

Situated in The	Month:	Page:
Township of Huntsburg, County of Geauga and State of Ohio and known as being part of Original Lot 98 within said Township, and Township 8N, Range 6W in the Connecticut Western Reserve	February	ONE of ONE
Survey for:	Year:	
Aaron W. Miller, Laura D. Miller, William W. Miller, Erma D. Miller, Eric Peck, Jamie L. Peck, and Jeanette Stanton	2021	

Checked on March 8th, 2021 by RLK
 Revised on March 11th, 2021
 Revised on June 21st, 2021

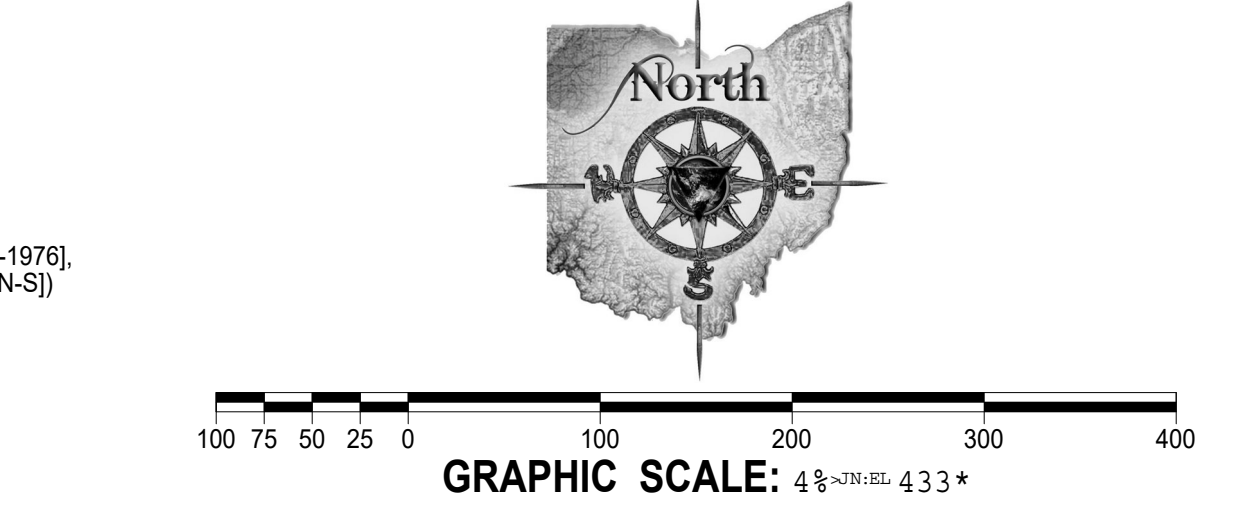
PPN 16-066400, Jeanette Stanton, Trustee, INST 202000975190, Volume 2112, Page 2988, Exhibit "B"

PLAT OF RE-SURVEY AND LOT SPLIT OF
 PPN 16-078645, Aaron W. Miller and Laura D. Miller, INST 200900797655, Volume 1864, Page 2740, (11310 Clay Street), PPN 16-078661, William W. Miller and Erma D. Miller, INST 20070072471, Volume 1834, Page 2533, (11320 Clay Street), PPN 16-078662, William W. Miller and Erma D. Miller, INST 20070072472, Volume 1834, Page 2533, (11320 Clay Street), PPN 16-078746, Eric Peck and Jamie L. Peck, INST 202000975190, Volume 2112, Page 2988, Exhibit "A" and PPN 16-066200, Jeanette Stanton, Trustee, INST 202000975190, Volume 2112, Page 2988, Exhibit "A" (15882 Chardon Windsor Road).

