.

Thence S 89°04'08" West, along said easterly prolongation, along said southerly line of Slabaugh's land, passing through a 5/8" iron pin set at 30.00 feet, a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found (as set in 2014 survey) at 495.03 feet, a 5/8" iron pin with cap bearing "D. WILSON RLS 7238" found bent, coned and observed at 528.18 feet, a 5/8" iron pin found bent, coned and observed as 737.99 feet, a total distance of 767.99 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found (as set in 2014 survey) at the southwesterly corner thereof, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 89°04'08" West, along a westerly prolongation of said Slabaugh's most southerly line, 467.10 feet to a 5/8" iron pin set on the easterly line of PPN 25-190367 as

5.428 ACRE LOT SPLIT

(continued)

conveyed to Lowell "Todd" Armstrong and Kathleen S. Armstrong, recorded in INST 201800938737, Volume 2056, Page 1416, Parcel One of GCRD, being the southwesterly corner of the parcel herein described.

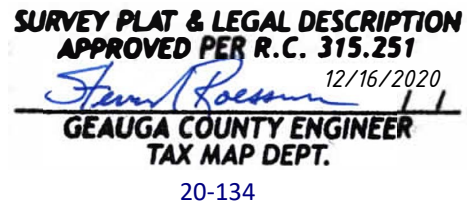
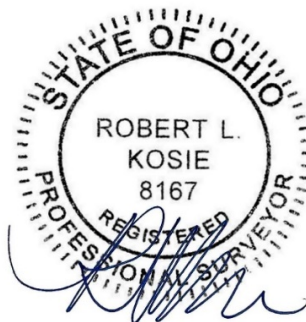
Thence North 0°19'08" West, along the easterly line of said Armstrong's land, 505.59 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found (as set 2014 survey) on the southerly line of PPN 25-190611 as conveyed to Freeman J. Miller and Cora L. Miller, recorded in INST 200600747638, Volume 1802, Page 3093 of GCRD, being the northwesterly of the parcel herein described.

Thence North 89°07'23" East, along said southerly line of Miller's land, 468.61 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found (as set 2014 survey), being the northwesterly corner of the aforesaid Slabaugh parcel (PPN 25-040400) and the northeasterly corner of the parcel herein described.

Thence South 0°08'49" East, along the easterly line of said Slabaugh's land, 505.16 feet to **The Principal Place of Beginning of this Survey** and containing 5.428 acres of land, surveyed in December of 2020 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 Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to divide 5.428 acres of land from PPN 25-040500 as conveyed to Joe A. Kauffman, Sara R. Kauffman, Crist J. Kauffman and Lovina Kauffman, recorded in INST 201900946235, Volume 2066, Page 2692, Parcel One 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".



Robert L. Kosie, Sr., Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Friday, December 11th, 2020.*



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& Associates
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10.327 COMBINED ACRE PARCEL

0.120 acres Right of Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) 25-040500, Joe A. Kauffman, Sara R. Kauffman, Crist J. Kauffman and Lovina Kauffman, Instrument Number (INST) 201900946235, Volume 2066, Page 2692, Parcel One and PPN 25-040400, Daniel C. Slabaugh and Susan J. Slabaugh, INST 201500892512, Volume 1993, Page 1415 of Geauga County Records and Deeds (GCRD). 17330 Hosmer Road.

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 4, in Section 8, within said Township and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pin found at the centerline intersection of Farley Road (Township Road 212, 40 feet wide) and Hosmer Road (Township Road 220, 60 feet wide).

Thence South 0°16'08" East, along the centerline of said Hosmer Road, 2591.39 feet to an angle point therein, as shown in INST 200600747638, Volume 1802, Page 3093 of GCRD, being the intersection of Original Lots 1, 2, 3 and 4, in said Section 8, within said Township.

Thence South 0°09'58" East, continuing along said centerline, 1740.48 feet to the southeasterly corner of PPN 25-031400 as conveyed to Freeman J. Miller and Cora L. Miller, recorded in INST 200700758883, Volume 1817, Page 2378 of GCRD, being a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence South 0°09'58" East, continuing along said centerline, a frontage distance of 174.44 feet to the southeasterly corner of the parcel herein described.

10.327 COMBINED ACRE PARCEL

(continued)

Thence South 89°04'08" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found (as set in 2014 survey) at 495.03 feet, a 5/8" iron pin with cap bearing "D. WILSON RLS 7238" found bent, coned and observed at 528.18 feet, a 5/8" iron pin found bent, coned and observed as 737.99 feet, a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found (as set in 2014 survey) at 767.99 feet, a total distance of 1235.09 feet to a 5/8" iron pin set on the easterly line of PPN 25-190367 as conveyed to Lowell "Todd" Armstrong and Kathleen S. Armstrong, recorded in INST 201800938737, Volume 2056, Page 1416, Parcel One of GCRD, being the southwesterly of the parcel herein described.

Thence North 0°19'08" West, along the easterly line of said Armstrong's land, 505.59 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found (as set in 2014 survey) on the southerly line of PPN 25-190611 as conveyed to Freeman J. Miller and Cora L. Miller, recorded in INST 200600747638, Volume 1802, Page 3093 of GCRD, being the northwesterly of the parcel herein described.

Thence North 89°07'23" East, along said southerly line of Miller's land, passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found (as set in 2014 survey) at 468.61 feet, passing by a 5/8" iron pin with cap bearing "D. WILSON RLS 7238" found 0.22' north of the property line at 498.61 feet, a total distance of 708.52 feet to a 5/8" iron pin with cap bearing "TEMPLE 4761" found at the northwesterly corner of PPN 25-031300 as conveyed to Freeman J. Miller, recorded in Volume 885, Page 1249 of GCRD, being a northeasterly corner of the parcel herein described.

