Township of Bainbridge, County of Geauga **NOTES REGARDING** and State of Ohio and known as being ONE Sublots 753, 754, 755, 756, 757 and 752 PLAT OF RE-SURVEY OF: **BECKSMAD ASSOCIATES** in Chagrin Falls Park subdivision, of part SUBLOTS 753, 754, 755, 756, 757 and 752 of Original Lot 47, Tract One, within said ONE Township, recorded in plat Volume 1, 1.) The Geauga County Auditor shows PPN 02-420369 as being conveyed to Becksmad Associates, having a deed of record of Volume 1107, Page 1239, however, this is in Pages 60 and 61 in GCRD. PPNs 02-230900, 02-231000, 02-231100, error. Said deed is a deed of "Certificate As to Use of Fictitious Name", not a deed of Survey for: Title 365 conveyance. A full title search of this property is recommended. 02-231200, 02-231300 and 02-011600 2.) Becksmad Associates does not appear to be in business any longer Township 6N, Range 9W in the Connecticut Western Reserve ) Becksmad Associates has not paid property tax for many years. **U.S. Bank National Association, Trustee** .) No mention of any access for ingress and egress was noticed in this survey, 3/4" iron pipe in however, certain types of easements may apply (easement of nessesity, easement 1 1/2" iron pipe of perscriptions, etc.). It is recommended to contract a qualified Attorney reguarding BASIS OF RESEARCH AND RECORDS 16794 Huron Street All county ownership research data and previous survey 5.) Most undedicated areas of this development were transferred to the Bainbridge Township records were obtained from The County Recorder's Office Board of Trustees, however, the southern portion of Huron Street and the southern portion DEEDS OF RECORD: and Map Room. All county centerline and right-of-way Kent Street were not, leaving many parcels in those areas without legal access, INST 202000964789, Volume 2095, Page 567 and data was obtained from The County Engineer's Office. i.e. "land locked" All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records. INST 200900788983, Volume 1853, Page 3321 Sublot 768 TRUE NORTH (Geodetic HURON (TR 462, 5 5/8" iron pin REFERENCES ODOT VRS and CORS GNSS Network NAD83 (2011), NAVD88, GRS80, Geoid18 with cap bearing \*The 1921 Subdivison Plat of Chagrin Falls Park, prepared by B.F. Kauffmann, Surveyor, recorded in Volume 1 Pages 60 and 61 of GCRD. "GUTOSKEY 7567 fd. and used CHAGRIN FALLS PARK O -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin \*The June 1945 survey prepared by Robert H. Krause, Registered Professional Surveyor 2885, recorded in INST 201700926465 and Volume 2039, Page 1944 (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set Sublot 767 (Plat Volume 1, Pages 60-61) 5/8" iron pin c. -Denotes calculated measurement r. -Denotes record measurement with cap bearing d. -Denotes deed measurement p. -Denotes plat measurement "SELEE & ASSOC STRE o. -Denotes observed measurement u. -Denotes used measurement S-5471" fd. 0.13'\_ m. -Denotes measured distance fd. -Denotes found monument west of R/W (n/s) PPN -Denotes permanent parcel number INST -Denotes instrument number and used for DN -Denotes document number AFN -Denotes automatic file number property line (e/w) Ç /C.L. -Denotes centerline R/W -Denotes right-of-way (margin) Sublot 766 **SUBLOT 752 NOTE** 4 -Denotes lot line P-Denotes property line BCSU -Denotes monument found bent, coned, straightened and used The Geauga County Auditor shows the current ownership 5/8" iron pin of Sublot 752 (PPN 02-011600) to be conveyed to William BCO -Denotes monument found bent, coned and observed with cap bearing POB -Denotes point of beginning MP -Denotes "measured perpendicularly" French, Jr. and Linda K. French as shown in INST 200900788983 "GUTOSKEY 756 Volume 1853, Page 3321 of GCRD. Although this parcel was aka -Denotes "also known as" fka -Denotes "formerly known as"
