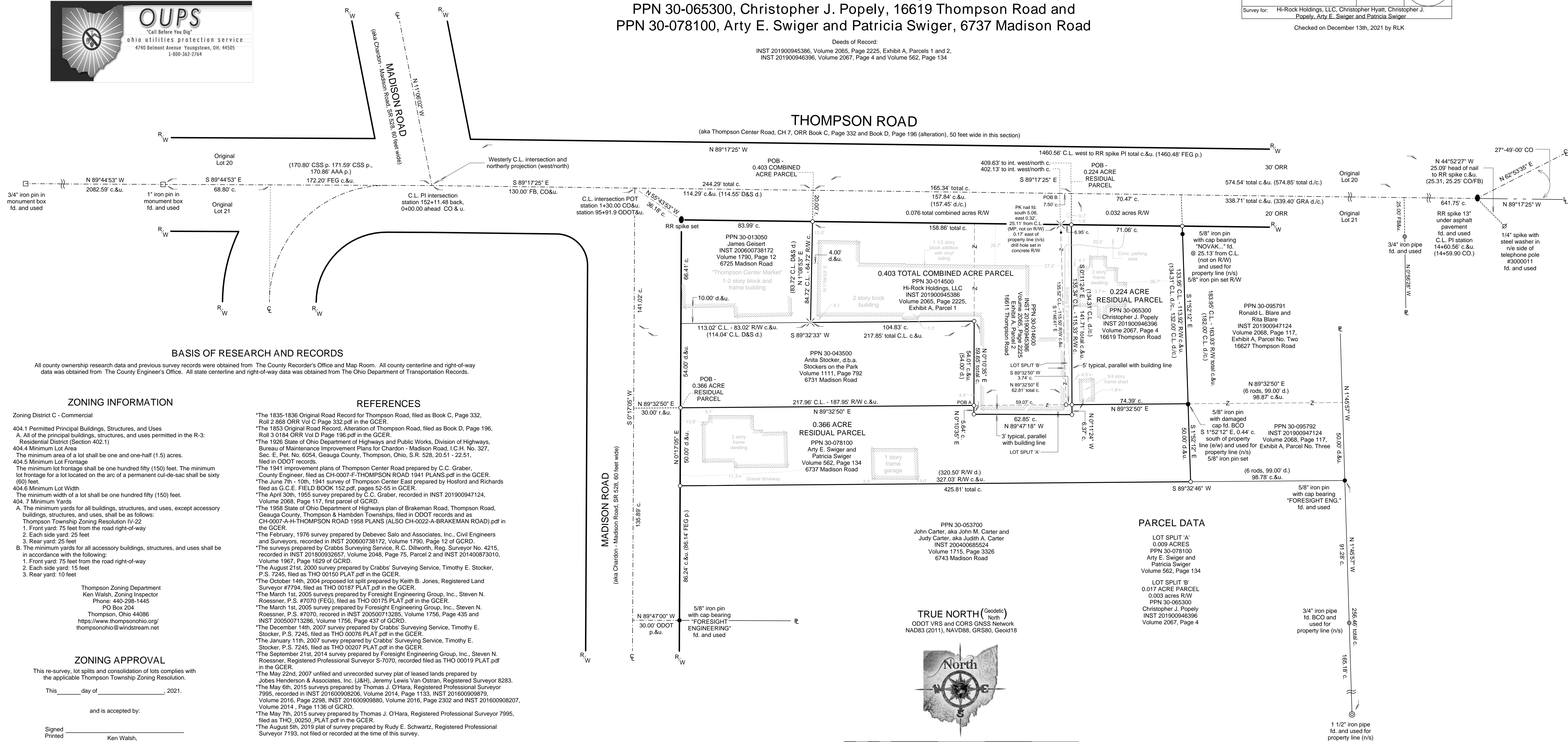


Plat of Re-Survey, Lot Splits and Consolidation of Lots of

PPN 30-014500 and PPN 30-014600, Hi-Rock Holdings, LLC, 16611 Thompson Road,
PPN 30-065300, Christopher J. Popely, 16619 Thompson Road and
PPN 30-078100, Arty E. Swiger and Patricia Swiger, 6737 Madison Road

Deeds of Record:
INST 201900945386, Volume 2065, Page 2225, Exhibit A, Parcels 1 and 2,
INST 201900946396, Volume 2067, Page 4 and Volume 562, Page 134



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.

