

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.

RESURVEY, LOT SPLITS AND RESIDUAL OF:

PPN 15-077500 Caroline Slapnik and Cynthia L. Radesic 9570 Brakeman Road DEED OF RECORD: Volume 2085, Page 2677

No effort was made in determining the C.L. R/W of Brakeman Road north of this area in this survey

1" iron pin in monument box fd. and used

No effort was made in determining this property line in this survey

3/4" iron pipe fd. and used
810.74' c.&u.
(12 chains 31 links, 812.46' d.)
N 88°41'46" E
1622.94' total C.L. d./c.)

PPN 15-022300
Richard Edelsky and
Joyce Edelsky
Volume 696, Page 110
9456 Brakeman Road

Ancient barbed wire fence line fd. and used as evidence in determining the property line

1 1/4" iron pipe fd. south 3.84', west 0.10', 30.15' from C.L. (MP, not on R/W) 5/8" iron pin set

3.694 ACRE LOT SPLIT

3.556 acres exclusive of R/W
PPN 15-077500
Caroline Slapnik and
Cynthia L. Radesic
Volume 2085, Page 2677
Min. graphic setback line (see Zoning Information)
N 88°41'46" E

3.699 ACRE LOT SPLIT

3.561 acres exclusive of R/W
PPN 15-077500
Caroline Slapnik and
Cynthia L. Radesic
Volume 2085, Page 2677
Min. graphic setback line (see Zoning Information)
N 88°41'46" E

3.703 ACRE LOT SPLIT

3.565 acres exclusive of R/W
PPN 15-077500
Caroline Slapnik and
Cynthia L. Radesic
Volume 2085, Page 2677
Min. graphic setback line (see Zoning Information)
N 88°41'46" E

3.708 ACRE RESIDUAL PARCEL

3.570 acres exclusive of R/W
PPN 15-077500
Caroline Slapnik and
Cynthia L. Radesic
Volume 2085, Page 2677
9570 Brakeman Road
N 88°41'46" E

11.227 ACRE LOT SPLIT

10.925 acres exclusive of R/W
PPN 15-077500
Caroline Slapnik and
Cynthia L. Radesic
Volume 2085, Page 2677
N 88°41'46" E

PPN 15-014000
Lawrence L. Chapman and
Geraldine Chapman, Trustees
Volume 1045, Page 160,
Parcel No. 5
9671 Old State Road
N 00°23'12" W

No effort was made in determining this property line in this survey
5/8" iron pin with cap bearing "SH&A 6763" fd. and used for
166.25' c.
33.76' c.
200.01' c.
566.27' c.

567.38' c.&u.
(567.30' SCHWARTZ p.)
1133.65' total c.

Angle point
5/8" iron pin fd. BCO and used

PPN 15-703600
Hambden Township Board
of Trustees
Volume 1925, Page 3200
13860 GAR Highway
N 00°50'20" W



REFERENCES

*The 1957-1958 State of Ohio Department of Highways Improvement Plans for Brakeman Road, Thompson Road, Geauga County, Thompson and Hambden Townships, County Road No. 22, Section A, Project S-275(2) & S-452(2), filed as CH-0007-A-H-THOMPSON ROAD 1958 PLANS (ALSO CH-0022-A-BRAKEMAN ROAD).pdf in the GCER.
*The September, 2003 survey prepared by J. Arthur Temple, Registered Surveyor No. 4761, recorded in INST 200300679733, Volume 1706, Page 258 of GCRD.
*The May 31st, 2012 survey prepared by Rudy E. Schwartz, Registered Professional Surveyor No. 7193, recorded in INST 201200842953, Volume 1925, Page 3200 of GCRD, filed as HAM_00228_PLAT1.pdf in the GCER.

