

PLAT OF RE-SURVEY AND CONSOLIDATION OF LOTS OF PPN 21-176351, PPN 21-161400 and PPN 21-117350 Donald B. Thomas and Patricia E. Thomas, 11540 Auburn Road

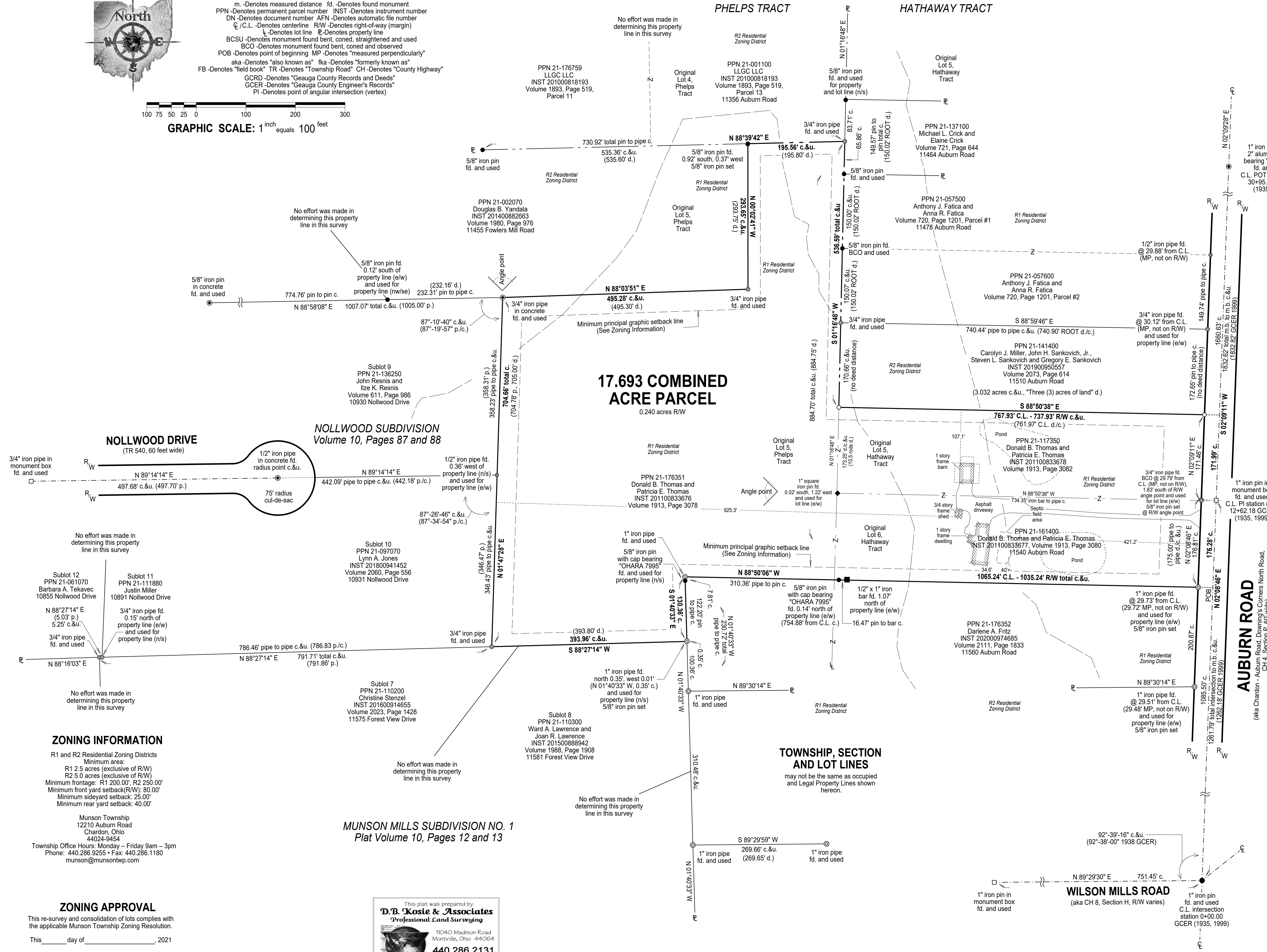
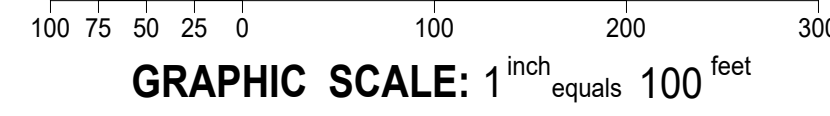
DEEDS OF RECORD: INST 201100833676, Volume 1913, Page 3078, INST 201100833677, Volume 1913, Page 3080 and INST 201100833678, Volume 1913, Page 3082

