

Situated in The	Month:	Page:
City of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Village Lot 2, Tract Three, within said City, and Township 9N, Range 8W in the Connecticut Western Reserve.	August	ONE
Survey for:	Year:	of
Randy J. Arotin and Faith O. Cull Arotin	2021	ONE
Checked on August 12th, 2021 by RLK		

PLAT OF RE-SURVEY OF
PPN 10-130200
Randy J. Arotin and Faith O. Cull Arotin
 135 North Street
 DEED OF RECORD:
 INST 202000965115, Volume 2095, Page 2376

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.

RESERVATION AND EASEMENT DISCLAIMER

No liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence of any Condition, Easement, Restriction, Encumbrance or Reservation of record, shown or not shown on this drawing, that which has not been recorded, nor any mislitting or malprognosis. It is advised to contact a qualified attorney who specializes in Property Law and Easements.

REFERENCES

- *The Chardon Village Original Town Plat Volume 26, Page 216 filed as HMRC - Chardon Village.pdf in the GCER.
- *The April 24th, 1872 Plat of a Divisional Survey of Land for J.F. Howard prepared by M.L. Maynard, Surveyor, recorded in plat Volume 1, Pages 21 of GCER.
- *The June 2nd, 1883 Plat of Survey prepared by E.L.F. Phelps, C.E., County Surveyor, filed as Book Volume VI, Page 15 in the GCER.
- *The July 21st, 1903 Plat of Survey prepared by E.L.F. Phelps, C.E., Deputy County Surveyor, filed as Book VIII, Page 52 in the GCER.
- *The 1923 Plat Showing Proposed Street Goodrich Court Chardon Village (City) 1923 (dedication of Goodrich Court) as recorded December 26th, 1923 in plat Volume 2, Pages 15-16 of GCER.
- *The April, 1927 Extension of Maple Avenue in Chardon Village, Ohio prepared by F.R. Zethmayr, Engineer, recorded in plat Volume 3, Pages 13-14 of GCER.
- *The original road records of Hunting Street as recorded in Volume E, Pages 147-152 of GCER.
- *The June, 1944 Survey for E.T. Sargent prepared by F.C. Pomeroy, Surveyor, filed as CHW30026.pdf in the GCER.
- *The March, 1948 survey prepared by Richard Sperry, recorded in Volume 537, Page 563 and INST 201300853082, Volume 1941, Page 1396 of GCER.
- *The October, 1950 survey prepared by Richard Sperry, recorded in INST 201600913402, Volume 2021, Page 2196 of GCER.
- *The March, 1872 Plat of H.K. Smith's Allotment and Re-Survey of Lots No. 23 and 24 as recorded in Plat Volume 1, Page 13 of GCER.
- *The August, 1943 survey of F.C. Pomeroy as recorded in INST 200200622005, Volume 1457, Page 1194 of GCER.
- *The August, 1961 Plat of Survey of Land Lot No. 34 & Lot No. 35 Chardon Village (City) Geauga County Ohio for The Painesville Telegraph prepared by T.R. Root, Registered Surveyor no. 2888 and filed as CHW30018.pdf in the GCER.
- *The December, 1982 Survey Plat for the Public Square as prepared by Burgess & Niple, LTD (Larry J. Woodlan, PS# S-05798 and recorded in Plat Volume 14, Page 67 of GCER.
- *The December 9th, 1991 survey prepared by Willard F. Schade, Jr., Professional Surveyor No. S-6008 and recorded in INST 201600907847, Volume 2013, Page 2924 of GCER.
- *The July, 2005 Map of Survey for D. Kevin O'Reilly prepared by Joseph Arthur Temple, Registered Surveyor No. 4761.
- *The July, 2006 Survey and Description prepared by The Riverstone Company (RC) Edward B. Dudley, P.S. No. 6747 and recorded in Volume 1961, Page 255 of GCER.
- *The August 26th, 2005 Plat of Survey and Subdivision made for Aimee L. Mintus and Benjamin J. Schuler prepared by Lessman, Bender and Associates, Steven J. Lessman, Ohio Professional Surveyor No. 7078 recorded in plat Volume 38, Page 66 of GCER.
- *The February 9th, 2007 survey prepared by Delmar B. Kosie & Associates (nka D.B. Kosie & Associates) Robert L. Kosie, Registered Surveyor 8167 (DBK), recorded in plat Volume 40, Page 56 of GCER, filed as CHC_00105_PLAT.pdf in the GCER, filed as DBK Plat No. 602-06.
- *The June, 2008 Consolidation Plat for City of Chardon prepared by The C.W. Courtney Company (Christopher J. Bowen, S-7700) and recorded in Plat Volume 40, Page 120 of GCER.
- *The April 26th, 2011 Map of Survey for Anthony Paskevich and Associates at the instance of Pumpkinpaducah, LLC, prepared by Hejduk - Cox and Associates, Inc. (not filed or recorded).
- *The April 21st, 2016 plat of survey prepared by The Riverstone Company (RC), Edward B. Dudley, P.S. No. 6747, filed in CHC_00139_PLAT.pdf of GCER.
- *The March 21st, 2018 Plat of Survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Land Surveyor 8167, filed as CHC_00146_PLAT.pdf in the GCER.