ZONING INFORMATION

- Zoning District C - Commercial
- 404.1 Permitted Principal Buildings, Structures, and Uses
- A. All of the principal buildings, structures, and uses permitted in the R-3: Residential District (Section 402.1)
- 404.4 Minimum Lot Area
- The minimum area of a lot shall be one and one-half (1.5) acres.
- 404.5 Minimum Lot Frontage
- The minimum lot frontage shall be one hundred fifty (150) feet. The minimum lot frontage for a lot located on the arc of a permanent cul-de-sac shall be sixty (60) feet.
- 404.6 Minimum Lot Width
- The minimum width of a lot shall be one hundred fifty (150) feet.
- 404.7 Minimum Yards
- A. The minimum yards for all buildings, structures, and uses, except accessory buildings, structures, and uses, shall be as follows:
- Thompson Township Zoning Resolution IV-22
1. Front yard: 75 feet from the road right-of-way
2. Each side yard: 25 feet
3. Rear yard: 25 feet
- B. The minimum yards for all accessory buildings, structures, and uses shall be in accordance with the following:
1. Front yard: 75 feet from the road right-of-way
2. Each side yard: 15 feet
3. Rear yard: 10 feet

Thompson Zoning Department
Ken Walsh, Zoning Inspector
Phone: 440-298-1445
PO Box 204
Thompson, Ohio 44086
<https://www.thompsonohio.org/>
thompsonohio@windstream.net

ZONING APPROVAL

This re-survey, lot splits and consolidation of lots complies with the applicable Thompson Township Zoning Resolution.

This _____ day of _____, 2021.

and is accepted by:

Signed _____
Printed Ken Walsh,
Thompson Township Zoning Inspector

Based upon variance number ZBA #2021-02
granted by the board of zoning appeals.

