

DEED OF RECORD:
Volume 1999, Page 172

Checked on July 21st, 2022 by RLK

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.

ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18



GRAPHIC SCALE: 1^{inch} equals 100^{feet}

6.205 acres exclusive of R/W

PPN 30-051290
Thomas H. Nagy
Volume 1999,
Page 172

8.750 acres exclusive of R/W

PPN 30-051290
Thomas H. Nagy
Volume 1999, Page 172
7247 Clay Street

as amended April 1st, 2011

- 402.4 The minimum lot area shall be three (3) acres.
- 402.5 The minimum lot frontage shall be two hundred (200) feet.
- 402.6 The minimum lot width shall be two hundred (200) feet.
- 402.7
 - 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: 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: 100 feet from the road right-of-way.
 2. Each side yard: 15 feet
 3. Rear yard: 10 feet

Kenny Walsh, Zoning Inspector
15554 Valentine Road
Thompson, Ohio 44086
Phone: 440-298-1445

This resurvey, lot split and residual parcel complies with the applicable Thompson Township Zoning Resolution

This _____ day of _____, 2022

and is accepted by

Signed _____
Printed **Kenny Walsh**
Thompson Township
Zoning Inspector

All existing and/or proposed septic system information shown hereon was provided by:
Trappers Design and Trade, Trevor Jones

and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence, location, condition, type or size of any above or underground structure shown hereon, any mistitling or malapropism, or that which is not shown on this drawing. Always call The Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.

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: 07/25/2022
22-089

I certify to: Thomas H. Nagy

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.

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

Signed and sealed on this 6th day of April, 2022



DBK MAP

1213 2022



6.410 ACRE LOT SPLIT

0.205 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 30-051290

Volume 1999, Page 172 of Geauga County Records and Deeds (GCRD).

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

Commencing at a 3/4" iron pipe found at the centerline intersection of Clay Street (County Highway 37, Section L, 60 feet wide) and Valentine Road (Township Road 52, 60 feet wide), referenced by a 5/8" iron pin found on the centerline of said Valentine Road, South 88°37'31" West, 796.34 feet therefrom.

Thence North 3°21'31" East, along the centerline of said Clay Street, 1149.67 feet to a 5/8" iron pin found at an angle point therein.

Thence North 1°53'00" West, continuing along the centerline of said Clay Street, 1850.81 feet to a northwesterly corner of PPN 30-051400 as conveyed to Paul D. Yoder and Linda M. Yoder, recorded in Volume 1998, Page 276 of GCRD.

Thence North 1°53'00" West, continuing along said centerline, 357.91 to a 5/8" iron pin found at an angle point therein.

Thence North 1°42'02" West, continuing along said centerline 44.38 feet to the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 1°42'02" West, continuing along said centerline, a frontage distance of 297.71 feet to the southwesterly corner of PPN 30-038500 as conveyed to H. Jack Klinger, recorded in Volume 1891, Page 1411 of GCRD, being the northwesterly corner of the parcel herein described.

Thence North 89°14'59" East, along the southerly line of said Klinger's land, passing through

6.410 ACRE LOT SPLIT (continued)

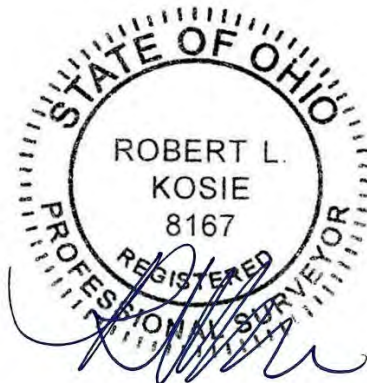
a 3/4" iron pin with cap bearing "LOETZ 7552" found at 30.00 feet, a total distance of 920.95 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at a northwesterly corner of the aforesaid Paul D. Yoder and Linda M. Yoder parcel (30-051400), being the northeasterly corner of the parcel herein described.

