

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.	July	ONE
	Year:	ONE
	2025	
Survey for:	Randy J. Arotin and Faith O. Cull Arotin	

Checked on July 21st, 2025 by RLK, MBL
Revised on July 23rd, 2025

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 mistaking or misproprium. It is advised to contract 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, 1893 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 28th, 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 CHWV30026.pdf in the GCER.
- *The March, 1948 survey prepared by Richard Sperry, recorded in Volume 937, Page 563 and INST 201300853062, 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 CHWV30018.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 2955 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 Pumpkinpaduach, 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.

ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Gaugua County Engineer
Reviewed under the supervision of
Steven H. Roscoe, P.S. Ohio 97070
By: SNR Date: 07/21/2025
25-087

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 this survey.

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

Signed and sealed on this 7th Day of July, 2025



DBK PLAT NO.: 1166 2025

PLAT OF RESURVEY OF PPN 10-130200 Randy J. Arotin and Faith O. Cull Arotin 131 North Street DEED OF RECORD: Volume 2095, Page 2376

PUBLIC SQUARE

Public Square was established by using information obtained from the December, 1982 Survey Plat for the Public Square Chardon Village (City) Geauga County, Ohio prepared by Burgess & Niple, Limited (Larry J. Woodlan, PS #S05798 and recorded in plat Volume 14, Page 67 of GCER (Original Town Plat recorded in Volume 26, Page 215 of GCER).

ZONING INFORMATION

R-2 Low Density Residence Zoning District
See PART ELEVEN - PLANNING AND ZONING CODE,
TITLE THREE - Zoning District/Use Regulations,
Chapter 1133 RC, R-1, R-2 and R-3 Residence District Regulations
located at:
https://codelibrary.amlegal.com/codes/chardon/latest/chardon_oh/0-0-0-1330

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.

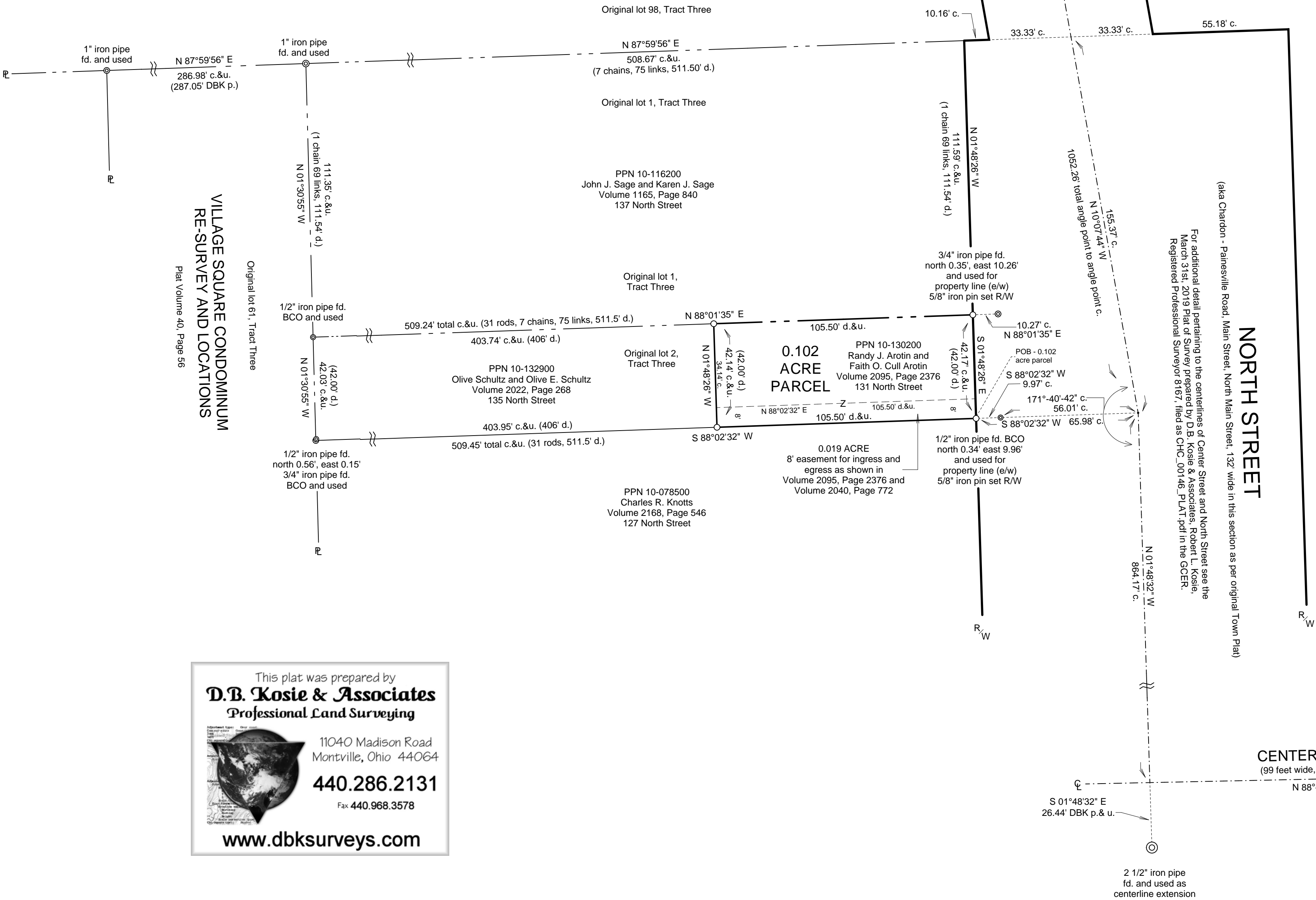
It should be noted that the occupied centerline in this area is between 0.8' and 2.2' west of the R/W centerline as shown hereon.