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, Geoid18



- - 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 deed measurement
- p - Denotes plat measurement
- u - Denotes used measurement
- fd - Denotes found monument
- PPN - Denotes permanent parcel number
- INST - Denotes instrument number
- C.L. - Denotes centerline
- R/W - Denotes right-of-way (margin)
- Property line - 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 "Gauga County Records and Deeds"
- GCE - Denotes "Gauga County Engineer's Records"
- CO - Denotes "county road information"
- FB - Denotes "field book"
- CH - Denotes "County Highway"
- PC - Denotes point of curve
- PT - Denotes point of Tangency
- PCC - Denotes point of compound curve
- PRC - Denotes point of reverse curve
- PI - Denotes point of angular intersection (vertex)
- POT - Denotes point on tangency
- - Denotes edge of woodland

REFERENCES

- *The June 22nd, 1926 Transit Notes for Clay Street as shown in Field Book 126, Page 57 and the April, 1952 monument restaking and references with updates from August 17th, 1957 as shown on Pages 58 to 61, filed as G.C.E. FIELD BOOK 126.pdf in the GCR.
- *The 1933 Improvement Plans for County Highway No. 13, Huntsburg T.P., Geauga County, prepared by E.A. Fieldler, County Surveyor, filed as CH-0113-F-I-CHARDON WINDSOR ROAD 1933 PLANS.pdf in the GCR.
- *The October 1989 survey prepared by J. Arther Temple, Registered Surveyor No. 4761 (TEMPLE), recorded in INST 466886, Volume 1012, Page 1139 of GCRD.
- *The December 2005 survey prepared by AAA Land Surveying, Keith B. Jones, Ohio Registered Land Surveyor #7794 (AAA), recorded in INST 200600736876, Volume 1788, Page 1288 of GCRD.
- *The March 2006 survey prepared by AAA Land Surveying, Keith B. Jones, Ohio Registered Land Surveyor #7794, recorded in INST 200600748371, Volume 1803, Page 3231, INST 20130082241, Volume 1954, Page 947 and INST 200600741551, Volume 1794, Page 2077 of GCRD.
- *The June, 2007 survey prepared by J. Arther Temple, Registered Surveyor No. 4761, recorded in INST 200900797655, Volume 1864, Page 2740, INST 20070072471, Volume 1834, Page 2533 and INST 20070072472, Volume 1834, Page 2535 of GCRD.
- *The 2017 monument reference plats for Chardon Windsor Road CH 13, Sections F-H station 129+88 to 163+32, located in Huntsburg Township, Township 8 North, Range 7 West of the Connecticut Western Reserve, filed in the GCR.

ENGINEER'S APPROVAL

Survey Plat & Description
 Approved Per O.R.C. 315.251
 Geauga County Engineer
 Reviewed under the supervision of
 Steven W. Reschner, P.E., Ohio #030
 By: SNR Date: 02/23/2021

21-038

SURVEYOR'S CERTIFICATION

I certify to: Aaron W. Miller, Laura D. Miller, William W. Miller, Erma D. Miller, Eric Peck, Jamie L. Peck, and Jeanette Stanton

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, nor for any use, or reliance thereon, by persons other than those specifically named herein for the intended purpose of this Survey.

