

● - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set found and used unless otherwise noted
○ - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set found and used unless otherwise noted
PPN - Denotes permanent parcel number c. - Denotes calculated measurement r. - Denotes record measurement d. - Denotes deed measurement p. - Denotes plat measurement fd. - Denotes found monument u. - Denotes used measurement
C/L - Denotes centerline R/W - Denotes right-of-way (margin) L₂ - Denotes lot line R - Denotes property line
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" B&O - Denotes The Baltimore and Ohio Railroad Company
—x— - Denotes barbed-wire / barbed-wire fence found on or near property line
Δ - Denotes delta angle R - Denotes radius distance T - Denotes tangent distance L - Denotes length distance
PC - Denotes point of curve PT - Denotes point of tangency PCC - Denotes point of compound curve PRC - Denotes point of reverse curve
PI - Denotes point of angular intersection (vertex) POT - Denotes point on tangency
GCRD - Denotes "Gauga County Records and Deeds"
GCER - Denotes "Gauga County Engineer's Records"
ODOT - Denotes "Ohio Department of Transportation" RR - Denotes "Railroad"



NOTE: Existing property line (old R/W) was originally "Land occupied by slopes and held by adverse possession" as shown on the original B&O RR R/W and Track Map (see References).

MAP OF RESURVEY AND CONSOLIDATION OF LOTS OF

PPN 25-105900, PPN 25-190182,
PPN 25-106000 and 25-105800
Paul Soltis and Katherine M. Soltis
16600 Bundysburg Road

DEED OF RECORD:
Volume 1998, Page 2689,
Parcels 1, 2, 3 and 4

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.

This map of survey prepared by

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

ZONING APPROVAL

This resurvey and consolidation of lots complies with the applicable Parkman Township Zoning Resolution

This _____ day of _____, 2022.

and is accepted by:

Signed _____
Printed John Spelich,
Parkman Township Zoning Inspector

ENGINEER'S APPROVAL

Record Description Reviewed
Gauga County Engineer

Reviewed under the supervision of
Robert L. Kosie, P.S., Ohio #0703

By: SNR Date: 05/02/2022

22-065

SURVEYOR'S CERTIFICATION

I certify to: Paul Soltis and Katherine M. Soltis

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 US Survey Foot Conversion (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.

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



NSPS

DBK MAP 1200 2022

Gauga County Park District (B&O Railroad) Location Information

The centerline and stationing of PPN 25-703905 and PPN 25-703906, Gauga County Park District, Volume 1144, Page 121, formerly the B&O Railroad, et al., as shown on Right-of-Way and Track Map V14.4, Pages 10 and 11, filed as V.114.4-PG10.pdf and V.114.4-PG11.pdf in the GCER, was established by prorating the current field location of original Bridge No. 322 and locations of the following original stone arches found:

1. C.L. RR station 1055+21.1 c.&u. (1055+18.2 RR p.) 143.4' (142' RR p.) - 6' stone arch.
2. C.L. RR station 1055+95.7 c.&u. (1055+95.2 RR p.) 145.4' (150' RR p.) - 3' x 5' stone box and used.
3. C.L. RR station 1059+62.2 RR p.&u. 149.4' (156' RR p.) - 3' x 5' stone box, shown on the 2018 survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Sr., PS 8167, filed as PAR. 00468, PLAT.pdf in the GCER, together with 5/8" iron pins with caps bearing "J.W. DANIEL PS 6222" found and used as the basis of the calculated intersection of Reeves Road, based on the 2014 survey prepared by Jerry W. Daniel.

Registered Surveyor 6222, filed as PAR. 00397, PLAT.pdf in the GCER, noted as having 0.3' initial difference in stationing calculation from original railroad computation, prorated and balanced using least square calculation.

ZONING INFORMATION

R-1 Residential District

Section 402.4 Minimum Lot Area

The minimum lot area shall be 2.5 acres, exclusive of the area in the road right-of-way.

Section 402.5 Minimum Lot Frontage and Width

The minimum lot frontage and width shall be two hundred (200) feet except as follows:

A. Lots on the arc of a permanent cul-de-sac road turnaround:

1. The minimum lot frontage at the front lot line shall be sixty (60) feet.

Section 402.6 Minimum Yard

A. The minimum yards for all buildings, structures, and uses, except accessory buildings, structures, and uses shall be as follows:

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 as follows:
1. Front yard: 75 feet from the road right-of-way
 2. Each side yard: 25 feet
 3. Rear yard: 25 feet

Parkman Zoning
16295 Main Market Rd. (Rt. 422)
West Farmington, Ohio 44491
(440) 548-2904 (Ext #1)

D.B. Kosie & Associates, LLC
Professional Land Surveying



(440) **286-2131**

11040 Madison Road
 Montville, Ohio 44064

www.dbksurveys.com



120.115 TOTAL COMBINED ACRE PARCEL

0.723 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 25-105900, PPN 25-190182, PPN 25-106000 and 25-105800, Paul Soltis and Katherine M. Soltis, Volume 1998, Page 2689, Parcels 1, 2, 3 and 4 of Geauga County Records and Deeds (GCRD). 16600 Bundysburg Road.

