

Plat of Re-Survey and Non-Exclusive Easement for Ingress and Egress of

PPN 18-005200

H.E. Hall Properties, L.L.C.

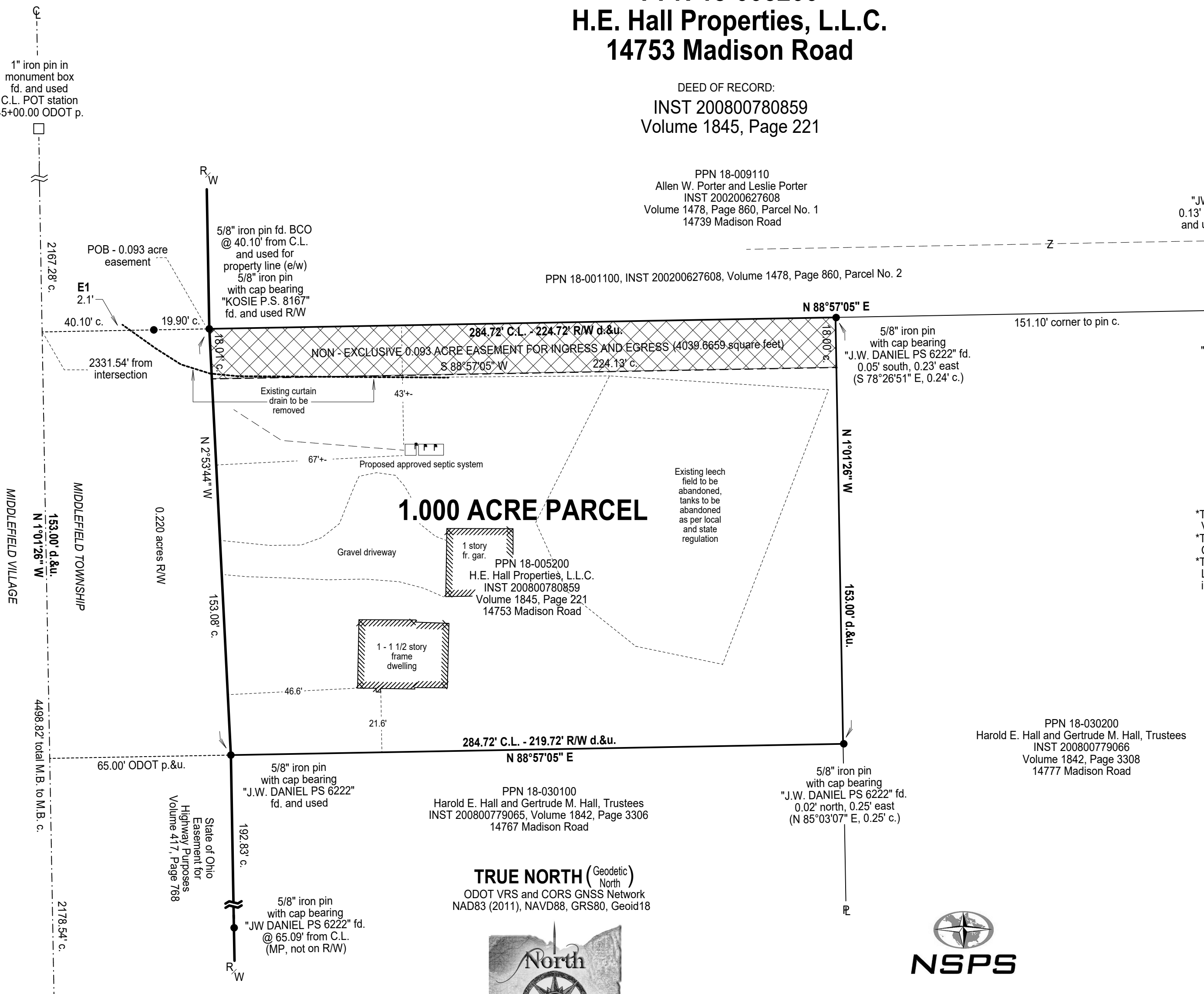
14753 Madison Road

DEED OF RECORD:
 INST 200800780859
 Volume 1845, Page 221

PPN 18-009110
 Allen W. Porter and Leslie Porter
 INST 200200627608
 Volume 1478, Page 860, Parcel No. 1
 14739 Madison Road

PPN 18-001100, INST 200200627608, Volume 1478, Page 860, Parcel No. 2

Situated in The	Month:	Page:	21-094
Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lot No. 23 within said Township and Township 7, Range 6 in the Connecticut Western Reserve	June	ONE	
Survey for:	Year:	ONE	
H.E. Hall Properties, L.L.C.		Checked on June 15th, 2021 by RLK	



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 October 28th, 1947 survey of Cloyd C. Graber, Registered Surveyor recorded in INST 200200627608, Volume 1478, Page 860, Parcel No. 2 and INST 200800780859, Volume 1845, Page 221 of GCRD.
- *The April, 1962 Center Line Survey plat of S.R. 528 - 6.35, Middlefield & Huntsburg Township, Geauga County recorded in Volume 8, Page 80-81 of GCRD and filed in ODOT records.
- *The unfiled, unrecorded October, 2012 survey and lot split prepared for H.E. Hall Properties, L.L.C. and Loze Excavating, LLC, and filed as 668 2012 A-B - Loze Survey Lot Split and Location - 18-019500.pdf in D.B. Kosie & Associates records.