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

Situated in The	Month:	Page:
Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot 19, Bond Tract, within said Township, and Township 9N, Range 7W in the Connecticut Western Reserve.	February	ONE
Survey for:	Year:	ONE
Petersen & Petersen, Caroline Slapnik and Cynthia L. Radesic	2022	

Checked on February 22nd, 2022 by RLK

TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18



GRAPHIC SCALE: 1 inch equals 100 feet

○ -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
fd. -Denotes found monument u. -Denotes used measurement
PPN -Denotes permanent parcel number R -Denotes property line
C / C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
BCO -Denotes monument found bent, coned and observed
POB -Denotes point of beginning MP -Denotes "measured perpendicularly"
aka -Denotes "also known as" fka -Denotes "formerly known as"
FB -Denotes "field book" TR -Denotes "Township Road"
CH -Denotes "County Highway"
GCRD -Denotes "Gauga County Records and Deeds"
GCER -Denotes "Gauga County Engineer's Records"
SCHWARTZ -Denotes the Rudy E. Schwartz survey (see References)

ZONING INFORMATION

R-1 Residential Zoning District
Minimum lot area: tree (3) acres.
Principal:
Front yard: 100 feet Each side yard: 30 feet Rear yard: 50 feet
Accessory:
Front yard: 100 feet Each side yard: 20 feet Rear yard: 20 feet
Lot Coverage: ten (10) percent.
Richard Acquaviva, Zoning Inspector
13887 GAR Hwy
Chardon, OH 44024
Phone: (440)286-4364, Ext. 4.
Email: zoning@hambdentownship.com

ZONING APPROVAL

This resurvey, lot splits and residual complies with the applicable Hambden Township Zoning Resolution.

This _____ day of _____, 2022.

and is accepted by:

Signed _____
Printed Richard Acquaviva,
Hambden Township Zoning Inspector

ENGINEER'S APPROVAL

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

By: SJM Date: 03/03/2022
22-030

SURVEYOR'S CERTIFICATION

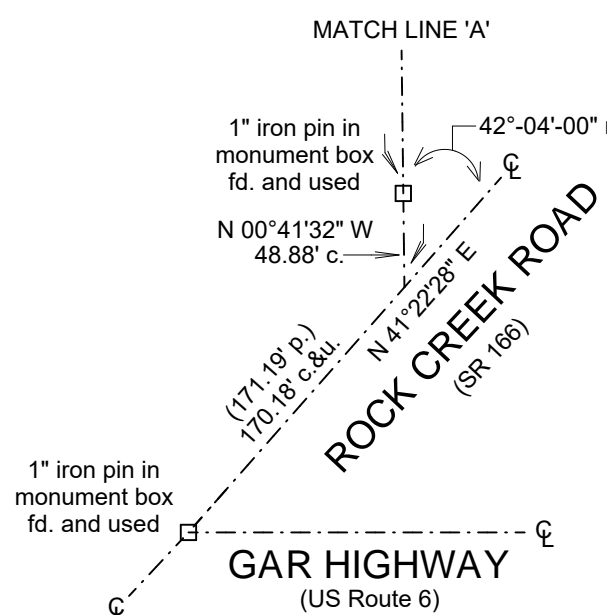
I certify to:
Petersen & Petersen, Caroline Slapnik and Cynthia L. Radesic

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



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

Signed and sealed on this
21st day of February, 2022



DBK MAP 1195 2022



D.B. Kosie
& Associates
Professional Land Surveying
 11040 Madison Road
 Montville, Ohio 44064
 (440) 286-2131
 Fax (440) 968-3578
 www.dbksurveys.com

3.694 ACRE LOT SPLIT

0.138 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 15-077500, Caroline Slapnik and Cynthia L. Radesic, Volume 2085, Page 2677 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot 19, Bond Tract, within said Township, and Township 9N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Brakeman Road (also known as being North and South Road, North and South Center Road, Leroy Road, CH 22, 60 feet wide) and Rock Creek Road (State Route 166), located North 41°22'28" East, 170.18 feet from a 1" iron pin in a monument box found at the centerline intersection of Rock Creek Road and GAR Highway (United States Route 6).

