

MAP OF RESURVEY AND LOT SPLIT OF  
PPN 10-056400  
Geauga County Farm Bureau Cooperative Association  
DEED OF RECORD:  
Volume 260, Page 515

PAGE INDEX

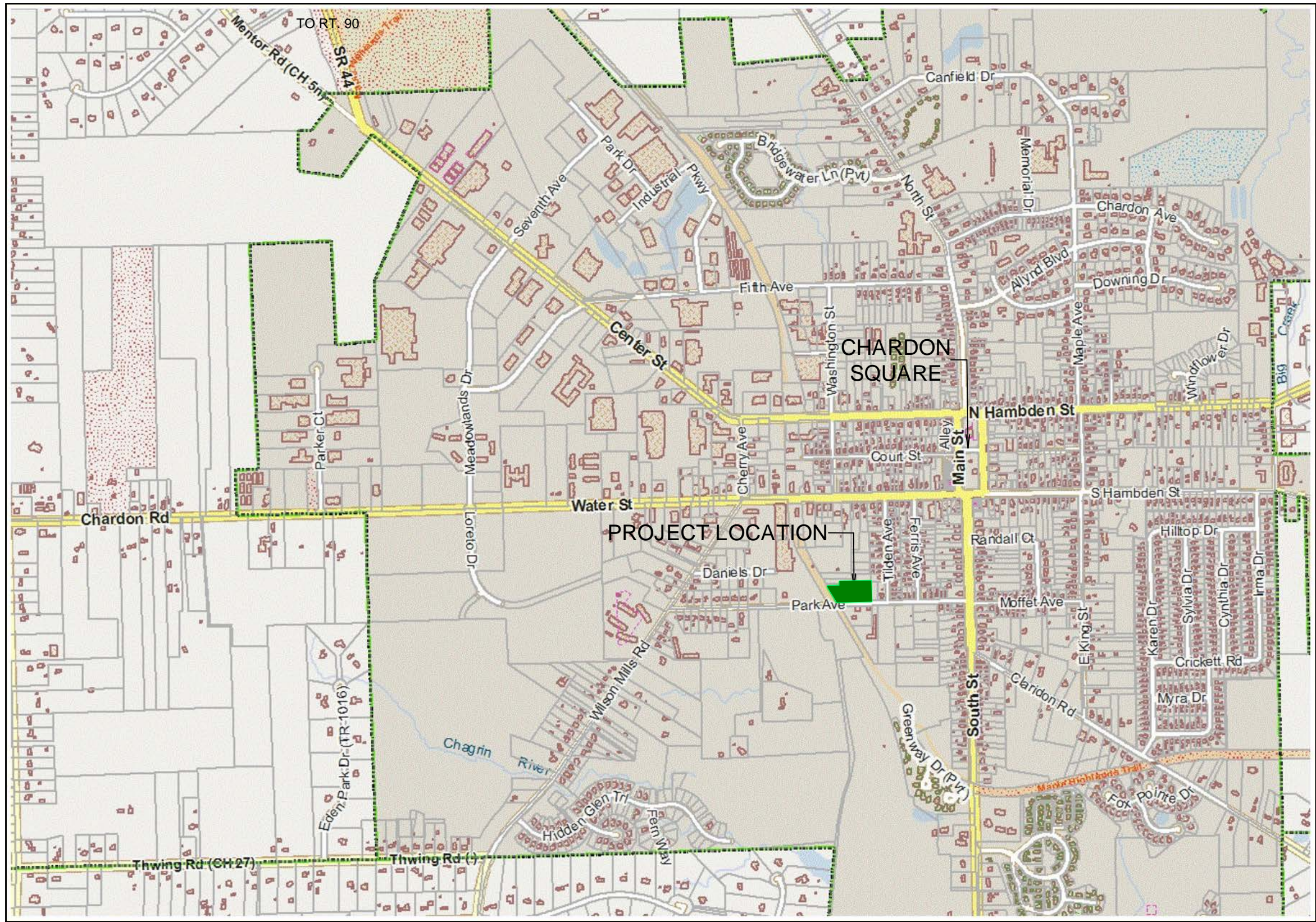
Page One	Title Page (this page)
Page Two	Boundary Resurvey and Lot Split

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



SCALE: 1 inch equals 1200 feet

VICINITY MAP



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

Situated in The	Month:	Page:
Situated in the City of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Village Lots 72, 73, 106, 107 and 108, Tract Three, within said City, and Township 9, Range 8 in the Connecticut Western Reserve.	April	ONE
	Year:	TWO
Survey for:	JM Property Investment LLC, John M. Mauter, Four Seasons Construction and Roofing Inc., Daniel Anderson and Geauga County Farm Bureau Cooperative Association, Jean Bratton, CEO	

Checked on April 11th, 2022 by RLK

APPROVALS

OWNER'S ACCEPTANCE

Be it known that Geauga County Farm Bureau Cooperative Association, the undersigned owner of the land shown hereon, do hereby accept this plat of said lands and authorize the recording of the same. The undersigned acknowledges all prerecorded easements, restrictions, and right of ways applicable to said lands and agree that any use or improvement made shall be in conformity with all existing Zoning, Planning and Health agencies and all other lawful rules and regulations for the benefit of themselves and all other subsequent owners or assigns taking from, under, or through the undersigned.