REFERENCES

- "The 1835-1836 Original Road Record for Thompson Road, filed as Book C, Page 332, Roll 2 868 ORR Vol C Page 332.pdf in the GCER.
- "The 1853 Original Road Record, Alteration of Thompson Road, filed as Book D, Page 196, Roll 3 0164 ORR Vol D Page 196.pdf in the GCER.
- "The 1926 State of Ohio Department of Highways and Public Works, Division of Highways, Bureau of Maintenance Improvement Plans for Chardon - Madison Road, I.C.H. No. 327, Sec. E, Pet. No. 6054, Geauga County, Thompson, Ohio, S.R. 528, 20.51 - 22.51, filed in ODOT records.
- "The 1941 improvement plans of Thompson Center Road prepared by C.C. Graber, County Engineer, filed as CH-0007-F-THOMPSON ROAD 1941 PLANS.pdf in the GCER.
- "The June 7th - 10th, 1941 survey of Thompson Center East prepared by Hosford and Richards filed as G.C.E. FIELD BOOK 152.pdf, pages 52-55 in GCER.
- "The April 30th, 1955 survey prepared by C.C. Graber, recorded in INST 201900947124, Volume 2068, Page 117, first parcel of GCRD.
- "The 1958 State of Ohio Department of Highways plan of Brakeman Road, Thompson Road, Geauga County, Thompson & Hamden Townships, filed in ODOT records and as CH-0007-A-H-THOMPSON ROAD 1958 PLANS (ALSO CH-0022-A-BRAKEMAN ROAD).pdf in the GCER.
- "The February, 1976 survey prepared by Debevec Salo and Associates, Inc., Civil Engineers and Surveyors, recorded in INST 200600738172, Volume 1790, Page 12 of GCRD.
- "The surveys prepared by Crabbs Surveying Service, R.C. Dillworth, Reg. Surveyor No. 4215, recorded in INST 201800932657, Volume 2048, Page 75, Parcel 2 and INST 201400873010, Volume 1967, Page 1629 of GCRD.
- "The August 21st, 2000 survey prepared by Crabbs' Surveying Service, Timothy E. Stocker, P.S. 7245, filed as THO 00150 PLAT.pdf in the GCER.
- "The October 14th, 2004 proposed lot split prepared by Keith B. Jones, Registered Land Surveyor #7794, filed as THO 00187 PLAT.pdf in the GCER.
- "The March 1st, 2005 surveys prepared by Foresight Engineering Group, Inc., Steven N. Roessner, P.S. #7070 (FEG), filed as THO 00175 PLAT.pdf in the GCER.
- "The March 1st, 2005 survey prepared by Foresight Engineering Group, Inc., Steven N. Roessner, P.S. #7070, recored in INST 200500713285, Volume 1756, Page 435 and INST 200500713286, Volume 1756, Page 437 of GCRD.
- "The December 14th, 2007 survey prepared by Crabbs' Surveying Service, Timothy E. Stocker, P.S. 7245, filed as THO 00076 PLAT.pdf in the GCER.
- "The January 11th, 2007 survey prepared by Crabbs' Surveying Service, Timothy E. Stocker, P.S. 7245, filed as THO 00207 PLAT.pdf in the GCER.
- "The September 21st, 2014 survey prepared by Foresight Engineering Group, Inc., Steven N. Roessner, Registered Professional Surveyor S-7070, recorded filed as THO 00019 PLAT.pdf in the GCER.
- "The May 22nd, 2007 unfiled and unrecorded survey plat of leased lands prepared by Jones Henderson & Associates, Inc. (J&H), Jeremy Lewis Van Ostran, Registered Surveyor #283.
- "The May 6th, 2015 surveys prepared by Thomas J. O'Hara, Registered Professional Surveyor 7995, recorded in INST 201600908206, Volume 2014, Page 1133, INST 201600909879, Volume 2016, Page 2298, INST 201600909880, Volume 2016, Page 2302 and INST 201600908207, Volume 2014, Page 1136 of GCRD.
- "The May 7th, 2015 survey prepared by Thomas J. O'Hara, Registered Professional Surveyor 7995, filed as THO_00250_PLAT.pdf in the GCER.
- "The August 5th, 2019 plat of survey prepared by Rudy E. Schwartz, Registered Professional Surveyor 7193, not filed or recorded at the time of this survey.

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by:
Digitized orthophoto photogrammetry and actual field observation

and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence, location, condition, type or size of any structure shown hereon, any mistitling or malapropism, or that which is not shown on this drawing.

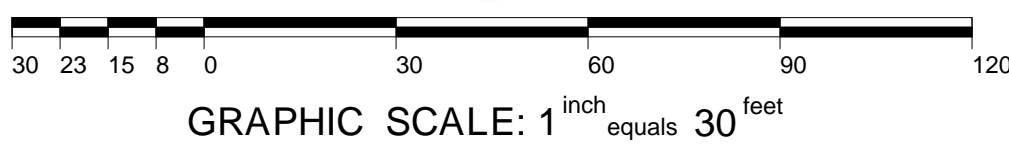


NSPS

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

TRUE NORTH (Geodetic)
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRSS80, Geoid18