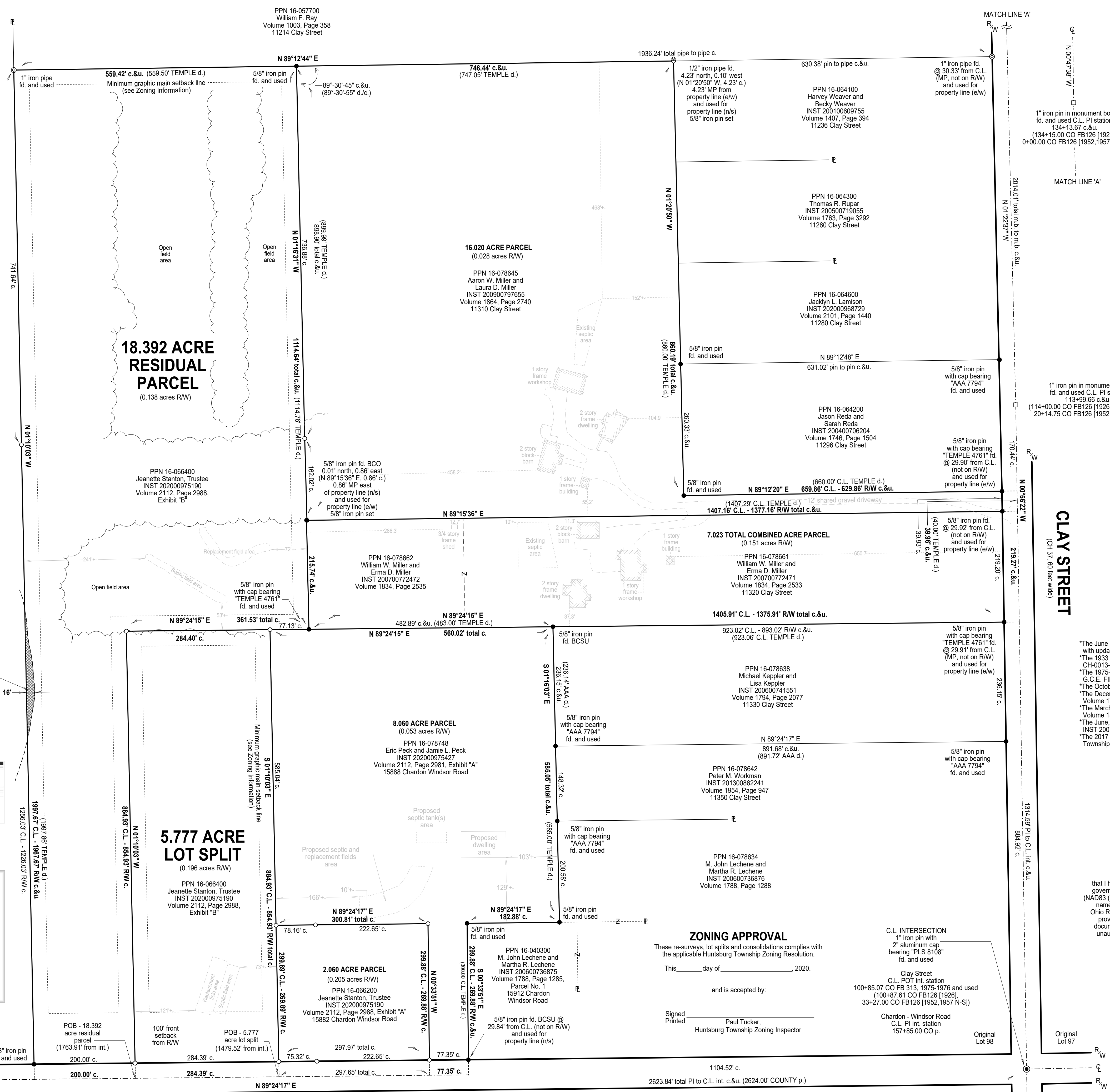
Original Lot 97

Original Lot 83

Original Lot 84

Signed on February 26th, 2021

DBK PLAT NO. 1144 2021



ZONING INFORMATION

R-3 Residential District
 Minimum Area: 3,000 acres exclusive of R/W
 Minimum Frontage and Width: 200' Front Setback: 100'
 Side Setback: 30' Rear Setback: 30'
 Corner Lot Setback: 50' Maximum Height: 35'
 Minimum Floor Area: 1200 square feet

Rear/ Back/ Flag Lots
 Minimum Frontage: 40' Minimum Width: 200'
 Front Setback: 100'

Huntsburg Township Zoning Commission
 PO Box 280
 Huntsburg, Ohio
 44046

Paul Tucker, Zoning Inspector
 huntsburgtw@windstream.net
 (440) 636-5486, extension 3

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by the Geauga County GIS 2017 Orthophoto, digitized image photogrammetry and actual field location. 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 mistitling or malapropism, or that which is not shown on this drawing.

EXISTING AND PROPOSED SEPTIC SYSTEM DISCLAIMER

All existing and proposed septic system information shown hereon was provided by Eric Peck, William W. Miller and Ziegler Earthworks, LLC. No liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the proposed location, future placement, condition, type or size, nor for any use or reliance upon any information that is shown hereon, any mistitling 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.

