

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

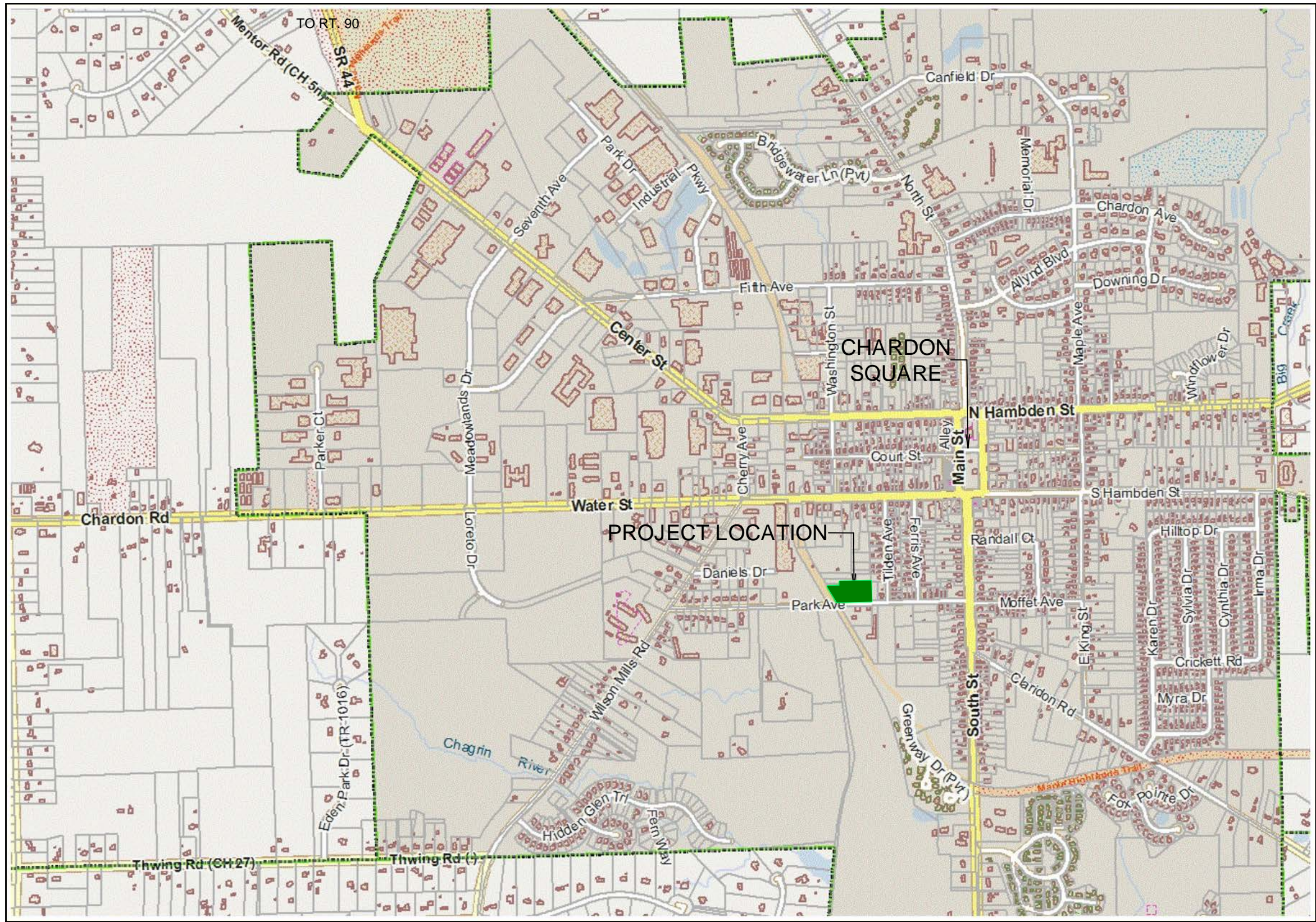
Page One	Title Page (this page)
Page Two	Boundary Resurvey and Lot Split

TRUE NORTH^(Geodetic)
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 _____ Date _____
Printed Andrew K. Blackley

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 _____ Date _____
Printed Douglas Courtney, P.E.

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 Geauga 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, 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.