Thence North 00°41'32" West, along the centerline of said Brakeman Road, passing through a 1" iron pin in a monument box found at 48.88 feet, a total distance of 951.85 feet to the northeasterly corner of PPN 15-014550 as conveyed to Francis R. Janek, Jr., recorded in Volume 2043, Page 1263 of GCRD.

Thence North 00°41'32" West, continuing along said centerline, 549.07 feet to a 1" iron pin in a monument box found at an angle point therein, located 1500.92 feet from the aforesaid centerline intersection of Brakeman Road and Rock Creek Road.

Thence North 00°40'45" West, continuing along said centerline, 490.20 feet to the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 88°41'46" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 805.13 feet to 5/8" iron pin set at the southwesterly corner thereof, on an easterly line of PPN 15-014000, as conveyed to Lawrence L. Chapman and Geraldine Chapman, Trustees, recorded in Volume 1045, Page 160, Parcel No. 5 of GCRD.

22-030

3.694 ACRE LOT SPLIT (continued)

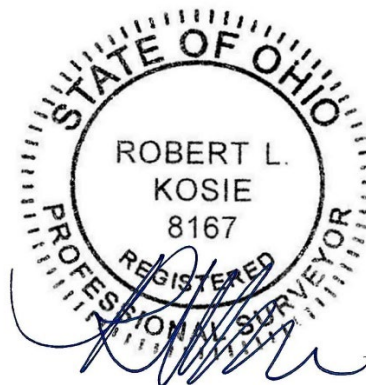
Thence North 00°23'12" West, along said easterly line of Chapman's land, 200.01 feet to a 3/4" iron pipe found at a northeasterly corner thereof, on the southerly line of PPN 15-022300 as conveyed to Richard Edelinsky and Joyce Edelinsky, recorded in Volume 696, Page 110 of GCRD, being the northwesterly corner of the parcel herein described.

Thence North 88°41'46" East, along said southerly line of Edelinsky's land, passing through a 5/8" iron pin set at 774.11 feet, a total distance of 804.11 feet to the southeasterly corner thereof, on the centerline of the aforesaid Brakeman Road, being the northeasterly corner of the parcel herein described.

Thence South 00°40'45" East, along said centerline, a frontage distance of 200.00 feet to **The Principal Place of Beginning of this Survey** and containing 3.694 acres of land, of which, 0.138 acres are within the R/W of said Brakeman Road, leaving 3.556 acres exclusive of said R/W, surveyed in March of 2022 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). Distances are based on US Foot conversion with decimal parts. 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 3.694 acres of land from PPN 15-077500 as conveyed to Caroline Slapnik and Cynthia L. Radesic, recorded in Volume 2085, Page 2677 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".



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: SJM Date: 03/03/2022

22-030

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

Signed and Sealed on February 23rd, 2022



3.699 ACRE LOT SPLIT

0.138 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 15-077500, Caroline Slapnik and Cynthia L. Radesic, Volume 2085, Page 2677 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot 19, Bond Tract, within said Township, and Township 9N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Brakeman Road (also known as being North and South Road, North and South Center Road, Leroy Road, CH 22, 60 feet wide) and Rock Creek Road (State Route 166), located North $41^{\circ}22'28''$ East, 170.18 feet from a 1" iron pin in a monument box found at the centerline intersection of Rock Creek Road and GAR Highway (United States Route 6).

Thence North $00^{\circ}41'32''$ West, along the centerline of said Brakeman Road, passing through a 1" iron pin in a monument box found at 48.88 feet, a total distance of 951.85 feet to the northeasterly corner of PPN 15-014550 as conveyed to Francis R. Janek, Jr., recorded in Volume 2043, Page 1263 of GCRD.

Thence North $00^{\circ}41'32''$ West, continuing along said centerline, 549.07 feet to a 1" iron pin in a monument box found at an angle point therein, located 1500.92 feet from the aforesaid centerline intersection of Brakeman Road and Rock Creek Road.