In witness thereof this day of , 2022

Signed  
Printed Jean Bratton, CEO

NOTARY PUBLIC

Before me, a Notary Public in the County of and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at ,

this day of , 20 .

Notary Public:  
Signed  
Printed

MUNICIPAL APPROVALS

This resurvey and lot split has been approved by The Planning Commission of The Municipality of The City of Chardon, Ohio, by Announcement of Decision adopted

this day of , 2022

Chairperson:

Signed  
Printed Andrew K. Blackley Date

This resurvey and lot split is approved by The Municipal Engineer of The Municipality of The City of Chardon, Ohio, this day of , 2022

Municipal Engineer:

Signed  
Printed Douglas Courtney, P.E. Date

ENGINEER'S APPROVAL

Survey Plat & Description  
Approved Per O.R.C. 315.251

Geauga County Engineer

Reviewed under the supervision of

Steven N. Roemer, P.S., Ohio #97070

By: SNR Date: 04/20/2022

22-054

SURVEYOR'S CERTIFICATION

I certify to:  
JM Property Investment LLC, John M. Mauter,  
Four Seasons Construction and Roofing Inc., Daniel Anderson and  
Gauga County Farm Bureau Cooperative Association, Jean Bratton, CEO

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, GEOD18). 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.



Robert L. Kosie, P.S.  
Registered Professional  
Land Surveyor 8167

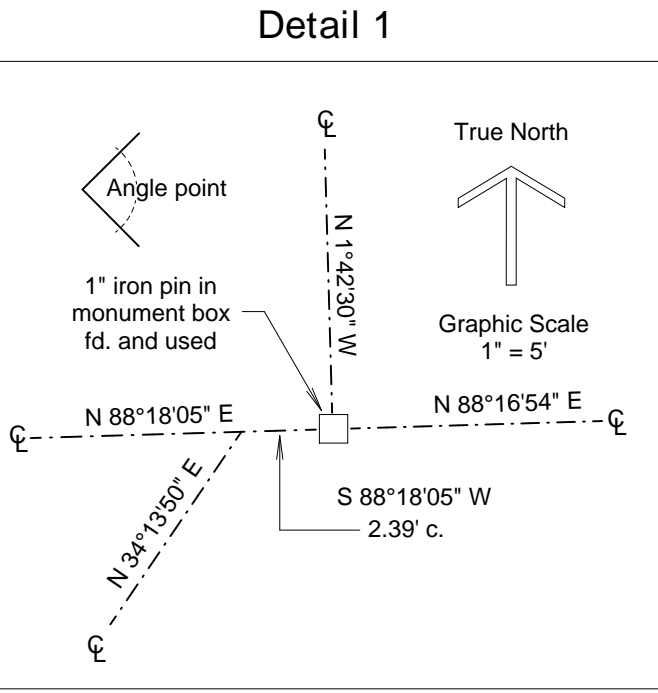
Signed and sealed on this 2nd day of April, 2022



DBK MAP 1209 2022

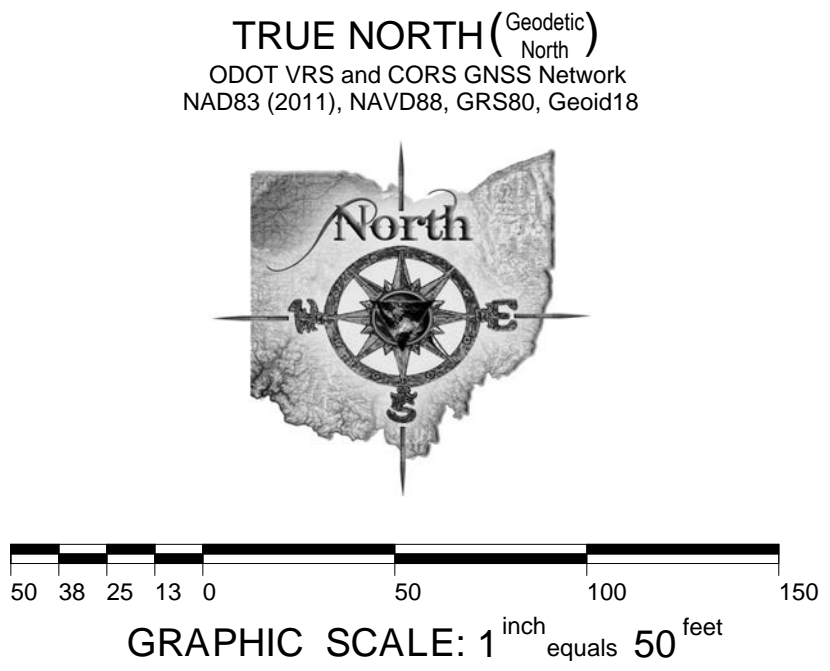
TITLE PAGE





MAP OF RESURVEY AND LOT SPLIT OF  
PPN 10-056400  
Geauga County Farm Bureau Cooperative Association