Table with 3 columns: Situated in The, Month, Page. Content: Township of Munson, County of Geauga and State of Ohio... January... ONE

TRUE NORTH (Geodetic North) ODOT VRS and CORS GNSS Network NAD83 (2011), NAVD83, GRS80, Geoid18



- Legend of symbols: 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. 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. INST - Denotes instrument number. DN - Denotes document number. AFN - Denotes automatic file number. C/L - Denotes centerline. RW - 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. POB - Denotes point of beginning. MP - Denotes "measured perpendicularly" aka - Denotes "also known as". fka - Denotes "formerly known as". FB - Denotes "field book". TR - Denotes "Township Road". CH - Denotes "County Highway". GCRD - Denotes "Gauga County Records and Deeds". GCER - Denotes "Gauga County Engineer's Records". PI - Denotes point of angular intersection (vertex).



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.



FIELD LOCATION DISCLAIMER All buildings, driveways, and general locations shown hereon were obtained by: Digitized image orthophotogrammetry and actual field observation 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 mistaking or malapropism, or that which is not shown on this drawing.

SEPTIC SYSTEM DISCLAIMER All existing and/or proposed septic system information shown hereon was provided by Donald B. Thomas, property owner 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 mistaking 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.

- REFERENCES The 1934 Improvement Plans for County Highway No. 4, Munson Township, prepared by E.A. Fiedler, County Surveyor, filed as CH-0004-P-AUBURN ROAD 1934 PLANS.pdf in the GCER. The 1935 Improvement Plans for Downing's Corners North Road Munson Township Section A, Chardon Township Section B, prepared by E.A. Fiedler, County Surveyor, filed as CH-0004-P-Q-AUBURN ROAD 1935 PLANS.pdf in the GCER. The 1938 Improvement Plans for Wilson Mills Road, Co. Highway No. 8, Sec. H prepared by E.A. Fiedler, Co. Engineer, filed as CH-0008-H-WILSON MILLS ROAD 1938 PLANS.pdf in the GCER. The February 7th, 1939 Improvement Plans for County Highway No. 8, prepared by E.A. Fiedler, Co. Engineer, filed as CH-0008-G-H-WILSON MILLS ROAD 1939 PLANS.pdf in the GCER. The October, 1953 surveys prepared by T.R. Root, recorded in Volume 720, Page 1201, Parcels #1 and #2 and Volume 721, Page 644 of GCRD. The June 4th 1973 Munson Mills Subdivision plat prepared by Jerry Slay, Registered Surveyor 5288, recorded in Volume 10, Pages 12 and 13 of GCRD. The August 11th, 1975 amended plat of Nollwood Subdivision prepared by James P. Russell, Registered Surveyor 5549, recorded in plat Volume 10, Page 87 and 88 in GCRD. The July 1993 unrecorded plat of survey prepared by Lawrence Gordon Wilson, Professional Surveyor 5807. The July, 1996 survey prepared by J. Arthur Temple, Ohio Registered Surveyor 4761, recorded in INST 2010083676, Volume 1893, Page 319, Parcel 11 of GCRD. The 1999 Improvement Plans for C.H. No. 4, Auburn Road, Section P-R, Munson & Chardon Townships, Geauga County, filed as CH-0004-P-AUBURN ROAD 1999 PLANS.pdf in the GCER. The 2003 Improvement Plans for C.H. No. 4, Auburn Road, Sections Q & R, Chardon Township, Geauga County filed as CH-0004-Q-R-AUBURN ROAD 2003 PLANS.pdf in the GCER. The June 2nd, 2020 Monument Reset Plat for Auburn Road, C.H. 0004, Section P, prepared by the Geauga County Engineer's Office, Andrew Walter Haupt, Registered Professional Surveyor 8108, filed as CH-0004-P-MON-RESET R1.pdf in the GCER.