ENCROACHMENT

E1 - Existing 4" PVC multiple use curtain drain is encroaching 2.1 feet north of the northerly property line as shown hereon (to be removed).

ENGINEER'S APPROVAL

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: 06/15/2021

21-094

SURVEYOR'S CERTIFICATION

I certify to: H.E. Hall Properties, L.L.C.

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.

[Signature]

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

Signed and stamped on this 12th
 day of June, 2021.



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



DBK PLAT 1160 2021

- 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)
 RL -Denotes property line BCO -Denotes monument found bent, coned and observed
 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 "Gauga County Records and Deeds"
 GCER -Denotes "Gauga County Engineer's Records"
 POT -Denotes point on tangency



(AKA Middlefield - Madison Road, State Route 528, Right of Way, Varies as shown on the 1962 ODOT Centerline and Right of Way Survey of Madison Road, State Route 528, 6.35 - Geauga County plan as recorded in Volume 8, Page 80-81 of GCRD and filed in ODOT records.)

EAST HIGH STREET
 STATE ROUTE 87
 KINSMAN ROAD



0.093 ACRE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS

Deed of Record: Permanent Parcel Number (PPN) 18-005200, H.E. Hall Properties, L.L.C., INST 200800780859, Volume 1845, Page 221 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lot 23 within said Township and Township 7, Range 6 in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of East High Street - Kinsman Road (State Route 87) and Madison Road (also known as Middlefield - Madison Road, State Route 528, Right of Way Varies).

Thence North 1°01'26" West, along the centerline of said Madison Road, 2331.54 feet to the southwesterly corner of PPN 18-001100 as conveyed to Allen W. Porter and Leslie Porter, recorded in INST 200200627608, Volume 1478, Page 860, Parcel No. 2 of GCRD.

Thence North 88°57'05" East, along the southerly line of said Porter's land, passing through a 5/8" iron pin found bent, coned and observed at 40.10 feet, a total distance of 60.00 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found on the easterly Right of Way (R/W) of said Madison Road, being the northwesterly corner of the easement herein described and **The Principal Place of Beginning of this Survey.**

Thence North 88°57'05" East, continuing along said southerly line of Porter's land, 224.72 feet to a northwesterly corner of PPN 18-030200 as conveyed to Harold E. Hall and Gertrude M. Hall, Trustees, recorded in INST 200800779066, Volume 1842, Page 3308 of GCRD, being the northeasterly corner of the easement herein

0.093 ACRE NON-EXCLUSIVE EASEMENT
FOR INGRESS AND EGRESS

(continued)

described and witnessed by a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found 0.05' south, 0.23' east (S 78°26'51" E, 0.24 feet) therefrom.

Thence South 1°01'26" East, along a westerly line of the said Harold E. Hall and Gertrude M. Hall, Trustees parcel, 18.00 feet to the southeasterly corner of the easement herein described.

Thence South 88°57'05" West, along the southerly line of the easement herein described, 224.13 feet to the southwesterly corner thereof, on the easterly R/W of the aforesaid Madison Road.

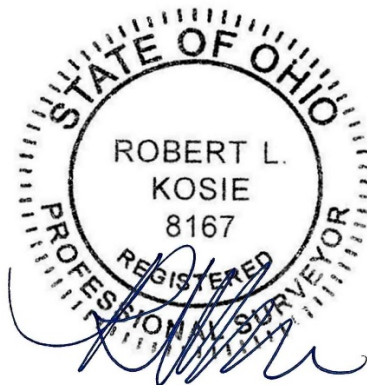
Thence North 2°53'44" West, along said R/W, 18.01 feet to **The Principal Place of Beginning of this Survey** and containing 0.093 acres of land (4039.6659 square feet), surveyed in June of 2021 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are 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 describe an 18.00 foot non-exclusive easement for ingress and egress purposes in regard to PPN 18-005200 as conveyed to H.E. Hall Properties, L.L.C., recorded in INST 200800780859, Volume 1845, Page 221 of GCRD.

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: 06/15/2021

21-094



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

Signed and Sealed on: *Tuesday, June 15, 2021.*