Thence North $00^{\circ}40'45''$ West, continuing along said centerline, 290.20 feet to the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South $88^{\circ}41'46''$ West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 806.15 feet to 5/8" iron pin set at the southwesterly corner thereof, on an easterly line of PPN 15-014000, as conveyed to Lawrence L. Chapman and Geraldine Chapman, Trustees, recorded in Volume 1045, Page 160, Parcel No. 5 of GCRD.

22-030

3.699 ACRE LOT SPLIT (continued)

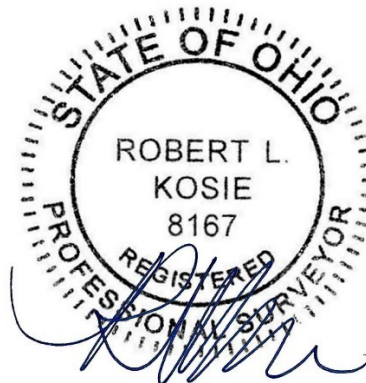
Thence North 00°23'12" West, along said easterly line of Chapman's land, 200.01 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

Thence North 88°41'46" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 775.13 feet, a total distance of 805.13 feet to the northeasterly corner thereof, on the centerline of the aforesaid Brakeman Road.

Thence South 00°40'45" East, along said centerline, a frontage distance of 200.00 feet to **The Principal Place of Beginning of this Survey** and containing 3.699 acres of land, of which, 0.138 acres are within the R/W of said Brakeman Road, leaving 3.561 acres exclusive of said R/W, surveyed in March of 2022 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). Distances are based on US Foot conversion with decimal parts. 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 3.699 acres of land from PPN 15-077500 as conveyed to Caroline Slapnik and Cynthia L. Radesic, recorded in Volume 2085, Page 2677 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".



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: SJM Date: 03/03/2022

22-030

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

Signed and Sealed on

February 23rd, 2022



3.703 ACRE LOT SPLIT

0.138 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 15-077500, Caroline Slapnik and Cynthia L. Radesic, Volume 2085, Page 2677 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot 19, Bond Tract, within said Township, and Township 9N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Brakeman Road (also known as being North and South Road, North and South Center Road, Leroy Road, CH 22, 60 feet wide) and Rock Creek Road (State Route 166), located North $41^{\circ}22'28''$ East, 170.18 feet from a 1" iron pin in a monument box found at the centerline intersection of Rock Creek Road and GAR Highway (United States Route 6).

Thence North $00^{\circ}41'32''$ West, along the centerline of said Brakeman Road, passing through a 1" iron pin in a monument box found at 48.88 feet, a total distance of 951.85 feet to the northeasterly corner of PPN 15-014550 as conveyed to Francis R. Janek, Jr., recorded in Volume 2043, Page 1263 of GCRD.

Thence North $00^{\circ}41'32''$ West, continuing along said centerline, 549.07 feet to a 1" iron pin in a monument box found at an angle point therein, located 1500.92 feet from the aforesaid centerline intersection of Brakeman Road and Rock Creek Road.

Thence North $00^{\circ}40'45''$ West, continuing along said centerline, 90.20 feet to the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South $88^{\circ}41'46''$ West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 807.18 feet to 5/8" iron pin set at the southwesterly corner thereof, on an easterly line of PPN 15-703600 as conveyed to the Hambden Township Board of Trustees (HTBT), recorded in Volume 1925, Page 3200 of GCRD.

22-030

3.703 ACRE LOT SPLIT (continued)

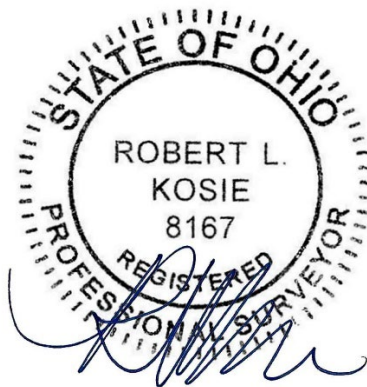
Thence North 00°23'12" West, along said easterly line of the HTBT parcel, along an easterly line of PPN 15-014000 as conveyed to Lawrence L. Chapman and Geraldine Chapman, Trustees, recorded in Volume 1045, Page 160, Parcel No. 5 of GCRD, passing through a 5/8" iron pin with cap bearing "SH&A 6763" found at 33.76 feet, a total distance of 200.01 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

Thence North 88°41'46" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 776.15 feet, a total distance of 806.15 feet to the northeasterly corner thereof, on the centerline of the aforesaid Brakeman Road.