ENGINEER'S APPROVAL SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251 Susan J. Martz, Jan 21 2021 GEAGA COUNTY ENGINEER TAX MAP DEPT. 21-009

SURVEYOR'S CERTIFICATION I certify to: Donald B. Thomas and Patricia E. Thomas 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, 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 18th day of January, 2021. NSPS PROFESSIONAL LAND SURVEYORS OF OHIO ROBERT L. KOSIE 8167 REGISTERED PROFESSIONAL SURVEYOR

ZONING INFORMATION R1 and R2 Residential Zoning Districts Minimum area: R1 2.5 acres (exclusive of R/W) R2 5.0 acres (exclusive of R/W) Minimum frontage: R1 200.00', R2 250.00' Minimum front yard setback(R/W): 80.00' Minimum sideyard setback: 25.00' Minimum rear yard setback: 40.00' Munson Township 12210 Auburn Road Chardon, Ohio 44024-9454 Township Office Hours: Monday - Friday 9am - 3pm Phone: 440.286.9255 • Fax: 440.286.1180 munson@munsonwp.com

ZONING APPROVAL This re-survey and consolidation of lots complies with the applicable Munson Township Zoning Resolution. This day of 2021 and is accepted by: James Herringshaw, Zoning Inspector

This plat was prepared by D.B. Kosie & Associates Professional Land Surveying 11040 Madison Road Montville, Ohio 44064 440.286.2131 www.dbksurveys.com

TOWNSHIP, SECTION AND LOT LINES may not be the same as shown and Legal Property Lines shown hereon.



## **17.693 COMBINED ACRE PARCEL** 0.240 acres Right of Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) 21-176351, PPN 21-161400 and PPN 21-117350, Donald B. Thomas and Patricia E. Thomas, Instrument Number (INST) INST 201100833676, Volume 1913, Page 3078, INST 201100833677, Volume 1913, Page 3080 and INST 201100833678, Volume 1913, Page 3082 of Geauga County Records and Deeds (GCRD). 11540 Auburn Road.

Situated in the Township of Munson, County of Geauga and State of Ohio and known as being part of Original Lot 5 in Phelps Tract, Original Lots 5 and 6 in Hathaway Tract and Township 8N, Range 8W in the Connecticut Western Reserve (Chagrin River Basin), and bounded and described as follows:

Commencing at a 1" iron pin found at the centerline intersection of Wilson Mills Road (also known as being County Highway 8, Section H, R/W varies) and Auburn Road (also known as being Chardon - Auburn Road, Downing's Corners North Road, County Highway 4, Section P, 60 feet wide).

Thence North  $02^{\circ}08'46''$  East, along the centerline of said Auburn Road, 1085.50 feet to the northeasterly corner of PPN 21-176352 as conveyed to Darlene A. Fritz, recorded in INST 202000974685, Volume 2111, Page 1833 of GCRD, being a southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North  $88^{\circ}50'06''$  West, along the northerly line of said Fritz' land, passing through a 1" iron pipe found at 29.73 feet (not on R/W), a 5/8" iron pin set at 30.00 feet, passing by a 5/8" iron pin with cap bearing "OHARA 7995" found 0.14 feet north of the property line at 754.88 feet, a total distance of 1065.24 feet to a 1" iron pipe found at the northwesterly corner thereof.

Thence South  $01^{\circ}40'33''$  East, along the westerly line of said Fritz' land, passing through a 5/8" iron pin with cap bearing "OHARA 7995" found at 7.81 feet and a 1" iron pipe found at 130.01 feet, a total distance of 130.36 feet to a 5/8" iron pin set at the northeasterly corner of

**17.693 COMBINED ACRE PARCEL**

(continued)

PPN 21-110300 as conveyed to Ward A. Lawrence and Joan R. Lawrence, recorded in INST 201500888942, Volume 1988, Page 1908, being the northeasterly corner of Sublot 8 in Munson Mills Subdivision No. 1 (MMS) as recorded in Plat Volume 10, Pages 12 and 13 of GCRD and a southeasterly corner of the parcel herein described.

Thence South  $88^{\circ}27'14''$  West, along the northerly line of said Lawrence's land, being the northerly line of said Sublot 8, and also along the northerly line of PPN 21-110200 as conveyed to Christine Stenzel, recorded in INST 201600914655, Volume 2023, Page 1428 of GCRD, being the northerly line of Sublot 7 in said MMS, a total distance of 393.96 feet to a  $3/4''$  iron pipe found at the southeasterly corner of PPN 21-097070 as conveyed to Lynn A. Jones, recorded in INST 201800941452, Volume 2060, Page 556, being the southeasterly corner of Sublot 10 in Nollwood Subdivision (NS) as recorded in Volume 10, Pages 87 and 88 of GCRD, and the southwesterly corner of the parcel herein described.