PPN 16-036800
 John Simak and Mary Lou Simak
 Volume 948, Page 330
 15790 Chardon Windsor Road

ENCROACHMENT

Adjoiner's (PPN 16-036800, John Simak and Mary Lou Simak, 15790 Chardon Windsor Road) gravel driveway meanders 16' east of existing property line as located in December, 2020.



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

1" iron pin with 2" aluminum cap bearing "PLS 8108" fd. and used
 C.L. PI station
 131+61.00 county

CHARDON WINDSOR ROAD
 (CH 13, 60 feet wide)



5.777 ACRE LOT SPLIT

0.196 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 16-066400, Jeanette Stanton, Trustee, Instrument Number (INST) 202000975190, Volume 2112, Page 2988, Exhibit "B" of Geauga County Records and Deeds (GCRD).

Situated in the Township of Huntsburg, County of Geauga and State of Ohio and known as being part of Original Lot 98 within said Township, and Township 8N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin with a 2" aluminum cap bearing "PLS 8108" found at the centerline intersection of Clay Street (County Highway 37, 60 feet wide) and Chardon Windsor Road (County Highway 13, 60 feet wide), located South 00°56'22" East, 1314.59 feet from a 1" iron pin in a monument box found at an angle point on the centerline of said Clay Street.

Thence South 89°24'17" West, along the centerline of said Chardon Windsor Road, 1479.52 feet to the southwesterly corner of PPN 16-066200 conveyed to Jeanette Stanton, Trustee, recorded in INST 202000975190, Volume 2112, Page 2988, Exhibit "A" of GCRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 89°24'17" West, continuing along said centerline, a frontage distance of 284.39 feet to the southwesterly corner of the parcel herein described.

Thence North 01°10'03" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 884.93 feet to a 5/8" iron pin set, being the northwesterly corner of the parcel herein described.

Thence North 89°24'15" East, along the northerly line of the parcel herein described,

5.777 ACRE LOT SPLIT

(continued)

284.40 feet to a 5/8" iron pin set, being the northwesterly corner of PPN 16-078748 as conveyed to Eric Peck and Jamie L. Peck, recorded in INST 202000975427, Volume 2112, Page 2981, Exhibit "A" of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 01°10'03" East, along a westerly line of said Peck's land, and also along the westerly line of the aforesaid Stanton parcel (PPN 16-066200), passing through a 5/8" iron pins set at 585.04 feet and 854.93 feet, a total distance of 884.93 feet to The Principal Place of Beginning of this Survey and containing 5.777 acres of land, of which, 0.196 acres are within the R/W of said Chardon Windsor Road, surveyed in March 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 divide 5.777 acres of land from the southeasterly corner of PPN 16-066400 as conveyed to Jeanette Stanton, Trustee, recorded in INST 202000975190, Volume 2112, Page 2988, Exhibit "B" 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".

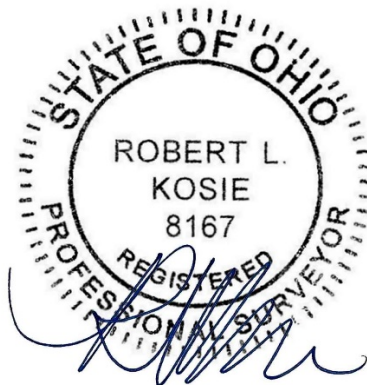
Survey Plat & Description
Approved Per O.R.C. 315.251

Geauga County Engineer

Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 06/23/2021

21-038



Robert L. Kosie, Sr.,

Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Monday, March 8th, 2021.*



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

18.392 ACRE RESIDUAL PARCEL

0.138 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 16-066400, Jeanette Stanton, Trustee, Instrument Number (INST) 202000975190, Volume 2112, Page 2988, Exhibit "B" of Geauga County Records and Deeds (GCRD).