Thence South 00°40'45" East, along said centerline, a frontage distance of 200.00 feet to **The Principal Place of Beginning of this Survey** and containing 3.703 acres of land, of which, 0.138 acres are within the R/W of said Brakeman Road, leaving 3.565 acres exclusive of said R/W, surveyed in March of 2022 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). Distances are based on US Foot conversion with decimal parts. 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 3.703 acres of land from PPN 15-077500 as conveyed to Caroline Slapnik and Cynthia L. Radesic, recorded in Volume 2085, Page 2677 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 *February 23rd, 2022*

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: SJM Date: 03/03/2022

22-030



3.708 ACRE RESIDUAL PARCEL

0.138 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 15-077500, Caroline Slapnik and Cynthia L. Radesic, Volume 2085, Page 2677 of Geauga County Records and Deeds (GCRD). 9570 Brakeman Road.

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot 19, Bond Tract, within said Township, and Township 9N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Brakeman Road (also known as being North and South Road, North and South Center Road, Leroy Road, CH 22, 60 feet wide) and Rock Creek Road (State Route 166), located North $41^{\circ}22'28''$ East, 170.18 feet from a 1" iron pin in a monument box found at the centerline intersection of Rock Creek Road and GAR Highway (United States Route 6).

Thence North $00^{\circ}41'32''$ West, along the centerline of said Brakeman Road, passing through a 1" iron pin in a monument box found at 48.88 feet, a total distance of 951.85 feet to the northeasterly corner of PPN 15-014550 as conveyed to Francis R. Janek, Jr., recorded in Volume 2043, Page 1263 of GCRD.

Thence North $00^{\circ}41'32''$ West, continuing along said centerline, 439.27 feet to the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, located 1391.12 feet from the aforesaid centerline intersection of Brakeman Road and Rock Creek Road.

Thence South $88^{\circ}41'46''$ West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 808.22 feet to 5/8" iron pin set at the southwesterly corner thereof, on an easterly line of PPN 15-703600 as conveyed to the Hambden Township Board of Trustees (HTBT), recorded in Volume 1925, Page 3200 of GCRD.

Thence North $00^{\circ}23'12''$ West, along said easterly line of the HTBT parcel, 200.01 feet to a 5/8" iron pin set, being the northwesterly corner of the parcel herein described, referenced by

22-030

3.708 ACRE RESIDUAL PARCEL (contuied)

a 5/8" iron pin with cap bearing "SH&A 6763" found North 00°23'12" West, 33.76 feet therefrom.

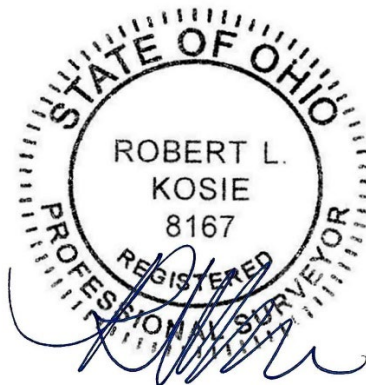
Thence North 88°41'46" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 777.18 feet, a total distance of 807.18 feet to the northeasterly corner thereof, on the centerline of the aforesaid Brakeman Road.