CITY OF CHARDON ENGINEER

The C. W. Courtney Company
 700 Beta Drive, Suite 200
 Mayfield Village, Ohio 44143
 Douglas Courtney, PE, Municipal Engineer
 Phone: 440-449-4005 Fax: 440-449-0683
 Email: info@cwcourtney.com/dfsasaid

CITY OF CHARDON PLANNING COMMISSION

111 Water Street, 2nd Floor
 Chardon, OH 44024
 Steven Yaney, Community Development Administrator
 Ph: 440-286-2654 Fax: 440-286-5541 syaney@chardon.com

SURVEYOR'S CERTIFICATION

I certify to:
 Randy J. Arotin and Faith O. Cull Arotin

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 the survey.

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

Signed and sealed on this 7th Day of August, 2021



DBK PLAT NO.: 1166 2021

TRUE NORTH (Geodetic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS80, GEOID18



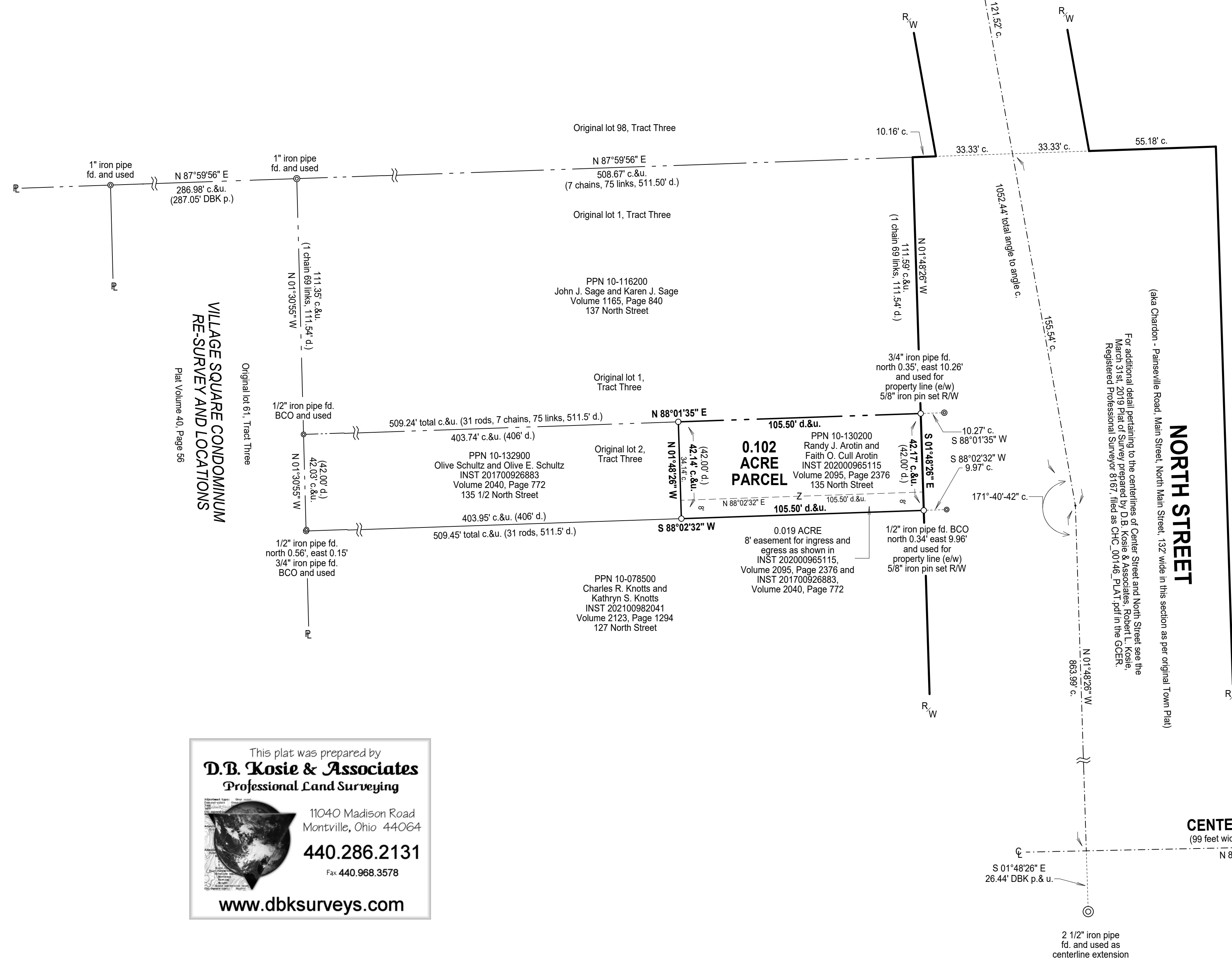
GRAPHIC SCALE: 1 inch equals 20 feet

- o - 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
- Q/C.L. - Denotes centerline R/W - Denotes right-of-way (margin)
- l - Denotes lot line R - Denotes property line
- BCSU - Denotes monument found bent, coned, straightened and used
- BCO - Denotes monument found bent, coned and observed
- MP - Denotes measurement made perpendicularly POB - Denotes point of beginning
- GCERD - Denotes "Gauga County Records and Deeds"
- GCER - Denotes "Gauga County Engineer's Records"
- aka - Denotes "Also Known As" fka - Denotes "Formerly Known As", nka - Denotes "Now Known As"
- DBK - Denotes Delmar B. Kosie & Associates (nka D.B. Kosie & Associates) survey (see References)
- RCS - Denotes Riverstone Company survey (see References)

CENTERLINE ORIENTATION

Although only 2 corner monuments are shown hereon, 8 were found between 33' and 36' from the center of the occupied roadway and used to determine the R/W centerline in this section by means of best fit, least square calculation.

It should be noted that the occupied centerline in this area is between 0.8' and 2.2' west of the R/W centerline as shown hereon.



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