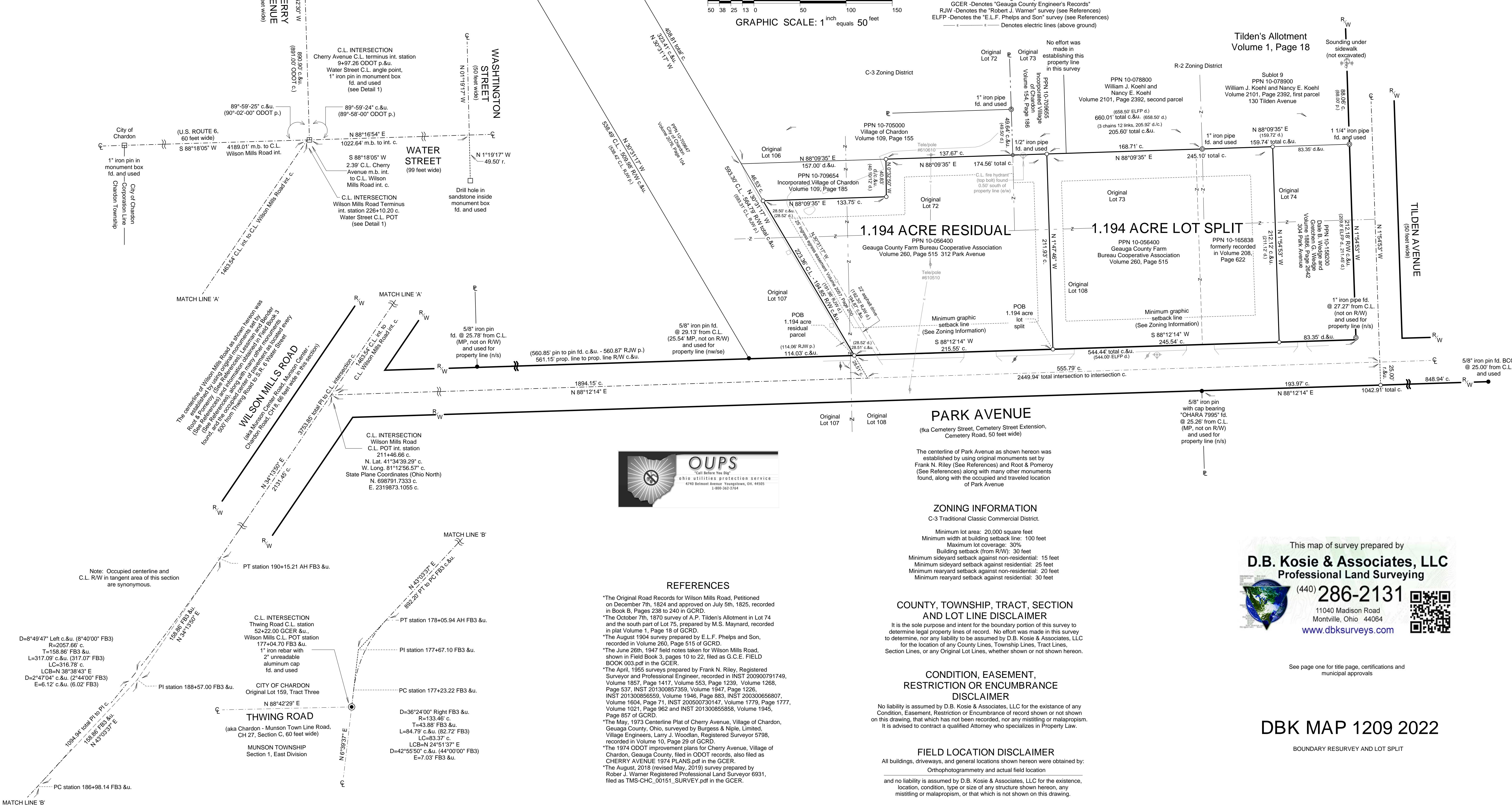
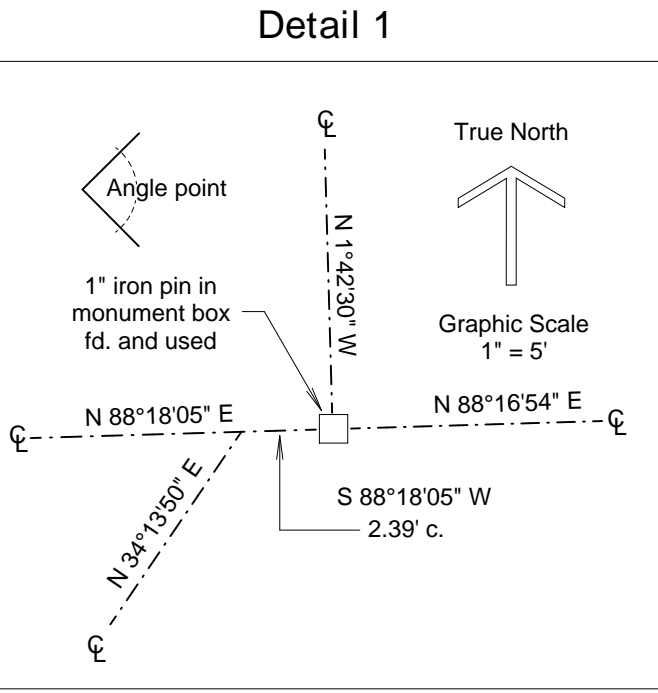


