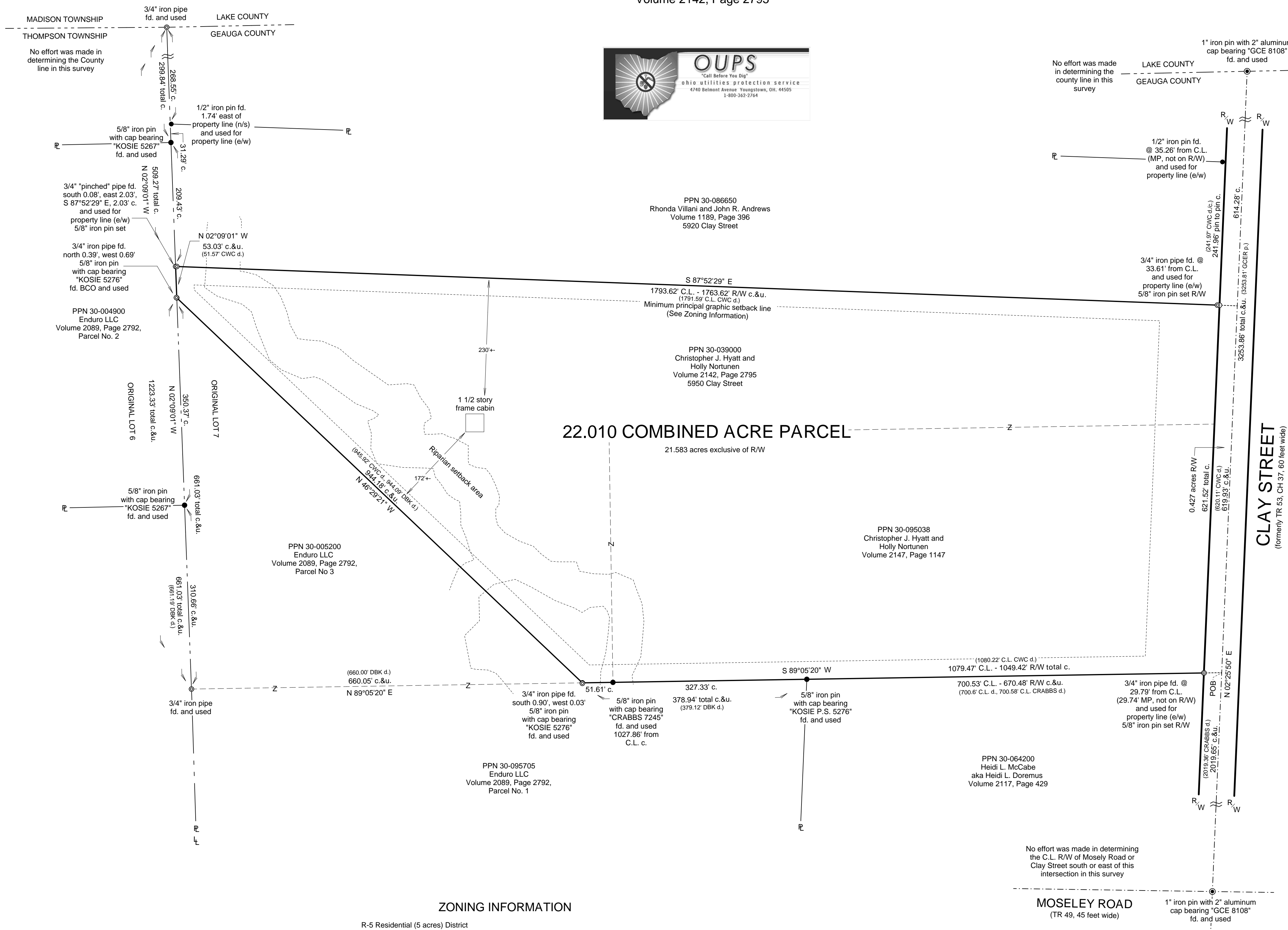
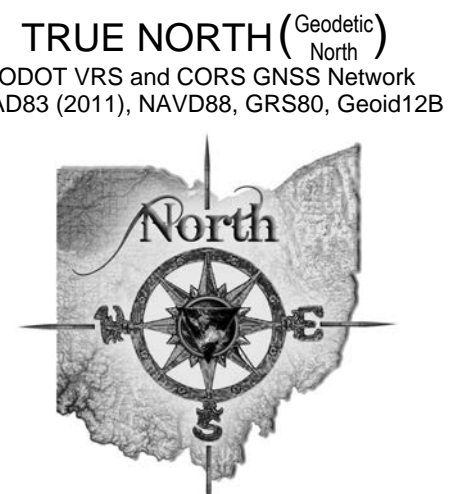