- -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin
(#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- Denotes railroad spike
- 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
POB -Denotes point of beginning MP -Denotes "measured perpendicularly"
- GCRD -Denotes "Gauga County Records and Deeds" GCER -Denotes "Gauga County Engineer's Records"
ODOT -Denotes "Ohio Department of Transportation" FB -Denotes "field book"
- CO -Denotes "County Records" CSS -Denotes "Crabbs' Surveying Service" FB -Denotes "field book information" SCH -Denotes "Rudy E. Schwartz"
FEG -Denotes "Foresight Engineering Group, Inc." AAA -Denotes "Keith B. Jones" GRA -Denotes "C.C. Graber" D&S -Denotes "Debevec Salo"
aka -Denotes "also known as" fka -Denotes "formerly known as" d.b.a. -Denotes "doing business as"

- ✕ Denotes 1/2" (diameter) x 3/4" (deep) drill hole (circular boring), in concrete, with four (4) stamped directional lines set

ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Gaugau County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: _____ SNR Date: 12/09/2021

21-181

PARCEL DATA

- LOT SPLIT 'A'
0.009 ACRES
PPN 30-078100
Arty E. Swiger and
Patricia Swiger
Volume 562, Page 134
- LOT SPLIT 'B'
0.017 ACRE PARCEL
0.003 acres R/W
PPN 30-065300
Christopher J. Popely
INST 201900946396
Volume 2067, Page 4

SURVEYOR'S CERTIFICATION

I certify to: Hi-Rock Holdings, LLC, Christopher Hyatt, Christopher J.
Popely, Arty E. Swiger and Patricia Swiger

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, GRSS80, GEOD18). 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 11th day
of December, 2021



DBK PLAT 1189 2021



LOT SPLIT 'A'

0.009 ACRE PARCEL

Deed of Record: Permanent Parcel Number (PPN) 30-078100, Arty E. Swiger and Patricia Swiger, Volume 562, Page 134 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 21 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a westerly centerline intersection and northerly projection of Madison Road (aka Chardon - Madison Road, SR 528, 60 feet wide) and Thompson Road (aka Thompson Center Road, County Highway 7, R/W varies), on the northerly line of said Original Lot 21, located South 89°44'53" East, 172.20 feet from a 1" iron pin in a monument box found on the centerline of said Thompson Road.

Thence South 89°17'25" East, along the centerline of said Thompson Road and said lot line, 130.00 feet to the easterly centerline intersection and southerly projection of said Madison Road and Thompson Road, located North 55°43'53" West, 36.18 feet from a railroad spike set at the intersection of the easterly R/W of Madison Road and the Southerly R/W of Thompson Road.

Thence South 0°17'05" West, along the centerline of said Madison Road, 141.02 feet to the westerly prolongation of the southerly line of PPN 30-043500 as conveyed to Anita Stocker, d.b.a. Stockers on the Park (SOP), recorded in Volume 1111, Page 792 of GCRD.

Thence North 89°32'50" East, along said westerly prolongation and along the southerly line of the said SOP parcel, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 217.96 feet to a 5/8" iron pin set at the southeasterly corner thereof, at the southwesterly corner of PPN 30-014600 as conveyed to Hi-Rock Holdings, LLC, recorded in INST 201900945386, Volume 2065, Page 2225, Exhibit A, Parcel 2 of GCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

LOT SPLIT 'A' - 0.009 ACRE PARCEL (continued)

Thence North 89°32'50" East, along the southerly line of the said Hi-Rock Holdings, LLC parcel and along the southerly line of PPN 30-065300 as conveyed to Christopher J. Popely, recorded in INST 201900946396, Volume 2067, Page 4 of GCRD, passing through a 5/8" iron pin set at 59.07 feet, a total distance of 62.81 feet to a 5/8" iron pin set, being the northeasterly corner of the parcel herein described.

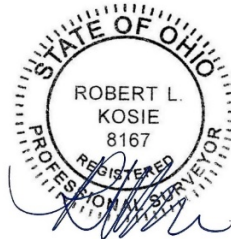
Thence South 0°11'24" East, along the easterly line of the parcel herein described, 6.37 feet to a 5/8" iron pin set, being the southeasterly corner of the parcel herein described.