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lots 1, 2 and 4, in Section 5 and Original Lot 2, in Section 4 within said Township and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as followed:

Commencing at a 1" iron pin found at the centerline intersection of Reeves Road (Township Road 213, 60 feet wide) and Bundysburg Road (also known as being Parkman - Mesopotamia Road, County Highway 38, 66 feet wide), located North 37°37'35" East, 53.64 feet from a 1" iron pin with a 2" aluminum cap bearing "GCE 8108" found at an angle point on the centerline of said Bundysburg Road.

Thence North 37°37'35" East, along the said centerline of Bundysburg Road, 667.21 feet to the northeasterly corner of PPN 25-105950 as conveyed to Michael P. Soltis and Monique Soltis, recorded in Volume 1970, Page 717 of GCRD, being the most southerly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 61°22'14" West, along the northerly line of said Soltis' land, passing through a 5/8" iron pin set at 33.41 feet, a total distance of 480.26 feet to the northwesterly corner thereof, on the easterly line of PPN 25-121050 as conveyed to Benjamin E. Yoder and Freida Yoder, recorded in Volume 2138, Page 1783 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°44'21" West, along said easterly line of Yoder's land 1366.28 feet to a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found at the northeasterly corner thereof.

Thence South 89°02'44" West, along a northerly line of said Yoder's land, along a northerly line of PPN 25-190839 as conveyed to Chester R. Yoder and Nancy Yoder, recorded in

120.115 TOTAL COMBINED ACRE PARCEL (combined)

Volume 2138, Page 1768, along the northerly line of PPN 25-190838 as conveyed to Marty I. Schmucker and Sarah Ann Schmucker, recorded in Volume 2138, Page 1753, and along a northerly line of PPN 25-190771 as conveyed to Daniel E. Yoder and Clara Yoder, recorded in Volume 2138, Page 1796 of ACRD, a total distance of 2963.81 feet to a 3/4" iron pipe found at the northwesterly corner thereof, on an easterly line of PPN 25-190669 as conveyed to Noah A. Miller and Rebecca B. Miller, recorded in Volume 2051, Page 1874 of ACRD, being a southwesterly corner of the parcel herein described.

Thence North 00°49'40" West, along said easterly line of Miller's land, 538.01 feet to a 5/8" iron pin set at the northeasterly corner thereof, on a southerly line of PPN 25-028510 as conveyed to John D. Byler and Laura R. Byler, recorded in Volume 2065, Page 1353 of GCRD, being a northwesterly corner of the parcel herein described and referenced by a 5/8" iron pin with cap bearing "O'HARA 7995" found north 0.01' feet and east 0.66 feet (North 88°46'31" East, 0.66 feet) therefrom.

Thence North 88°46'31" East, along said southerly line of Byler's land, passing through said reference pin found at 0.66 feet, a total distance of 796.41 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at an angle point therein.

Thence North 48°41'30" East, along a southeasterly line of said Byler's land, 578.49 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at an angle point therein.

Thence North 66°05'14" East, along a southeasterly line of said Byler's land, 286.44 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at an angle point therein.

Thence North 39°03'40" East, along a southeasterly line of said Byler's land, 821.32 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at a northeasterly corner thereof, on the southwesterly side of PPN 25-703905 as conveyed to Geauga County Park District, recorded in Volume 1144, Page 121, Parcels 2,4,6,7, in part (Parcels 1-19, Inclusive), being the most northerly corner of the parcel herein described.

Thence along the southwesterly side of the said Geauga Park District parcel, the following thirteen (13) courses:

- 1.) Thence South 42°36'40" East, 31.18 feet to a 5/8" iron pin set at an angle point therein.
- 2.) Thence South 21°00'22" East, 85.17 feet to a 5/8" iron pin set at an angle point therein.
- 3.) Thence South 49°00'57" East, 182.72 feet to a 5/8" iron pin set at an angle point therein.
- 4.) Thence South 86°27'07" East, 62.49 feet to a 5/8" iron pin set at a point of curve therein.
- 5.) Thence along said curve, deflecting to the left, having a chord bearing of South 61°15'04" East, a delta angle of 16°13'11", a radius of 1960.00 feet, and a chord

120.115 TOTAL COMBINED ACRE PARCEL (combined)

distance of 553.00 feet, a total length distance of 554.85 feet to a 5/8" iron pin set at a point of tangency therein.