DEED OF RECORD:
Volume 2147, Page 1147 and
Volume 2142, Page 2795



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.



O -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin
 (#5 bar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
 c. -Denotes calculated measurement r. -Denotes record measurement
 d. -Denotes dead measurement p. -Denotes plot measurement
 o. -denotes observed measurement u. -Denotes used measurement
 m. -Denotes measured distance
 PPN -Denotes permanent parcel number INST -Denotes instrument number
 DN -Denotes document number AFW -Denotes automatic fire weight
 q./C.L. -Denotes centerline R/N -Denotes right-of-way (margin)
 -Denotes lot 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"
 GCD -Denotes "Gaugau County Deeds"
 GCDR -Denotes "Gaugau County Records"
 GCDR -Denotes "Gaugau County Engineers' Records"



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: 03/28/2022

22-045

I certify to: Christopher J. Hyatt and Holly Nortuner

I, the undersigned, have read and understand the foregoing and agree 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 Surveyors in the State of Ohio. The bearings shown herein are based on the True Meridian, and the distances are based on the NAD83 (2011), NAVD88, GR850, GEOID18. Distances are based on US Survey Foot Conversion (feet with decimal parts). After the certification is rendered only to those parties, persons or entities who are named in the plat, the plat shall be void. 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 herein. The undersigned has not been provided a Title Examination and this Survey is based on the information provided to the undersigned and the undersigned is not aware of any other documents that may affect the surveyed premises that would be required 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 8167

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

**NSPS**

R-5 Residential (5 acres) District

403.5 Minimum Lot Frontage
The minimum lot frontage shall be three hundred (300) feet. The minimum lot frontage for a lot located on the arc of a permanent cul-de-sac shall be sixty (60) feet.

403.6 Minimum Lot Width
The minimum lot width shall be three hundred (300) feet.

403.7 Minimum Yards

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

- 1. Front yard: 100 feet from the road right-of-way
- 2. Each side yard: 30 feet
- 3. Rear yard: 30 feet

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

- 1. Front yard: 100 feet from the road right-of-way
- 2. Each side yard: 20 feet
- 3. Rear yard: 15 feet

C. Minimum side yard for corner lots

- 1. On a corner lot the principal building and its accessory buildings shall be required to have the same side yard from all road right-of-way lines as is required for the front yard

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

This _____ day of _____, 2022.

and is accepted by:

Signed _____

Printed Ken Walsh,
Township Zoning Inspector

The undated survey prepared by Delmar B. Kosie, Registered Surveyor 5276, recorded in Volume 2117, Page 429 of GCRD.

The undated survey prepared by Cosletz- Woods Consultants, Inc., recorded in Volume 2142, Page 2795 of GCRD.

The June 20th, 1975 survey prepared by Cosletz- Woods Consultants, Inc., recorded in Volume 1189, Page 396 of GCRD.

The undated survey prepared by Delmar B. Kosie and Associates, Delmar B. Kosie, Registered Surveyor No. 5276, filed as '485 1997 Berry Survey West Side' in house

The undated survey prepared by Delmar B. Kosie and Associates, Delmar B. Kosie, Registered Surveyor No. 5276, recorded in Volume 2089, Page 2792 of GCRD

The 050 survey prepared by Timothy E. Stocker, P.S. 7245 Grants Surveying order 1977, recorded in Volume 1278, Page 160 of GCRD.