Thence North 89°47'18" West, along the southerly line of the parcel herein described, 62.85 feet to a 5/8" iron pin set, being the southwesterly corner of the parcel herein described.

Thence North 0°10'35" East, along the westerly line of the parcel herein described, 5.64 feet to **The Principal Place of Beginning of this Survey** and containing 0.009 acres of land, surveyed in December 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 divide 0.009 acres of land from PPN 30-078100 as conveyed to Arty E. Swiger and Patricia Swiger, recorded in Volume 562, Page 134 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 *December 13th, 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: 12/20/2021

21-181



LOT SPLIT 'B'
0.017 ACRE PARCEL
 0.003 acres Right-Of-Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 30-065300, Christopher J. Popely, INST 201900946396, Volume 2067, Page 4 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 21 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a westerly centerline intersection and northerly projection of Madison Road (aka Chardon - Madison Road, SR 528, 60 feet wide) and Thompson Road (aka Thompson Center Road, County Highway 7, R/W varies), on the northerly line of said Original Lot 21, located South 89°44'53" East, 172.20 feet from a 1" iron pin in a monument box found on the centerline of said Thompson Road.

Thence South 89°17'25" East, along the centerline of said Thompson Road and said lot line, passing through the easterly centerline intersection and southerly projection of said Madison Road and Thompson Road at 130.00 feet, a total distance of 402.13 feet to the northeasterly corner of PPN 30-014600 as conveyed to Hi-Rock Holdings, LLC, recorded in INST 201900945386, Volume 2065, Page 2225 Exhibit A, Parcel 2 of GCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 89°17'25" East, continuing along said centerline, 7.50 feet to the northeasterly corner of the parcel herein described.

Thence South 0°11'24" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 20.01 feet, a total distance of 135.34 feet to a 5/8" iron pin set at the southeasterly corner thereof, on the northerly line of PPN 30-078100 as conveyed to Arty E. Swiger and Patricia Swiger, recorded in Volume 562, Page 134 of GCRD.

LOT SPLIT 'B' - 0.017 ACRE PARCEL (continued)

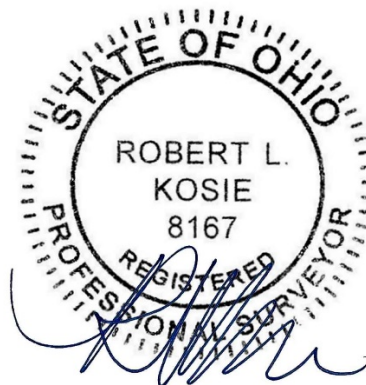
Thence South 89°32'50" West, along said northerly line of Swiger's land, 3.74 feet to a 5/8" iron pin set at the southeasterly corner of the aforesaid Hi-Rock Holdings, LLC parcel (30-014600), being the southwesterly corner of the parcel herein described.

Thence North 1°46'41" West, along the easterly line of the said Hi-Rock Holdings, LLC parcel, passing through a PK nail found at 110.41 feet, a drill hole set in concrete at 115.50 feet, a total distance of 135.52 feet to **The Principal Place of Beginning of this Survey** and containing 0.017 acres of land, of which, 0.003 acres are within the R/W of said Thompson Road, surveyed in December 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 divide 0.017 acres of land from PPN 30-065300 as conveyed to Christopher J. Popely, recorded in INST 201900946396, Volume 2067, Page 4 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".

All drill holes set shown herein noted as being 1/2" diameter x 3/4" deep drill holes (circular borings), in concrete, with four stamped directional lines.



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: 12/20/2021

21-181

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

Signed and Sealed on December 13th, 2021



0.224 ACRE RESIDUAL PARCEL

0.032 acres Right-Of-Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 30-065300, Christopher J. Popely, INST 201900946396, Volume 2067, Page 4 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 21 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a westerly centerline intersection and northerly projection of Madison Road (aka Chardon - Madison Road, SR 528, 60 feet wide) and Thompson Road (aka Thompson Center Road, County Highway 7, R/W varies), on the northerly line of said Original Lot 21, located South 89°44'53" East, 172.20 feet from a 1" iron pin in a monument box found on the centerline of said Thompson Road.