Signed and sealed on this 2nd day of April, 2022



DBK MAP 1209 2022

TITLE PAGE

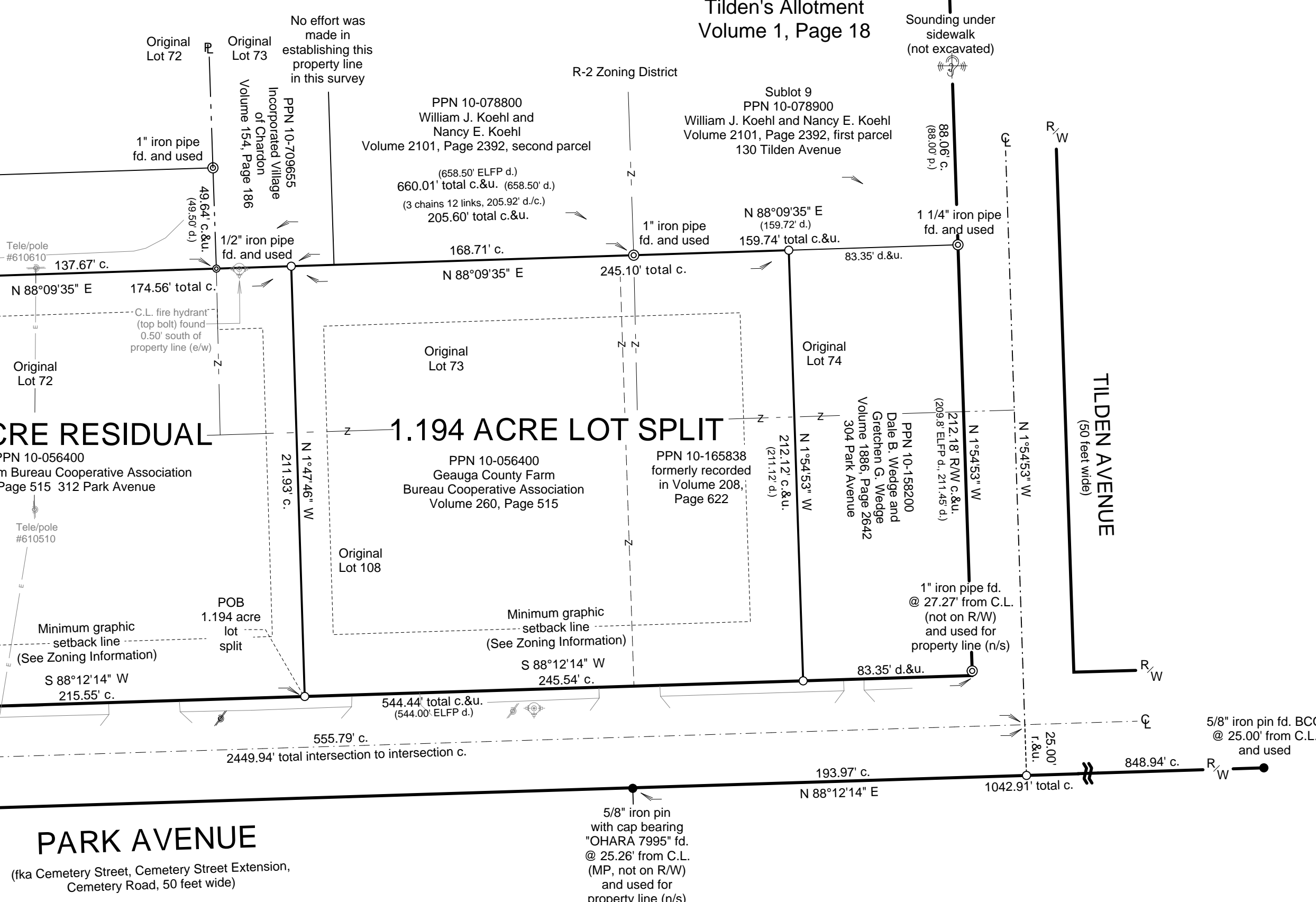


MAP OF RESURVEY AND LOT SPLIT OF
PPN 10-056400
Geauga County Farm Bureau Cooperative Association
DEED OF RECORD:
Volume 260, Page 515

Situated in The	Month:	Page:
City of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Village Lots 72, 73, 74, 106, 107 and 108, Tract Three, within said City, and Township 9, Range 8 in the Connecticut Western Reserve.	April	TWO
Survey for:	Year:	of
JM Property Investment LLC, John M. Mauter, Four Seasons Construction and Roofing Inc., Daniel Anderson and Geauga County Farm Bureau Cooperative Association,	2022	TWO
Checked on April 12th, 2022 by RLK Revised April 19th, 2022		

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.