The March, 2006 Road Improvement plans prepared by Robert L. Phillips, Registered Professional Engineer 63537, filed as "CH-0037-R-N-C-LY STREET 2006 PLANS" in 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

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



22.010 COMBINED ACRE PARCEL

0.427 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 30-095038 and PPN 30-039000, Christopher J. Hyatt and Holly Nortunen, Volume 2147, Page 1147 and Volume 2142, Page 2795 of Geauga County Records and Deeds (GCRD).
5950 Clay Street.

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 7 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin with a 2" aluminum cap bearing "GCE 8108" found at the centerline intersection of Clay Street (formerly TR 53, CH 37, 60 feet wide) and Moseley Road (TR 49, 45 feet wide).

Thence North 02°25'50" East, along the centerline of said Clay Street 2019.65 feet to the northeasterly corner of PPN 30-064200 as conveyed to Heidi L. McCabe, aka Heidi L. Doremus (MCCDOR), recorded in Volume 2117, Page 429 of GCRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 89°05'20" West, along the northerly line of the said MCCDOR parcel, passing through a 3/4" iron pipe found at 29.79 feet, a 5/8" iron pin set at 30.00 feet, a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found at 700.53 feet and a 5/8" iron pin with cap bearing "CRABBS 7245" found at 1027.86 feet, a total distance of 1079.47 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found at the southeasterly corner of PPN 30-005200 as conveyed to Enduro LLC, recorded in Volume 2089, Page 2792, Parcel No 3 of GCRD, at an angle point therein, referenced by a 3/4" iron pipe found south 0.90 feet and west 0.03 feet therefrom, being the southwesterly corner of the parcel herein described.

Thence North 46°29'21" West, along the northeasterly line of the said Enduro LLC parcel, 944.18 feet to a 5/8" iron pin with cap bearing "KOSIE 5276" found bent, coned and observed at the most northerly corner thereof, at an angle point therein, on the easterly line of PPN 30-004900 as conveyed to Enduro LLC, recorded in Volume 2089, Page 2792, Parcel No. 2 of GCRD, being a northwesterly corner of the parcel herein described.

22.010 COMBINED ACRE PARCEL (continued)

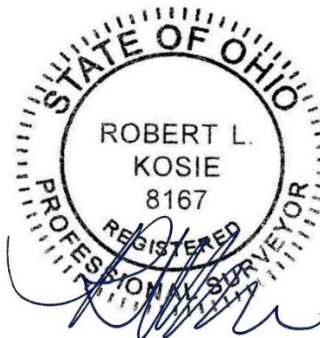
Thence North 02°09'01" West, along the easterly line of the said Enduro LLC parcel, 53.03 feet to a 5/8" iron pin set at the southwesterly corner of PPN 30-086650 as conveyed to Rhonda Villani and John R. Andrews (VILAND), recorded in Volume 1189, Page 396 of GCRD, being a northwesterly corner of the parcel herein described and referenced by a 3/4" iron pipe found south 0.08 feet and east 2.03 feet (South 87°52'29" East, 2.03 feet) therefrom.

Thence South 87°52'29" East, along the southerly line of the said VILAND parcel, passing through the said 3/4" iron reference pipe at 2.03 feet, a 3/4" iron pipe found at 1760.01 feet, and a 5/8" iron pin set at 1763.62 feet, a total distance of 1793.62 feet to the southeasterly corner thereof, on the centerline of the aforesaid Clay Street, being the northeasterly corner of the parcel herein described.

Thence South 02°25'50" West, along said centerline, a frontage distance of 619.93 feet to **The Principal Place of Beginning of this Survey** and containing 22.010 acres of land, of which, 0.427 acres are within the R/W of said Clay Street, leaving 21.583 acres of land exclusive of said R/W, surveyed in March 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 30-039000 as conveyed to Christopher J. Hyatt and Holly Nortunen, recorded in Volume 2142, Page 2795 together with PPN 30-095038 as conveyed to Christopher J. Hyatt and Holly Nortunen, recorded in Volume 2147, Page 1147 of GCRD. Known as being 5950 Clay 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".



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167
Signed and Sealed on March 26th, 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: SNR Date: 03/28/2022
22-045