

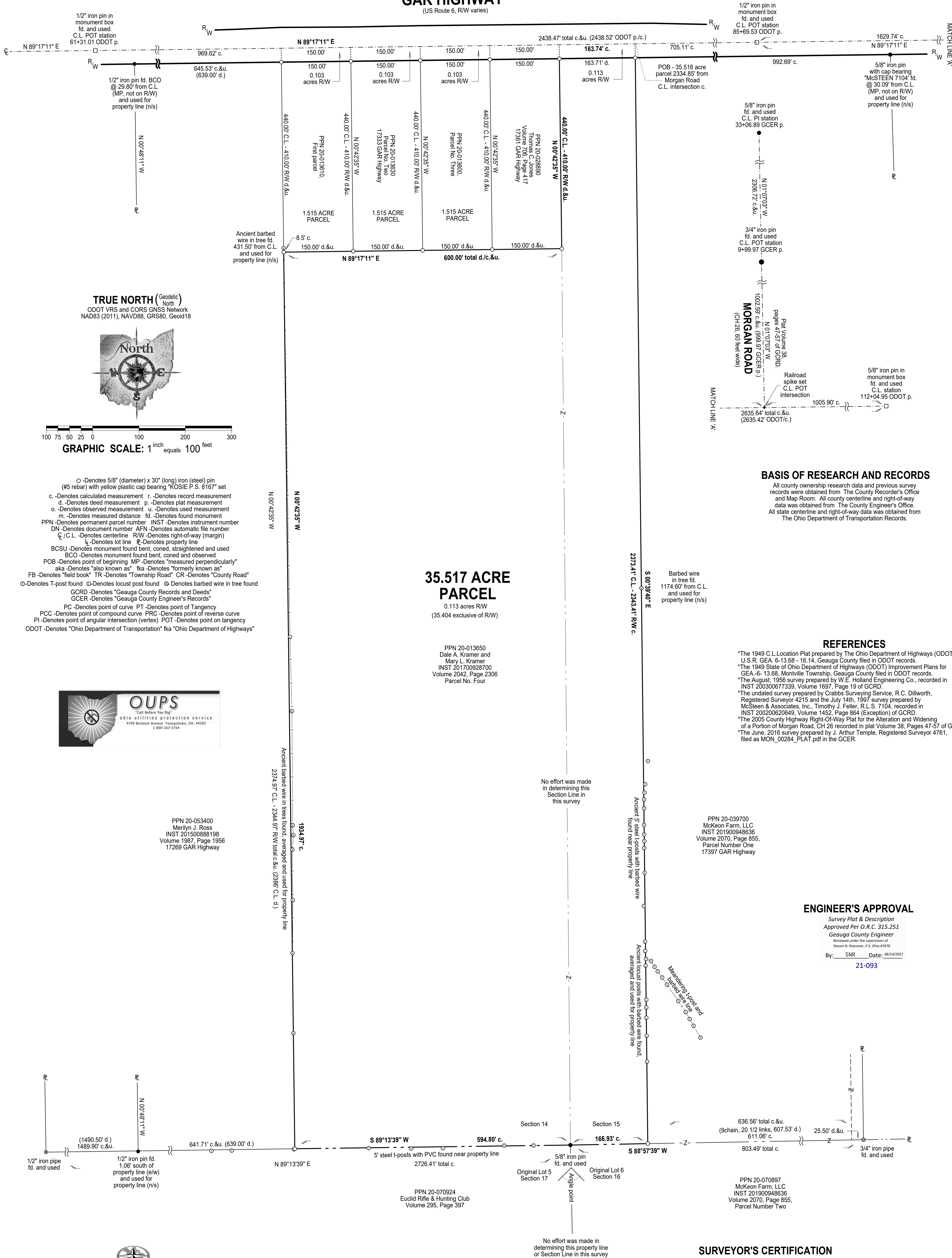
PPN 20-013610, PPN 20-013630, PPN 20-013600 and PPN 20-013650
Dale A. Kramer and Mary L. Kramer

DEED OF RECORD:
INST 201700928700, Volume 2042, Page 2306
First parcel, Parcel No. Two (17333 GAR Highway),
Parcel No. Three and Parcel No. Four

Situated In The	Month:	Page:
Township of Montville, County of Geauga and State of Ohio and known as being part of Original Sections 14 and 15 within said Township and Township 9N, Range 6W in the Connecticut Western Reserve	June	ONE
Survey for:	Year:	ONE
	2021	
Checked on June 9th, 2021 by RLK		

21-093

GAR HIGHWAY
(US Route 6, R/W varies)



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 1949 C.L. Location Plat prepared by The Ohio Department of Highways (ODOT), U.S.R. GEA-6-13.68 - 16.14, Geauga County filed in ODOT records.
- *The 1949 State of Ohio Department of Highways (ODOT) Improvement Plans for GEA-6-13.68, Montville Township, Geauga County filed in ODOT records.
- *The August, 1956 survey prepared by W.E. Holland Engineering Co., recorded in INST 200300677339, Volume 1687, Page 19 of GCRD.
- *The undated survey prepared by Grabbs Surveying Service, R.C. Dillworth, Registered Surveyor 4215 and the July 14th, 1997 survey prepared by McSteen & Associates, Inc., Timothy J. Feller, R.L.S. 7104, recorded in INST 20020620649, Volume 1452, Page 864 (Exception) of GCRD.
- *The 2005 County Highway Right-Of-Way Plat for the Alteration and Widening of a Portion of Morgan Road, CH 26 recorded in plat Volume 38, Pages 47-57 of GCRD.
- *The June, 2016 survey prepared by J. Arthur Temple, Registered Surveyor 4761, filed as MON_00284_PLAT.pdf in the GCER.

ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Gaugua County Engineer
Reviewed under the supervision of
Steven R. Boudreau, P.E., Ohio #1070
By: SNR Date: 06/14/2021
21-093

SURVEYOR'S CERTIFICATION

I certify to: Dale A. Kramer and Mary L. Kramer
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 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 8th day of June, 2021

DBK PLAT 1157 2021

0.113 acres Right of Way (R/W)

Dale A. Kramer and Mary L. Kramer, Instrument Number (INST) 201700928700,
Volume 2042, Page 2306, Parcel No. Four of Geauga County Records and
Deeds (GCRD).

Commencing at a railroad spike set at the centerline intersection of GAR Highway (US Route 6, R/W varies) and Morgan Road (County Highway 26, 60 feet wide), referenced by a 3/4" iron pin found on the centerline of said Morgan Road North 01°07'03" West, 1002.59 feet therefrom and a 5/8" iron pin in a monument box found on the centerline of said GAR Highway North 89°17'11" East, 1005.90 feet therefrom.

Thence South 89°17'11" West, along the centerline of said GAR Highway, passing through a 1/2" iron pin in a monument box found at 1629.74 feet, a total distance of 2334.85 feet to the northwesterly corner of PPN 20-039700 as conveyed to McKeon Farm, LLC, recorded in INST 201900948636, Volume 2070, Page 855, Parcel Number One of GCRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 00°39'40" East, along the westerly line of the said McKeon Farm, LLC parcel, passing through a 5/8" iron pin set at 30.00 feet, a tree with barbed wire found at 1174.60 feet, a total distance of 2373.41 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the northerly line of PPN 20-070897 as conveyed to McKeon Farm, LLC, recorded in INST 201900948636, Volume 2070, Page 855, Parcel Number Two of GCRD, being the southeasterly corner of the parcel herein

35.517 ACRE PARCEL

(continued)

described.

Thence South 88°57'39" West, along said northerly line of the McKeon Farm, LLC parcel, 166.93 feet to a 5/8" iron pin found at an angle point therein, at the northwesterly corner thereof, being the northeasterly corner of PPN 20-070924 as conveyed to Euclid Rifle & Hunting Club, recorded in Volume 295, Page 397 of GCRD.

Thence South 89°13'39" West, along the northerly line of the said Euclid Rifle & Hunting Club parcel, 594.80 feet to a 5/8" iron pin set at the southeasterly corner of PPN 20-053400 as conveyed to Marilyn J. Ross, recorded in INST 201500888198, Volume 1987, Page 1956 of GCRD, being the southwesterly corner of the parcel herein described.

Thence North 00°42'35" West, along the easterly line of said Ross' land, 1934.97 feet to a 5/8" iron pin set at the southwesterly corner of PPN 20-013610 as conveyed to Dale A. Kramer and Mary L. Kramer, recorded in INST 201700928700, Volume 2042, Page 2306, First parcel of GCRD, being a northwesterly corner of the parcel herein described.

Thence North 89°17'11" East, along the southerly line of said Kramer's land and also along the southerly line of the following parcels of land: PPN 20-013630 as conveyed to Dale A. Kramer and Mary L. Kramer, recorded in INST 201700928700, Volume 2042, Page 2306, Parcel No. Two, PPN 20-013600, as conveyed to Dale A. Kramer and Mary L. Kramer, recorded in INST 201700928700, Volume 2042, Page 2306, Parcel No. Three and PPN 20-028890 as conveyed to Thomas C. Jones, recorded in Volume 706, Page 417 of GCRD, passing through 5/8" iron pins set at 150.00 feet, 300.00 feet and 450.00 feet, a total distance of 600.00 feet to a 5/8" iron pin set at the southeasterly corner of said Jones' land.

Thence North 00°42'35" West, along the easterly line of said Jones' land, passing through a 5/8" iron pin set at 410.00 feet, a total distance of 440.00 feet to a point on the centerline of the aforesaid GAR Highway at the northeasterly corner thereof, being a northwesterly corner of the parcel herein described.

Thence North 89°17'11" East, along said centerline, a frontage distance of 163.74 feet to **The Principal Place of Beginning of this Survey** and containing 35.517 acres of land, of which, 0.113 acres are within the R/W of said GAR Highway, leaving 35.404 acres exclusive of said R/W, surveyed in June of 2021 by D.B. Kosie and

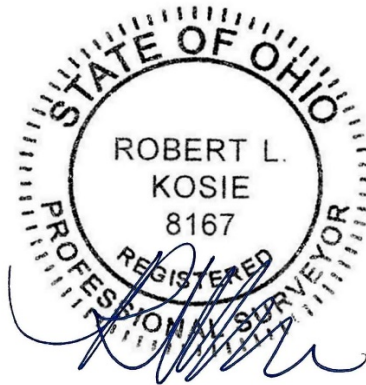
35.517 ACRE PARCEL

(continued)

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 describe PPN 20-013650 as conveyed to Dale A. Kramer and Mary L. Kramer, recorded in INST 201700928700, Volume 2042, Page 2306, Parcel No. Four 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 Sealed on *Monday, June 14, 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: 06/14/2021

21-093