- -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
- d. -Denotes deed measurement
- o. -Denotes observed 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
- P. -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 "Gauga County Records and Deeds"
- GCR -Denotes "Gauga 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)



PARK AVENUE
(fka Cemetery Street, Cemetery Street Extension, Cemetery Road, 50 feet wide)

The centerline of Park Avenue as shown hereon was established by using original monuments set by Frank N. Riley (See References) and Root & Pomeroy (See References) along with many other monuments found, along with the occupied and traveled location of Park Avenue

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 201300856659, 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
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11040 Madison Road
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See page one for title page, certifications and municipal approvals

DBK MAP 1209 2022
BOUNDARY RESURVEY AND LOT SPLIT



1.194 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) 10-056400, Geauga County Farm Bureau Cooperative Association, Volume 260, Page 515 along with PPN 10-165838, formerly recorded in Volume 208, Page 622 of Geauga County Records and Deeds (GCRD), consolidated therein.

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Village Lots 73, 74, and 108, Tract Three, within said City, and Township 9, Range 8 in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Park Avenue (also known as Cemetery Street, Cemetery Street Extension, Cemetery Road, 50 feet wide) and Wilson Mills Road (also known as Munson Center Road, Munson Center - Chardon Road, County Highway 8, 66 feet wide in this section), having a Latitude of 41°34'39.29" north and a Longitude of 81°12'56.57" west, State Plane Coordinates (Ohio North) of North 698791.7333 and East 2319873.1055 and located South 88°18'05" West, 2.39 feet and South 34°13'50" West, 1463.54 feet from a 1" iron pin in a monument box found at the centerline intersection of said Wilson Mills Road and Cherry Avenue (60 feet wide).

Thence North 88°12'14" East, along the centerline of said Park Avenue, 1894.15 feet to the southeasterly corner of PPN 10-709647 as conveyed to the City of Chardon, recorded in Volume 2076, Page 104 of GCRD, located South 88°12'14" West, 555.79 feet from the centerline intersection of said Park Avenue and Tilden Avenue (50 feet wide).

Thence North 30°31'17" West, along an easterly line of the said City of Chardon parcel, 28.51 feet to a 5/8" iron pin set on the northerly Right of Way (R/W) of said Park Avenue.

Thence North 88°12'14" East, along said R/W a distance of 215.55 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 1°47'46" West, along the westerly line of the parcel herein described, 211.93 feet to a 5/8" iron pin set on the southerly line of PPN 10-709655 as conveyed to the Incorporated Village of Chardon, recorded in Volume 154, Page 186 of GCRD, being the northwesterly corner of the parcel herein described.

1.194 ACRE LOT SPLIT (continued)

Thence North 88°09'35" East, along said southerly line of the Incorporated Village of Chardon parcel, and also along the southerly line of PPN 10-078800 as conveyed to William J. Koehl and Nancy E. Koehl, recorded in Volume 2101, Page 2392, second parcel and PPN 10-078900 as conveyed to William J. Koehl and Nancy E. Koehl, recorded in Volume 2101, Page 2392, first parcel, being the southerly line of Sublot 9 in Tilden's Allotment, recorded in Volume 1, Page 18 of GCRD, passing through a 1" iron pipe found at 168.71 feet, a total distance of 245.10 feet to a 5/8" iron pin set at the northwesterly corner of PPN 10-158200 as conveyed to Dale B. Wedge and Gretchen G. Wedge, recorded in Volume 1886, Page 2642 of GCRD, located South 88°09'35" West, 83.35 feet from a 1 1/4" iron pipe found on the westerly R/W of said Tilden Avenue.

Thence South 1°54'53" East, along the westerly line of said Wedge's land, 212.12 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the northerly R/W of said Park Avenue, being the southeasterly corner of the parcel herein described.

Thence South 88°12'14" West, along said R/W, a frontage distance of 245.54 feet to **The Principal Place of Beginning of this Survey** and containing 1.194 acres of land, surveyed in April 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, restrictions, encumbrances and easements.