Thence South 89°17'25" East, along the centerline of said Thompson Road and said lot line, passing through the easterly centerline intersection and southerly projection of said Madison Road and Thompson Road at 130.00 feet, a total distance of 402.13 feet to the northeasterly corner of PPN 30-014600 as conveyed to Hi-Rock Holdings, LLC, recorded in INST 201900945386, Volume 2065, Page 2225 Exhibit A, Parcel 2 of GCRD.

Thence South 89°17'25" East, continuing along said centerline, 7.50 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, being South 89°17'25" East, 409.63 feet from said westerly centerline intersection and northerly projection.

Thence South 89°17'25" East, continuing along said centerline, a frontage distance of 70.47 feet to the northwesterly corner of PPN 30-095791 as conveyed to Ronald L. Blare and Rita Blare, recorded in INST 201900947124, Volume 2068, Page 117, Exhibit A, Parcel No. Two of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 1°52'12" East, along the westerly line of said Blare's land, passing through a

0.224 ACRE RESIDUAL PARCEL (continued)

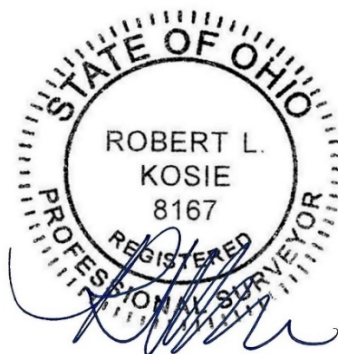
5/8" iron pin set at 20.03 feet, a 5/8" iron pin with cap bearing "NOVAK...." found at 25.13 feet, a total distance of 133.95 feet to a 5/8" iron pin set at the southwesterly corner thereof, at the northeasterly corner of PPN 30-078100 as conveyed to Arty E. Swiger and Patricia Swiger, recorded in Volume 562, Page 134 of GCRD, being the southeasterly corner of the parcel herein described and located North 1°52'12" West, 0.44 feet from a 5/8" iron pin with a damaged cap found bent, coned and observed.

Thence South 89°32'50" West, along the northerly line of said Swiger's land, 74.39 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described.

Thence North 0°11'24" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 115.33 feet, a total distance of 135.34 feet to **The Principal Place of Beginning of this Survey** and containing 0.224 acres of land, of which, 0.032 acres are within the R/W of said Thompson Road, surveyed in December 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 described the residual of land remaining in PPN 30-065300 as conveyed to Christopher J. Popely, recorded in INST 201900946396, Volume 2067, Page 4 of GCRD, after a 0.017 division therefrom. Known as being 16619 Thompson Road.

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 *December 13th, 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: 12/20/2021

21-181



0.366 ACRE RESIDUAL PARCEL

Deed of Record: Permanent Parcel Number (PPN) 30-078100, Arty E. Swiger and Patricia Swiger, Volume 562, Page 134 of Geauga County Records and Deeds (GCRD). 6737 Madison Road.

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 21 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a westerly centerline intersection and northerly projection of Madison Road (aka Chardon - Madison Road, SR 528, 60 feet wide) and Thompson Road (aka Thompson Center Road, County Highway 7, R/W varies), on the northerly line of said Original Lot 21, located South 89°44'53" East, 172.20 feet from a 1" iron pin in a monument box found on the centerline of said Thompson Road.

Thence South 89°17'25" East, along the centerline of said Thompson Road and said lot line, 130.00 feet to the easterly centerline intersection and southerly projection of said Madison Road and Thompson Road, located North 55°43'53" West, 36.18 feet from a railroad spike set at the intersection of the easterly R/W of Madison Road and the Southerly R/W of Thompson Road.