Thence South 8°13'23" East, along a westerly line of said Yoder's land, 300.22 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

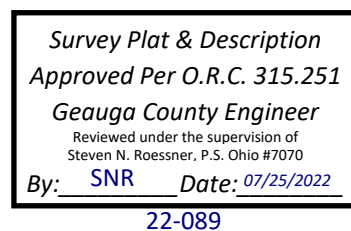
Thence South 89°14'59" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 925.06 feet, a total distance of 955.06 feet to **The Principal Place of Beginning of this Survey** and containing 6.410 acres of land, of which, 0.205 acres are within the R/W of said Clay Street, leaving 6.205 acres of land exclusive of said R/W, surveyed in July 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 divide 6.410 acres of land from the northerly side of PPN 30-051290 as conveyed to Thomas H. Nagy, recorded in Volume 1999, Page 172 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 July 20, 2022





9.027 RESIDUAL ACRE PARCEL

0.277 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 30-051290
Volume 1999, Page 172 of Geauga County Records and Deeds (GCRD).
7247 Clay Street.

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

Commencing at a 3/4" iron pipe found at the centerline intersection of Clay Street (County Highway 37, Section L, 60 feet wide) and Valentine Road (Township Road 52, 60 feet wide), referenced by a 5/8" iron pin found on the centerline of said Valentine Road, South 88°37'31" West, 796.34 feet therefrom.

Thence North 3°21'31" East, along the centerline of said Clay Street, 1149.67 feet to a 5/8" iron pin found at an angle point therein.

Thence North 1°53'00" West, continuing along the centerline of said Clay Street, 1850.81 feet to a northwesterly corner of PPN 30-051400 as conveyed to Paul D. Yoder and Linda M. Yoder, recorded in Volume 1998, Page 276 of GCRD, being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 1°53'00" West, continuing along said centerline, a frontage distance (in part) of 357.91 to a 5/8" iron pin found at an angle point therein.

Thence North 1°42'02" West, continuing along said centerline a frontage distance (in part) of 44.38 feet to the northwesterly corner of the parcel herein described.

Thence North 89°14'59" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 955.06 feet to a 5/8" iron pin set at the northeasterly corner of the parcel herein described, on a westerly line of the aforesaid Paul D. Yoder and Linda M. Yoder parcel (PPN 30-051400).

Thence South 8°13'23" East, along a westerly line of said Yoder's land, 405.66 feet to a 5/8"

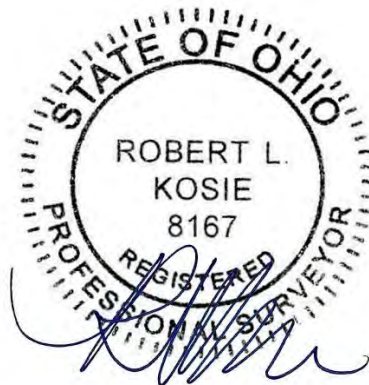
9.027 RESIDUAL ACRE PARCEL (continued)

iron pin set at the southeasterly corner of the parcel herein described.

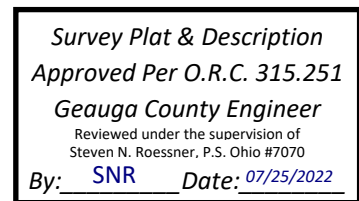
Thence South 89°14'59" West, along a northerly line of said Yoder's land, passing through a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at 970.00 feet, a total distance of 1000.00 feet to **The Principal Place of Beginning of this Survey** and containing 9.027 acres of land, of which, 0.277 acres are within the R/W of said Clay Street, leaving 8.750 acres of land exclusive of said R/W, surveyed in July 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 describe the residual of land remaining in PPN 30-051290 as conveyed to Thomas H. Nagy, recorded in Volume 1999, Page 172 of GCRD, after a 6.410 acre division from the northerly side thereof. Known as being 7247 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 July 20, 2022



22-089