Thence South 0°09'44" East, along the westerly line of said Miller's land and also along a westerly line of the aforesaid Freeman J. Miller and Cora L. Miller parcel (PPN 25-031400), 330.02 feet to a 5/8" iron pin found at the southwesterly corner thereof.

Thence North 89°07'13" East, along the southerly line of said Miller's land, passing through a 5/8" iron pin found at 497.93 feet, a total distance of 527.93 feet to **The Principal Place of Beginning of this Survey** and containing 10.327 acres of land, of which 0.120 acres are within the R/W of said Hosmer Road, surveyed in December of 2020 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 Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

10.327 COMBINED ACRE PARCEL

(continued)

The intent of this survey is to combine 1.303 acres of land and 5.428 acres of land that was divided from PPN 25-040500 as conveyed to Joe A. Kauffman, Sara R. Kauffman, Crist J. Kauffman and Lovina Kauffman, recorded in INST 201900946235, Volume 2066, Page 2692, Parcel One together with PPN 25-040400 as conveyed to Daniel C. Slabaugh and Susan J. Slabaugh, recorded in INST 201500892512, Volume 1993, Page 1415 of GCRD. Also known as being 17330 Hosmer Road.

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".



Robert L. Kosie, Sr., Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Friday, December 11th, 2020.*

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

Steve Roessman 12/16/2020

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-134



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& Associates
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25.717 ACRE RESIDUAL PARCEL

0.629 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 25-040500, Joe A. Kauffman, Sara R. Kauffman, Crist J. Kauffman and Lovina Kauffman, Instrument Number (INST) 201900946235, Volume 2066, Page 2692, Parcel One of Geauga County Records and Deeds (GCRD). 17406 Hosmer Road.

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 4, in Section 8, within said Township and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pin found at the centerline intersection of Farley Road (Township Road 212, 40 feet wide) and Hosmer Road (Township Road 220, 60 feet wide).

Thence South 0°16'08" East, along the centerline of said Hosmer Road, 2591.39 feet to an angle point therein, as shown in INST 200600747638, Volume 1802, Page 3093 of GCRD, being the intersection of Original Lots 1, 2, 3 and 4, in said Section 8, within said Township.

Thence South 0°09'58" East, continuing along said centerline, 1914.92 feet to its intersection with the easterly prolongation of the most southerly line of PPN 25-040400, now or formerly conveyed to Daniel C. Slabaugh and Susan J. Slabaugh, recorded in INST 201500892512, Volume 1993, Page 1415 of GCRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence South 0°09'58" East, continuing along said centerline, a frontage distance of 912.79 feet to the northeasterly corner of PPN 25-040200 as conveyed to Joe A. Kauffman, Sara R. Kauffman, Crist J. Kauffman and Lovina Kauffman, recorded in

25.717 ACRE RESIDUAL PARCEL

(continued)

INST 201900946235, Volume 2066, Page 2692, Parcel Three of GCRD, being the intersection of Original Lots 3 and 4 in Section 8 and Original Lots 3 and 4 in Section 13 and the southeasterly corner of the parcel herein described.

Thence South 89°30'55" West, along the northerly line of said Kauffman's land, passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found (as set in 2014 survey) at 30.00 feet, a total distance of 1232.59 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found (as set in 2014 survey) at the northwesterly corner thereof, being the southeasterly corner of PPN 25-038400 as conveyed to Lowell "Todd" Armstrong and Kathleen S. Armstrong, recorded in INST 201800938737, Volume 2056, Page 1416, Parcel Three of GCRD and the southwest corner of the parcel herein described.

Thence North 0°19'08" West, along the easterly line of said Armstrong's land and also along the easterly line of PPN 25-190367 as conveyed to Lowell "Todd" Armstrong and Kathleen S. Armstrong, recorded in INST 201800938737, Volume 2056, Page 1416, Parcel One of GCRD, passing through an ancient 3/4" iron pipe found at 679.43 feet, a total distance of 903.16 feet to a 5/8" iron pin set on the westerly prolongation of the most southerly line of the aforesaid Slabaugh parcel (PPN 25-040400), being the northwesterly corner of the parcel herein described.

Thence North 89°04'08" East, along said westerly prolongation, along said southerly line of said Slabaugh's land, and along the easterly prolongation thereof, passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found (as set in 2014 survey) at 467.10 feet, a 5/8" iron pin found bent, coned and observed at 497.10 feet, a 5/8" iron pin with cap bearing "D.WILSON RLS 7238" found bent, coned and observed at 706.91 feet, a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found (as set in 2014 survey) at 740.06 feet and a 5/8" iron pin set at 1205.09 feet, a total distance of 1235.09 feet to **The Principal Place of Beginning of this Survey** and containing 25.717 acres of land, of which, 0.629 acres are within the R/W of said Hosmer Road, surveyed in December of 2020 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 Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to describe the residual of land remaining in PPN 25-040500 as conveyed to Joe A. Kauffman, Sara R. Kauffman, Crist J. Kauffman and Lovina Kauffman, recorded in

25.717 ACRE RESIDUAL PARCEL
(continued)

INST 201900946235, Volume 2066, Page 2692, Parcel One of GCRD, after a 5.428 acre division and a 1.303 acre division therefrom. Also known as being 17406 Hosmer Road.

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".



Robert L. Kosie, Sr., Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Friday, December 11th, 2020.*

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Steve Roessman 12/16/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.
20-134