Thence South 0°17'05" West, along the centerline of said Madison Road, 141.02 feet to the westerly prolongation of the southerly line of PPN 30-043500 as conveyed to Anita Stocker, d.b.a. Stockers on the Park (SOP), recorded in Volume 1111, Page 792 of GCRD.

Thence North 89°32'50" East, along said westerly prolongation, 30.00 feet to a 5/8" iron pin set on the easterly Right-of-Way (R/W) of said Madison Road, being the southwesterly corner of the said SOP parcel, a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 89°32'50" East, along the southerly line of the said SOP parcel, 187.95 feet to the southeasterly corner thereof, at the southwesterly corner of PPN 30-

0.366 ACRE RESIDUAL PARCEL (continued)

014600 as conveyed to Hi-Rock Holdings, LLC, recorded in INST 201900945386, Volume 2065, Page 2225, Exhibit A, Parcel 2 of GCRD, being a northeasterly corner of the parcel herein described.

Thence South $0^{\circ}10'35''$ West, along an easterly line of the parcel herein described, 5.64 feet to a $5/8''$ iron pin set.

Thence South $89^{\circ}47'18''$ East, along a northerly line of the parcel herein described, 62.85 feet to a $5/8''$ iron pin set.

Thence North $0^{\circ}11'24''$ West, along a westerly line of the parcel herein described, 6.37 feet to a $5/8''$ iron pin set on the southerly line of PPN 30-065300 as conveyed to Christopher J. Popely, recorded in INST 201900946396, Volume 2067, Page 4 of GCRD, being a northwesterly corner of the parcel herein described.

Thence North $89^{\circ}32'50''$ East, along said southerly line of Popely's land, 74.39 feet to a $5/8''$ iron pin set at the southeasterly corner thereof at the northwesterly corner of PPN 30-095792 as conveyed to Ronald L. Blare and Rita Blare, recorded in INST 201900947124, Volume 2068, Page 117, Exhibit A, Parcel No. Three of GCRD, being a northeasterly corner of the parcel herein described.

Thence South $1^{\circ}52'12''$ East, along the westerly line of said Blare's land, passing through a $5/8''$ iron pin with a damaged cap found bent, coned and observed at 0.44 feet, a total distance of 50.00 feet to a $5/8''$ iron pin set at the southwesterly corner thereof, on the northerly line of PPN 30-053700 as conveyed to John Carter, aka John M. Carter and Judy Carter, aka Judith A. Carter, recorded in INST 200400685524, Volume 1715, Page 3326 of GCRD, being the southeasterly corner of the parcel herein described.

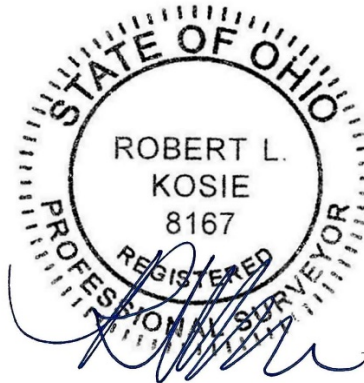
Thence South $89^{\circ}32'46''$ West, along said northerly line of Carter's land, 327.03 feet to a $5/8''$ iron pin set on the aforesaid easterly R/W of said Madison Road, being the southwesterly corner of the parcel herein described.

Thence North $0^{\circ}17'05''$ East, along said R/W, a frontage distance of 50.00 feet to **The Principal Place of Beginning of this Survey** and containing 0.366 acres of land, surveyed in December 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.

0.366 ACRE RESIDUAL PARCEL (continued)

The intent of this survey is to described the residual of land remaining in PPN 30-078100 as conveyed to Arty E. Swiger and Patricia Swiger, recorded in Volume 562, Page 134 of GCRD, after a 0.009 acre division therefrom. Also known as being 6737 Madison Road.