- 6.) Thence South 68°36'19" East, 164.05 feet to a 5/8" iron pin set at an angle point therein.
- 7.) Thence South 71°45'43" East, 103.50 feet to a 5/8" iron pin set at an angle point therein.
- 8.) Thence South 86°22'14" East, 123.31 feet to a 5/8" iron pin set at a point of curve therein.
- 9.) Thence along said curve, deflecting to the left, having a chord bearing of South 81°41'35" East, a delta angle of 01°59'13", a radius of 1960.00 feet, and a chord distance of 67.97 feet, a total length distance of 67.97 feet to a 5/8" iron pin set at a point of tangency therein.
- 10.) Thence South 82°24'34" East, 388.92 feet to a 5/8" iron pin set at a point of curve therein.
- 11.) Thence along said curve, deflecting to the right, having a chord bearing of South 69°49'59" East, a delta angle of 25°08'17", a radius of 666.78 feet, and a chord distance of 290.20 feet, a total length distance of 292.55 feet to a 5/8" iron pin set at a point of tangency therein.
- 12.) Thence South 41°13'57" East, 104.03 feet to a 5/8" iron pin set at an angle point therein.
- 13.) Thence South 56°28'09" East, 64.89 feet to a 5/8" iron pin set at a northwesterly corner of PPN 25-009622 as conveyed Elmer Yoder, Dan Yoder, Raymond E. Yoder and Ella D. Yoder, recorded in Volume 1958, Page 84 of ACRD, being the northeasterly corner of the parcel herein described.

Thence South 00°15'41" East, along a westerly line of said Yoder's land, passing through a 5/8" iron pin set at 200.36 feet, a total distance of 1138.02 feet to a 3/4" iron pipe found at an angle point therein.

Thence South 26°47'40" East, along a westerly line of said Yoder's land, 96.76 feet to a 3/4" iron pipe found at the most northerly corner of PPN 25-123100 as conveyed to Owen E. Mullet, Florence B. Mullet, Michael J. Yutzy and Nancy O. Yutzy (MY), recorded in Volume 2068, Page 3362, Parcel 1 of GCRD, being a southeasterly corner of the property herein described.

Thence South 32°49'02" West, along the northwesterly line of the MY parcel, and also along the northwesterly line of PPN 25-123000 as conveyed to as conveyed to Owen E. Mullet, Florence B. Mullet, Michael J. Yutzy and Nancy O. Yutzy (MY2), recorded in Volume 2068, Page 3362, Parcel 2 of GCRD, a total distance of 326.08 feet to a 1" iron pin found at the most westerly corner thereof.

Thence South 51°45'54" East, along the southwesterly line of the said MY2 parcel, passing through a 5/8" iron pin set at 158.10 feet, a 1" iron pipe found at 169.06 feet, a total distance

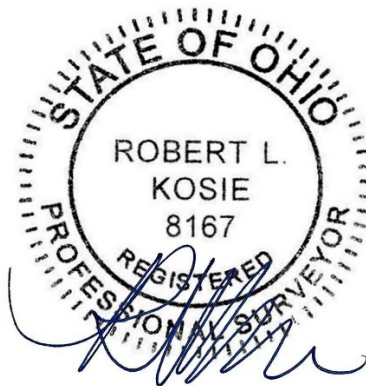
120.115 TOTAL COMBINED ACRE PARCEL (combined)

of 191.10 feet to the most southerly corner thereof, on the centerline of the aforesaid Bundysburg Road, being a southeasterly corner of the parcel herein described.

Thence South 37°37'35" West, along said centerline, passing through a 1" iron pin found at 371.80 feet, a total frontage distance of 951.25 feet to **The Principal Place of Beginning of this Survey** and containing 120.115 acres of land, of which, 0.723 acres are within the R/W of said Bundysburg Road, leaving 119.392 acres of land exclusive of said R/W, surveyed in May of 2022 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, easements, restrictions and encumbrances.

The intent of this survey is to more accurately describe and combine PPN 25-105900, PPN 25-190182, PPN 25-106000 and 25-105800 as conveyed to Paul Soltis and Katherine M. Soltis, recorded in Volume 1998, Page 2689, Parcels 1, 2, 3 and 4 of GCRD. Known as being 16600 Bundysburg 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 *May 9th, 2022*

Record Description Reviewed
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 05/02/2022

22-065