Thence South 00°40'45" East, along said centerline, a frontage distance (in part) of 90.20 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence South 00°41'32" East, continuing along said centerline, a frontage distance (in part) of 109.80 feet to **The Principal Place of Beginning of this Survey** and containing 3.708 acres of land, of which, 0.138 acres are within the R/W of said Brakeman Road, leaving 3.570 acres exclusive of said R/W, surveyed in March of 2022 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). Distances are based on US Foot conversion with decimal parts. 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 the land remaining in PPN 15-077500 as conveyed to Caroline Slapnik and Cynthia L. Radesic, recorded in Volume 2085, Page 2677 of GCRD after an 11.227 acre, 3.703 acre, 3.699 acre, and a 3.694 acre division therefrom.

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: SJM Date: 03/03/2022

22-030

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

Signed and Sealed on February 23rd, 2022



D.B. Kosie
& Associates
Professional Land Surveying
 11040 Madison Road
 Montville, Ohio 44064
 (440) 286-2131
 Fax (440) 968-3578
www.dbksurveys.com

11.227 ACRE LOT SPLIT

0.302 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 15-077500, Caroline Slapnik and Cynthia L. Radesic, Volume 2085, Page 2677 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot 19, Bond Tract, within said Township, and Township 9N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Brakeman Road (also known as being North and South Road, North and South Center Road, Leroy Road, CH 22, 60 feet wide) and Rock Creek Road (State Route 166), located North 41°22'28" East, 170.18 feet from a 1" iron pin in a monument box found at the centerline intersection of Rock Creek Road and GAR Highway (United States Route 6).

Thence North 00°41'32" West, along the centerline of said Brakeman Road, passing through a 1" iron pin in a monument box found at 48.88 feet, a total distance of 951.85 feet to the northeasterly corner of PPN 15-014550 as conveyed to Francis R. Janek, Jr., recorded in Volume 2043, Page 1263 of GCRD, being a southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 89°35'07" West, along the northerly line of said Janek's land, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 312.46 feet to a 5/8" iron pin set at the northwesterly corner thereof.

Thence South 00°44'04" East, along the westerly line of said Janek's land, 279.00 feet to a 5/8" iron pin with cap bearing "Temple 4761" found at the southwesterly corner thereof, at a northeasterly corner of PPN 15-703600 as conveyed to the Hambden Township Board of Trustees (HTBT), recorded in Volume 1925, Page 3200 of GCRD, being a southeasterly corner of the parcel herein described.

Thence South 89°35'07" West, along a northerly line of the said HTBT parcel, 496.76 feet to a 3/4" iron pipe found at the southwesterly corner of the parcel herein described.

22-030

11.227 ACRE LOT SPLIT (continued)

Thence North 00°50'20" West, along an easterly line of the said HTBT parcel, 372.11 feet to a 5/8" iron pin found bent, coned and observed at an angle point therein.

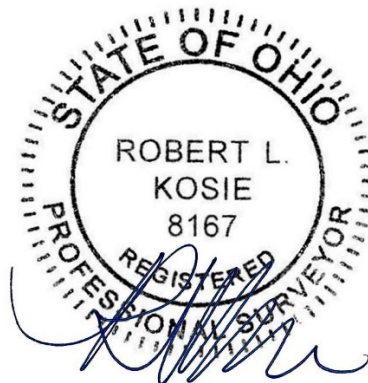
Thence North 00°23'12" West, along an easterly line of the said HTBT parcel, 333.61 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

Thence North 88°41'46" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 778.22 feet, a total distance of 808.22 feet to the northeasterly corner thereof, on the centerline of the aforesaid Brakeman Road.

Thence South 00°41'32" East, along said centerline, a frontage distance of 439.27 feet to **The Principal Place of Beginning of this Survey** and containing 11.227 acres of land, of which, 0.302 acres are within the R/W of said Brakeman Road, leaving 10.925 acres exclusive of said R/W, surveyed in March of 2022 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). Distances are based on US Foot conversion with decimal parts. 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 11.227 acres of land from PPN 15-077500 as conveyed to Caroline Slapnik and Cynthia L. Radesic, recorded in Volume 2085, Page 2677 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 *February 23rd, 2022*

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: SJM Date: 03/03/2022

22-030