The intent of this survey is to divide 1.194 acres of land from the easterly side of PPN 10-056400 as conveyed to Geauga County Farm Bureau Cooperative Association, recorded in Volume 260, Page 515 along with PPN 10-165838, formerly recorded in Volume 208, Page 622 of GCRD, consolidated therein.

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
Gauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 04/20/2022

22-054



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167
Signed and Sealed on April 13th, 2022

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



(440) **286-2131**
 11040 Madison Road
 Montville, Ohio 44064
www.dbksurveys.com



1.194 ACRE RESIDUAL PARCEL

Deed of Record: Permanent Parcel Number (PPN) 10-056400
 Geauga County Farm Bureau Cooperative Association

Volume 260, Page 515 of Geauga County Records and Deeds (GCRD). 312 Park Avenue.

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 and bounded and described as follows:

Commencing at the centerline intersection of Park Avenue (also known as Cemetery Street, Cemetery Street Extension, Cemetery Road, 50 feet wide) and Wilson Mills Road (also known as Munson Center Road, Munson Center - Chardon Road, County Highway 8, 66 feet wide in this section), having a Latitude of 41°34'39.29" north and a Longitude of 81°12'56.57" west, State Plane Coordinates (Ohio North) of North 698791.7333 and East 2319873.1055 and located South 88°18'05" West, 2.39 feet and South 34°13'50" West, 1463.54 feet from a 1" iron pin in a monument box found at the centerline intersection of said Wilson Mills Road and Cherry Avenue (60 feet wide).

Thence North 88°12'14" East, along the centerline of said Park Avenue, 1894.15 feet to the southeasterly corner of PPN 10-709647 as conveyed to the City of Chardon, recorded in Volume 2076, Page 104 of GCRD, located South 88°12'14" West, 555.79 feet from the centerline intersection of said Park Avenue and Tilden Avenue (50 feet wide).

Thence North 30°31'17" West, along an easterly line of the said City of Chardon parcel, 28.51 feet to a 5/8" iron pin set on the northerly Right of Way (R/W) of said Park Avenue at the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 30°31'17" West, continuing along said easterly line of the said City of Chardon parcel, 194.85 feet to a 5/8" iron pin set at the southwesterly corner of PPN 10-709654 as conveyed to the Incorporated Village of Chardon, recorded in Volume 109, Page 185 of GCRD, being a northwesterly corner of the parcel herein described.

Thence North 88°09'35" East, along the southerly line of the said Incorporated Village of Chardon parcel, 133.75 feet to a 5/8" iron pin set at the southeasterly corner thereof.

1.194 ACRE RESIDUAL PARCEL (continued)

Thence North 0°32'50" West, along the easterly line of the said Incorporated Village of Chardon parcel, 40.83 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the southerly line of PPN 10-705000 as conveyed to the Village of Chardon, recorded in Volume 109, Page 155 of GCRD, being a northwesterly corner of the parcel herein described.

Thence North 88°09'35" East along said southerly line of the Village of Chardon parcel and also along the southerly line of PPN 10-709655 as conveyed to the Incorporated Village of Chardon, recorded in Volume 154, Page 186 of GCRD, passing through a 1/2" iron pipe found at 137.67 feet, a total distance of 174.56 feet to a 5/8" iron pin set at the northeasterly corner of the parcel herein described.

Thence South 1°47'46" East, along the easterly line of the parcel herein described, 211.93 feet to a 5/8" iron pin set on the northerly R/W of the aforesaid Park Avenue, being the southeasterly corner of the parcel herein described.

Thence South 88°12'14" West, along said R/W, having a frontage distance of 215.55 feet to **The Principal Place of Beginning of this Survey** and containing 1.194 acres of land, surveyed in April 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, restrictions, encumbrances and easements, including but not limited to a 25 foot ingress and egress easement as shown in Volume 2057, Page 200 of GCRD.

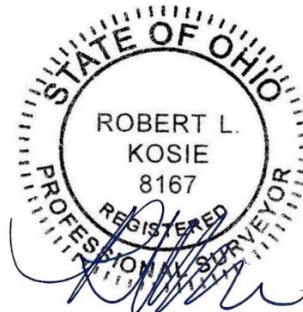
The intent of this survey is to describe the residual of land remaining in PPN 10-056400 as conveyed to Geauga County Farm Bureau Cooperative Association, recorded in Volume 260, Page 515 of GCRD, after a 1.194 acre division from the easterly side thereof. Known as 312 Park Avenue.

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
Gauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 04/20/2022

22-054



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167
Signed and Sealed on April 13, 2022