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: 12/20/2021

21-181

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

Signed and Sealed on December 13th, 2021



0.403 TOTAL COMBINED ACRE PARCEL

0.076 acres Right-Of-Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) 30-014500 and 30-014600, Hi-Rock Holdings, LLC, INST 201900945386, Volume 2065, Page 2225, Exhibit A, Parcels 1 and 2, PPN 30-065300, Christopher J. Popely, INST 201900946396, Volume 2067, Page 4 and PPN 30-078100, Arty E. Swiger and Patricia Swiger, Volume 562, Page 134 of Geauga County Records and Deeds (GCRD). 16611 Thompson Road.

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 21 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a westerly centerline intersection and northerly projection of Madison Road (aka Chardon - Madison Road, SR 528, 60 feet wide) and Thompson Road (aka Thompson Center Road, County Highway 7, R/W varies), on the northerly line of said Original Lot 21, located South 89°44'53" East, 172.20 feet from a 1" iron pin in a monument box found on the centerline of said Thompson Road.

Thence South 89°17'25" East, along the centerline of said Thompson Road and said lot line, passing through the easterly centerline intersection and southerly projection of said Madison Road and Thompson Road at 130.00 feet, a total distance of 244.29 feet to the northeasterly corner of PPN 30-013050 as conveyed to James Geisert, recorded in INST 200600738172, Volume 1790, Page 12 of GCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 89°17'25" East, continuing along said centerline, a frontage distance of 165.34 feet to the northeasterly corner of the parcel herein described.

Thence South 0°11'24" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 20.00 feet, a 5/8" iron pin set at 135.34 feet, a total distance of 141.71 feet to a 5/8" iron pin set at the southeasterly corner thereof.

Thence North 89°47'18" West, along a southerly line of the parcel herein described, 62.85 feet to a 5/8" iron pin set at a southwesterly corner thereof.

0.403 TOTAL COMBINED ACRE PARCEL (continued)

Thence North 0°10'35" East, along a westerly line of the parcel herein described and the easterly line of PPN 30-043500 as conveyed to Anita Stocker, d.b.a. Stockers on the Park (SOP), recorded in Volume 1111, Page 792 of GCRD, passing through a 5/8" iron pin set at 5.64 feet, a total distance of 59.65 feet to a 5/8" iron pin set at the northeasterly corner thereof.

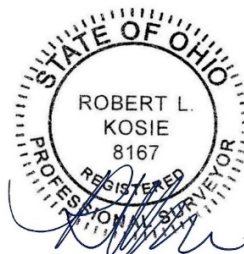
Thence South 89°32'33" West, along the northerly line of the said SOP parcel, 104.83 feet to a drill hole set at the southeasterly corner of the aforesaid Geisert parcel (PPN 30-013050), being a southwesterly corner of the parcel herein described.

Thence North 1°08'53" East, along the easterly line of said Geisert's land, 4 feet westerly and parallel to a 2 story brick building, passing through a 5/8" iron pin set at 64.72 feet, a total distance of 84.72 feet to **The Principal Place of Beginning of this Survey** and containing 0.403 acres of land, of which, 0.076 acres are within the R/W of said Thompson Road, surveyed in December 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 combine PPN 30-014500 and PPN 30-014600 as conveyed to Hi-Rock Holdings, LLC, recorded in INST 201900945386, Volume 2065, Page 2225, Exhibit A, Parcels 1 and 2 together with a 0.017 acre division from PPN 30-065300 as conveyed to Christopher J. Popely, recorded in INST 201900946396, Volume 2067, Page 4 and a 0.009 acre division from PPN 30-078100 as conveyed to Arty E. Swiger and Patricia Swiger, recorded in Volume 562, Page 134 of GCRD. Also known as being 16611 Thompson Road.

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".

All drill holes set shown herein noted as being 1/2" diameter x 3/4" deep drill holes (circular borings), in concrete, with four stamped directional lines.



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: 12/20/2021

21-181

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

Signed and Sealed on *December 13th, 2021.*