Thence North  $01^{\circ}47'28''$  East, along the easterly line of said Jones' land, being the easterly line of said Sublot 10, and also along the easterly line of PPN 21-136250 as conveyed to John Resnis and Ilze K. Resnis, recorded in Volume 611, Page 986, being the easterly line of Sublot 9 in said NS, a total distance of 704.66 feet to a  $3/4''$  iron pipe in concrete found at the northeasterly corner thereof, at an angle point on the southerly side of PPN 21-002070 as conveyed to Douglas B. Yandala, recorded in INST 201400882663, Volume 1980, Page 976 of GCRD, being the northeasterly corner of said Resnis' land and a northwesterly corner of the parcel herein described.

Thence North  $88^{\circ}03'51''$  East, along a southerly line of said Yandala's land, 495.28 feet to a  $3/4''$  iron pipe found at the southeasterly corner thereof.

Thence North  $00^{\circ}02'41''$  West, along the easterly line of said Yandala's land, 293.65 feet to a  $5/8''$  iron pin set on a southerly line of PPN 21-001100 as conveyed to LLGC LLC, recorded in INST 201000818193, Volume 1893, Page 519, Parcel 13 of GCRD, being a northwesterly corner of the parcel herein described and referenced by a  $5/8''$  iron pin found South  $88^{\circ}39'42''$  West, 535.36 feet therefrom.

Thence North  $88^{\circ}39'42''$  East, along said southerly line of the LLGC LLC parcel, 195.56 feet to a  $3/4''$  iron pipe found at a southeasterly corner thereof, on the westerly line of PPN 21-137100 as conveyed to Michael L. Crick and Elaine Crick, recorded in Volume 721, Page 644 of GCRD, being a northeasterly corner of the parcel herein described.

Thence South  $01^{\circ}16'48''$  West, along said westerly line of Crick's land, and also along the westerly line of PPN 21-057500 as conveyed to Anthony J. Fatica and Anna R. Fatica, recorded in Volume 720, Page 1201, Parcel #1, PPN 21-057600 as conveyed to Anthony J. Fatica and Anna R. Fatica, recorded in Volume 720, Page 1201, Parcel #2, and PPN 21-141400 as conveyed to Carolyn J. Miller, John H. Sankovich, Jr., Steven L. Sankovich and Gregory E. Sankovich (MIL-SAN), recorded in INST 201900950557, Volume 2073, Page 614

**17.693 COMBINED ACRE PARCEL**

(continued)

of GCRD, passing through a 5/8" iron pin found at 65.86 feet, a 5/8" iron pin found bent, coned and observed at 215.86 feet and a 3/4" iron pipe found at 365.93 feet, a total distance of 536.59 feet to a 5/8" iron pin set at the southwesterly corner thereof.

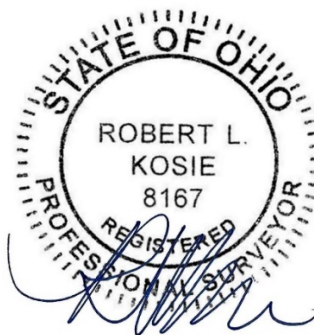
Thence South 88°50'38" East, along the southerly line of the said MIL-SAN parcel, passing through a 5/8" iron pin set at 737.93 feet, a total distance of 767.93 feet to a point on the centerline of the aforesaid Auburn Road at the southeasterly corner thereof, being a northeasterly corner of the parcel herein described.

Thence South 02°09'11" West, along said centerline, a frontage distance (in part) of 171.99 feet to a 1" iron pin in monument box found at an angle point therein.

Thence South 02°08'46" West, continuing along said centerline, a frontage distance (in part) of 176.28 feet to **The Principal Place of Beginning of this Survey** and containing 17.693 acres of land, of which, 0.240 acres are within the R/W of said Auburn Road, surveyed in January of 2021 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 more accurately survey and combine PPN 21-176351, PPN 21-161400 and PPN 21-117350 as conveyed to Donald B. Thomas and Patricia E. Thomas, recorded in INST 201100833676, Volume 1913, Page 3078, INST 201100833677, Volume 1913, Page 3080 and INST 201100833678, Volume 1913, Page 3082 of GCRD. Known as being 11540 Auburn 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".



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

*Susan L. Martini* Jan 21 2021  
**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

21-009

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

Signed and Stamped on *Tuesday, January 19th, 2020.*