DEED OF RECORD:  
Volume 260, Page 515



○ -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin  
(#6 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 plot measurement  
o. -Denotes observed measurement u. -Denotes used measurement  
m. -Denotes measured distance fd. -Denotes found monument  
PPN -Denotes permanent parcel number  
C/L -Denotes centerline R/W -Denotes right-of-way (margin)  
L. -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" CR -Denotes "County Road"  
Δ -Denotes delta angle R -Denotes radius distance  
T -Denotes tangent distance L -Denotes length distance  
LC -Denotes chord distance LCB -Denotes chord bearing  
PC -Denotes point of curve PT -Denotes point of Tangency  
PI -Denotes point of angular intersection (vertex) POT -Denotes point of tangency  
GCRD -Denotes "Geauga County Records and Deeds"  
GCR -Denotes "Geauga County Engineer's Records"  
RJW -Denotes the "Robert J. Warner" survey (see References)  
ELFP -Denotes the "E.L.F. Phelps and Son" survey (see References)  
--- Denotes electric lines (above ground)

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.

Tilden's Allotment  
Volume 1, Page 18

Sounding under sidewalk (not excavated)

TILDEN AVENUE  
(50 feet wide)

PARK AVENUE

(Ika Cemetery Street, Cemetery Street Extension, Cemetery Road, 50 feet wide)

ZONING INFORMATION

C-3 Traditional Classic Commercial District.  
Minimum lot area: 20,000 square feet  
Minimum width at building setback line: 100 feet  
Maximum lot coverage: 30%  
Building setback (from R/W): 30 feet  
Minimum sideyard setback against non-residential: 15 feet  
Minimum sideyard setback against residential: 25 feet  
Minimum rearward setback against non-residential: 20 feet  
Minimum rearward setback against residential: 30 feet

COUNTY, TOWNSHIP, TRACT, SECTION  
AND LOT LINE DISCLAIMER

It is the sole purpose and intent for the boundary portion of this survey to determine legal property lines of record. No effort was made in this survey to determine, nor any liability to be assumed by D.B. Kosie & Associates, LLC for the location of any County Lines, Township Lines, Tract Lines, Section Lines, or any Original Lot Lines, whether shown or not shown hereon.

CONDITION, EASEMENT,  
RESTRICTION OR ENCUMBRANCE  
DISCLAIMER

No liability is assumed by D.B. Kosie & Associates, LLC for the existence of any Condition, Easement, Restriction or Encumbrance of record shown or not shown on this drawing, that which has not been recorded, nor any mistitling or malapropism. It is advised to contract a qualified Attorney who specializes in Property Law.

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by: Orthophotogrammetry and actual field location  
No liability is assumed by D.B. Kosie & Associates, LLC 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.

REFERENCES

\*The Original Road Records for Wilson Mills Road, Petitioned on December 7th, 1824 and approved on July 5th, 1825, recorded in Book B, Pages 238 to 240 in GCRD.  
\*The October 7th, 1870 survey of A.P. Tilden's Allotment in Lot 74 and the south part of Lot 75, prepared by M.S. Maynard, recorded in plat Volume 1, Page 18 of GCRD.  
\*The August 1894 survey prepared by E.L.F. Phelps and Son, recorded in Volume 280, Page 515 of GCRD.  
\*The June 26th, 1947 field notes taken for Wilson Mills Road, shown in Field Book 3, pages 10 to 22, filed as G.C.E. FIELD BOOK 003.pdf in the GCRD.  
\*The April, 1955 surveys prepared by Frank N. Riley, Registered Surveyor and Professional Engineer, recorded in INST 200900791749, Volume 1857, Page 1417, Volume 553, Page 1239, Volume 1268, Page 537, INST 201300857359, Volume 1947, Page 1226, INST 201300856559, Volume 1948, Page 883, INST 200300656807, Volume 1604, Page 71, INST 200500730147, Volume 1779, Page 1777, Volume 1021, Page 962 and INST 201300855858, Volume 1945, Page 857 of GCRD.  
\*The May, 1973 Centerline Plat of Cherry Avenue, Village of Chardon, Geauga County, Ohio, surveyed by Burgess & Niple, Limited, Village Engineers, Larry J. Woodlan, Registered Surveyor 5798, recorded in Volume 10, Page 29 of GCRD.  
\*The 1974 ODOT improvement plans for Cherry Avenue, Village of Chardon, Geauga County, filed in ODOT records, also filed as CHERRY AVENUE 1974 PLANS.pdf in the GCRD.  
\*The August, 2018 (revised May, 2019) survey prepared by Robert J. Warner Registered Professional Land Surveyor 6931, filed as TMS-CHC\_00151\_SURVEY.pdf in the GCRD.



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](http://www.dbksurveys.com)

DBK MAP 1209 2022

BOUNDARY RESURVEY AND LOT SPLIT