FB -Denotes "field book" TR -Denotes "Township Road" CR -Denotes "County Road" fd. and used omitted by the Sheriff's Deed recorded in INST 202000964789, for R/W (n/s) Volume 2095, Page 567 of GCRD directly, it was part of the End of dedicated road R/W GCRD -Denotes "Geauga County Records and Deeds" French Estate at the time of Foreclosure, therefore making this Sublot 765 as shown on plat Volume 1, GCER -Denotes "Geauga County Engineer's Records" parcel indirectly relative to the Sheriff's Deed, which states: pages 60-61 of GCRD, "...Heir to the Estate of Linda French, AKA Linda K. French and recorded in Commissioner's William French AKA William French, Jr., et. al., and all Journal Volume 16. 20 15 10 5 0 pleadings therein". It is advised to contact a qualified Attorney This plat was prepared by Pages 172 and 173. **GRAPHIC SCALE:** 1 inch equals 100 feet regarding this matter. D.B. Kosie & Associates N 89°29'26" Sublot 764 Sublot 751, PPN 02-011500, Family & Community Services, Inc. INST 200900788982, Volume 1853, Page 3318 Professional Land Surveying 50.00' p.&u. S 89°29'26" W 11040 Madison Road 5/8" iron pin 100.00' p.&u. Montville, Ohio 44064 with cap bearing Sublot 705 Sublot 752 "BRAUN PRENOŠIL PPN 02-290000 Sublot 763 440.286.2131 PPN 02-011600 & ASSOC" fd. (See Sublot 752 Note) 0.26' south, 1 1/2" iron pipe fd. Fax **440**.968.3578 1.56' west 0.32' south, N 89°29'26" N 89°29'26" E 0.25' west 100.00' p.&u. 100.00' p.&u. www.dbksurveys.com Existing asphalt pavement asphalt Sublot 762 2 story Sublot 753 Sublot 704 pavement PPN 02-230900 7777 PPN 02-289900 garage extension 1 00°30'34" **SURVEYOR'S CERTIFICATION GEVEVA** Sublot 703 Sublot 754, PPN 02-231000 Title 365 and U.S. Bank National Association, Trustee PPN 02-289800, Mary A. Briggs 5/8" iron pin U.S. Bank National Association, Trustee Sublot 761 INST 202000964789, Volume 2095, Page 567 INST 200200618688 that I have surveyed these premises and prepared this Plat of Survey in with cap bearing 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 Volume 1445, Page 801 16794 Huron Street "GUTOSKEY 7567 fd. 0.18' west of 1 story frame 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 N 89°29'26" E property line (n/s) STRE 99.82' pin to pin c. and used for 5/8" iron pin decimal parts. The above certification is intended only to those parties named herein, Sublot 75\$, PPN 02-231100 property line (e/w) 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 with cap bearing Sublot 760 Sublot 702 "GUTOSKEY 7567 of this Survey hereby expires four (4) years from the date shown hereon. The fd. and used PPN 02-137600 3/4" iron pin **0.298 COMBINED** undersigned has not been provided a Title Examination and this Survey is based only fd. BCO 0.20' 3/4" iron pin fd. on the documents shown hereon. No liability is assumed for the existence of any east of other documents that may affect the surveyed premises that would be revealed **ACRE PARCEL**  0.24' south of property line (n/s) property line (e/w) and used for ./c.) unauthorized copies of this Plat of Survey, nor for any use, or reliance upon, and used for R/W Sublot 701, PPN 02-137500 (70.48' p./c.) 70.37' total c. property line (e/w) (12983.63 sq. ft.) by persons other than those specifically named herein for the intended purpose Chagrin Falls Park Community Center and Sublot 759 Community Development Corporation Sublot 756. PPN 02-231200 Volume 1332, Page 958 Robert L. Kosie, P.S. Registered Professional Land Surveyor No. 8167 E OF O Sublot 757 Checked, signed and sealed on this 21st day of April, 2021 N 89°17'09" E Sublot 700 PPN 02-231300 Sublot 758 50.00' total p.&u. PPN 02-137400 ROBERT L Original Lot 47 45.86' pipe to pin c. KOSIE N 89°17'09" E 45.96' pin to pin c. 8167 100.00' p.&u. 50.00' total p.&u. 100.00' p.&u. N 89°17'09" E 4.04' pin to pin c S 89°17'09" W - 2.86' c. 4.14' pin to pipe c. Original Lot 46 5/8" iron pin fd. BCO 0.22' west of 5/8" iron pin and 1" iron pin with property line (n/s) and used for 3/4" iron pipe fd. hexagonal head property line (e/w) 5/8" iron pin set TRACT ONE and used for fd. 0.31' south of R/W property line (e/w) and used for 206.90' total pin to pin c.&u. (205.95' KRAUSE d.) DBK PLAT property line (n/s) PPN 02-729398 PPN 02-072500 Jerome C. Marek Geauga Park District "Holbrook Hollows" INST 201700926465, Volume 2039, Page 1944 16809 Geneva Street 1152 2021

Situated in The