Situated in the Township of Huntsburg, County of Geauga and State of Ohio and known as being part of Original Lot 98 within said Township, and Township 8N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin with a 2" aluminum cap bearing "PLS 8108" found at the centerline intersection of Clay Street (County Highway 37, 60 feet wide) and Chardon Windsor Road (County Highway 13, 60 feet wide), located South 00°56'22" East, 1314.59 feet from a 1" iron pin in a monument box found at an angle point on the centerline of said Clay Street.

Thence South 89°24'17" West, along the centerline of said Chardon Windsor Road, 1479.52 feet to the southwesterly corner of PPN 16-066200 conveyed to Jeanette Stanton, Trustee, recorded in INST 202000975190, Volume 2112, Page 2988, Exhibit "A" of GCRD.

Thence South 89°24'17" West, continuing along said centerline, 284.39 feet to the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, located South 89°24'17" West, 1763.91 feet from said centerline intersection of Chardon Windsor Road and Clay Street.

Thence South 89°24'17" West, continuing along said centerline, a frontage distance of 200.00 feet to the southeasterly corner of PPN 16-036800 as conveyed to John Simak and Mary Lou Simak, recorded in Volume 948, Page

18.392 ACRE RESIDUAL PARCEL

(continued)

330 of GCRD, being the southwesterly corner of the parcel herein described.

Thence North 01°10'03" West, along the easterly line of said Simak's land, passing through a 5/8" iron pin found at 30.00 feet and a 5/8" iron pin set at 1256.03 feet, a total distance of 1997.67 feet to a 1" iron pipe found at the southwesterly corner of PPN 16-057700 as conveyed to William F. Ray, recorded in Volume 1003, Page 358 of GCRD, being the northwesterly corner of the parcel herein described.

Thence North 89°12'44" East, along the southerly line of said Ray's land, 559.42 feet to a 5/8" iron pin found at the northwesterly corner of PPN 16-078645 as conveyed to Aaron W. Miller and Laura D. Miller, recorded in INST 200900797655, Volume 1864, Page 2740 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 01°16'31" East, along the westerly line of said Miller's land, along the westerly line of PPN 16-078662 as conveyed to William W. Miller and Erma D. Miller, recorded in INST 200700772472, Volume 1834, Page 2535 of GCRD, passing through 5/8" iron pins set at 736.88 feet and 898.90 feet, a total distance of 1114.64 feet to a 5/8" iron pin with cap bearing "TEMPLE 4761" found at the southwesterly corner of said Miller's land, on the northerly line of PPN 16-078748 as conveyed to Eric Peck and Jamie L. Peck, recorded in INST 202000975427, Volume 2112, Page 2981, Exhibit "A" of GCRD, being a southeasterly corner of the parcel herein described.

Thence South 89°24'15" West, along said northerly line of Peck's land and a prolongation thereof, passing through a 5/8" iron pin set at 77.13 feet, a total distance of 361.53 feet to a 5/8" iron pin set.

Thence South 01°10'03" East, along an easterly line of the parcel herein described, passing through a 5/8" iron pin set at 854.93 feet, a total distance of 884.93 feet to **The Principal Place of Beginning of this Survey** and containing 18.392 acres of land, of which, 0.138 acres are within the R/W of said Chardon Windsor Road, surveyed in March 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

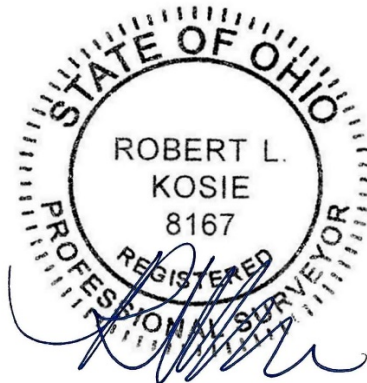
18.392 ACRE RESIDUAL PARCEL

(continued)

legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to describe the land remaining in PPN 16-066400 as conveyed to Jeanette Stanton, Trustee, recorded in INST 202000975190, Volume 2112, Page 2988, Exhibit "B" of GCRD, after a 5.777 acre division from the southeasterly corner thereof.

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 *Monday, March 8th, 2021.*

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 06/23/2021

21-038