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
- GCER - Denotes "Gauga County Records and Deeds"
- GCER - Denotes "Gauga County Engineer's Records"
- aka - Denotes "Also Known As" aka - 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)



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



0.102 ACRE PARCEL

Deed of Record: Permanent Parcel Number (PPN) 10-130200

Randy J. Arotin and Faith O. Cull Arotin

Volume 2095, Page 2376 of Geauga County Records and Deeds (GCRD).
131 North Street.

Situated in the 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 and bounded and described as follows:

Commencing at the centerline intersection of Center Street (99 feet wide in this section) and North Street (also known as being Chardon - Painesville Road, Main Street, North Main Street, 132' wide in this section as per original Town Plat recorded in Volume 26, Page 216 of GCRD), referenced by a 2 1/2" iron pipe found South 01°48'32" East, 26.44 feet therefrom.

Thence North 01°48'32" West, along the centerline of said North Street, 864.17 feet to an angle point therein, being the easterly extension of the northerly line of PPN 10-078500 as conveyed to Charles R. Knotts, recorded in Volume 2168, Page 546 of GCRD and referenced by a 1" bent and broken railroad spike in a monument box found North 10°07'44" West, 1052.26 feet and North 32°41'20" West, 146.28 feet therefrom.

Thence South 88°02'32" West, along said northerly extension of Knotts' land, passing through a 1/2" iron pipe found at 56.01 feet, a total distance of 65.98 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the westerly Right of Way (R/W) of said North Street, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 88°02'32" West, along the northerly line of said Knott's land, 105.50 feet to a 5/8" iron pin set at the southeasterly corner of PPN 10-132900 as conveyed to Olive Schultz and Olive E. Schultz, recorded in Volume 2022, Page 268 of GCRD,

0.102 ACRE PARCEL (continued)

being the southwesterly corner of the parcel herein described.

Thence North 01°48'26" West, along the easterly line of said Schultz's land, 42.14 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the southerly line of PPN 10-116200 as conveyed to John J. Sage and Karen J. Sage, recorded in Volume 1165, Page 840 of GCRD, being the northwesterly corner of the parcel herein described.

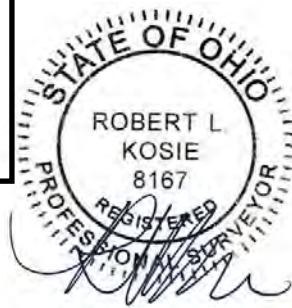
Thence North 88°01'35" East, along said southerly line of Sage's land, 105.50 feet to a 5/8" iron pin set at the southeasterly corner thereof, on the westerly R/W of the aforesaid North Street, being the northeasterly corner of the parcel herein described and referenced by a 3/4" iron pipe found North 88°01'35" East, 10.27 feet therefrom.

Thence South 01°48'26" East, along said R/W, a frontage distance of 42.17 feet to **The Principal Place of Beginning of this Survey** and containing 0.102 acres of land, surveyed in July of 2025 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, restrictions and encumbrances and easements of record, including, but not limited to, an 8 foot easement for ingress and egress as shown in Volume 2095, Page 2376 and Volume 2040, Page 772 of GCRD.

The intent of this survey is to more accurately describe PPN 10-130200 as conveyed to Randy J. Arotin and Faith O. Cull Arotin, recorded in Volume 2095, Page 2376 of GCRD. Known as being 131 North Street.

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".

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: 07/21/2025



Robert L. Kosie, Sr.,
Ohio Certified Registered
Professional Surveyor 8167
Signed and Sealed on

July 7th, 2025

25-087