

PLAT OF RE-SURVEY OF:
SUBLOTS 753, 754, 755, 756, 757 and 752
PPNs 02-230900, 02-231000, 02-231100,
02-231200, 02-231300 and 02-011600
U.S. Bank National Association, Trustee
16794 Huron Street

DEEDS OF RECORD:
 INST 202000964789, Volume 2095, Page 567 and
 INST 200900788983, Volume 1853, Page 3321

TRUE NORTH (Geodetic)
 North
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD83, 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 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 R/W -Denotes right-of-way (margin)
- L -Denotes lot line RL -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" CR -Denotes "County Road"
- GCRD -Denotes "Geauga County Records and Deeds"
- GCER -Denotes "Geauga County Engineer's Records"



CHAGRIN FALLS PARK
 (Plat Volume 1, Pages 60-61)

SUBLOT 752 NOTE

The Geauga County Auditor shows the current ownership of Sublot 752 (PPN 02-011600) to be conveyed to William French, Jr. and Linda K. French as shown in INST 200900788983, Volume 1853, Page 3321 of GCRD. Although this parcel was omitted by the Sheriff's Deed recorded in INST 202000964789, Volume 2095, Page 567 of GCRD directly, it was part of the French Estate at the time of foreclosure, therefore making this parcel indirectly relative to the Sheriff's Deed, which states: "...Heir to the Estate of Linda French, AKA Linda K. French and William French AKA William French, Jr., et. al., and all pleadings therein". It is advised to contact a qualified Attorney regarding this matter.

Sublot 751, PPN 02-011500, Family & Community Services, Inc.
 INST 200900788982, Volume 1853, Page 3318

**0.298 COMBINED
 ACRE PARCEL**
 (12983.63 sq. ft.)

**NOTES REGARDING
 BECKSMAD ASSOCIATES**
 (PPN 02-420369)

- 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 error. Said deed is a deed of "Certificate As to Use of Fictitious Name", not a deed of conveyance. A full title search of this property is recommended.
- 2.) Becksmad Associates does not appear to be in business any longer.
- 3.) Becksmad Associates has not paid property tax for many years.
- 4.) No mention of any access for ingress and egress was noticed in this survey, however, certain types of easements may apply (easement of necessity, easement of prescriptions, etc.). It is recommended to contract a qualified Attorney regarding this issue.
- 5.) Most undedicated areas of this development were transferred to the Bainbridge Township Board of Trustees, however, the southern portion of Huron Street and the southern portion Kent Street were not, leaving many parcels in those areas without legal access, i.e. "land locked".

Situated in The Township of Bainbridge, County of Geauga and State of Ohio and known as being Sublots 753, 754, 755, 756, 757 and 752 in Chagrin Falls Park subdivision, of part of Original Lot 47, Tract One, within said Township, recorded in plat Volume 1, Pages 60 and 61 in GCRD.	Month: April	Page: ONE of ONE
Survey for:	Title 365	

Township 6N, Range 9W in the Connecticut Western Reserve

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.

REFERENCES

- *The 1921 Subdivision Plat of Chagrin Falls Park, prepared by B.F. Kauffmann, Surveyor, recorded in Volume 1 Pages 60 and 61 of GCRD.
- *The June 1945 survey prepared by Robert H. Krause, Registered Professional Surveyor 2885, recorded in INST 201700926465 and Volume 2039, Page 1944 of GCRD.



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

SURVEYOR'S CERTIFICATION

I certify to: Title 365 and U.S. Bank National Association, Trustee

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, GEIOD12B). 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.

(Signature)

Robert L. Kosie, P.S.
 Registered Professional
 Land Surveyor No. 8167

Checked, signed and sealed
 on this 21st day of April, 2021



**DBK PLAT
 1152 2021**

PPN 02-729398
 Geauga Park District
 "Holbrook Hollows"

PPN 02-072500
 Jerome C. Marek
 INST 201700926465, Volume 2039, Page 1944
 16809 Geneva Street