

PPN 25-012000, HENRY H. FREY AND  
PPN 25-190003, ENOS H. FREY AND MARY ELLEN FREY  
16430 OLD STATE ROAD

DEED OF RECORD  
Volume 1843, Page 2202  
Volume 1304, Page 0202

PPN 25-049000  
Eli L. Yoder and Catherine J. Yoder  
Volume 989, Page 772  
16377 Hosmer Road

Graphic minimum principal  
setback line  
(see Zoning Information)

30.355 ACRE  
RESIDUAL  
PARCEL

30.217 acres exclusive of R/W

PPN 25-012000  
Henry H. Frey  
Volume 1843, Page 2202

9.081 TOTAL  
COMBINED ACRE  
PARCEL

8.840 acres exclusive of R/W

5.587 ACRE LOT SPLIT

17.113 TOTAL COMBINED  
ACRE PARCEL

16.995 acres exclusive of R/W

PPN 25-012000  
Henry H. Frey  
Volume 1843, Page 2202

Original Lot 2

PPN 25-190273  
L.B. Limited  
Volume 1074, Page 737,  
Exhibit B



REFERENCES

\*The 1819 Original Road Record for Hosmer Road filed as Book A, Page 338 in the GCER.  
\*The August 5th, 1988 FREY'S SUBDIVISION plat prepared by John N. Francis and Associates, John N. Francis, Professional Surveyor 6916, filed as Vol17 Page037-040.pdf of GCED.  
\*The September and October, 1994 survey prepared by John N. Francis and Associates, John N. Francis, Professional Surveyor 6916, filed as Volume 1047, Page 737 of GCED.  
\*The October, 1994 survey prepared by John N. Francis and Associates, John N. Francis, Professional Surveyor 6916, filed as Volume 1789, Page 2167 of GCED.  
\*The August, 1998 survey prepared by John N. Francis and Associates, John N. Francis, Professional Surveyor 6916, filed as Volume 1983, Page 1101 of GCED.  
\*The May, 2000 survey prepared by John N. Francis and Associates, John N. Francis, Professional Surveyor 6916, filed as Volume 2096, Page 22 of GCED.  
\*The June, 2000 survey prepared by John N. Francis and Associates, John N. Francis, Professional Surveyor 6916, filed as Volume 1304, Page 202 of GCED.  
\*The January 1st, 2022 Plat prepared by O'Hara Land Surveying, L.L.C., Thomas J. O'Hara, Registered Professional Surveyor 7995, filed as TMS-MID\_00467\_SURVEY.pdf of GCED.

Situated in The	Month:	Page:
Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 2, in Section 3, within said Township and Township 6N, Range 6W in The Connecticut Western Reserve	July	ONE of ONE
Survey for:	Year:	
	2023	
Checked on October 17th, 2023 by MBL, RLK		

23-165

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.

TRUE NORTH (Geodetic)

North  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD83, GRS80, Geoid18



GRAPHIC SCALE: 1 inch equals 100 feet

○ -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 6167" set  
c -Denotes calculated measurement d -Denotes deed measurement  
p -Denotes plat measurement fd -Denotes found monument  
u -Denotes used measurement PPN -Denotes permanent parcel number  
C.L. -Denotes centerline R/W -Denotes right-of-way (margin)  
L -Denotes lot line E -Denotes property line  
BCO -Denotes monument found bent, coned and observed  
POB -Denotes point of beginning MP -Denotes "measured perpendicularly"  
ODOT -Denotes "Ohio Department of Transportation"  
aka -Denotes "also known as" fka -Denotes "formerly known as"  
FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway"  
GCRD -Denotes "Gauga County Records and Deeds"  
GGER -Denotes "Gauga County Engineer's Records"

ZONING APPROVAL

This Re-survey, Lot Split and Consolidation of Lots complies with the applicable Parkman Township Zoning Resolution.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

and is accepted by:

Signed \_\_\_\_\_  
Printed John Spielich,  
Parkman Township Zoning Inspector

ZONING INFORMATION

Parkman Township Zoning Resolution 37 Revised January 20, 2021  
R1 - 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 Yards  
A. The minimum yards for all buildings, structures, an 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

C. The minimum side yard contiguous with the road right-of-way for all buildings, structures, and uses on corner lots shall be as follows:  
1. Same as minimum front yard.

John Spielich - Parkman Township Zoning hours - Wednesday's 4:30pm to 6pm and by appointment if needed. Phone 330-219-3698 - E-mail atracvictor42@aol.com

ENGINEER'S APPROVAL

Survey Plat & Description  
Approved Per O.R.C. 315.251  
Gaugu County Engineer  
Reviewed under the supervision of  
Steven R. Kosie, P.S. Ohio #7070  
By: SNR Date: 11/29/2023

23-165



SURVEYOR'S CERTIFICATION

I certify to: Henry H. Frey, Enos H. Frey and Mary Ellen Frey

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), NAVD83, 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 State 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 19th day of  
October 13th, 2023

For any conflict resulting from electronic  
certifications please refer to ORC  
Section 1306.06, Electronic record  
or signature satisfies legal requirements.



DBK MAP 1300 2023





### **5.587 ACRE LOT SPLIT**

Deed of Record: Permanent Parcel Number (PPN) 25-012000, Henry H. Frey, Volume 1843, Page 2202 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 2, in Section 3, within said Township and Township 6N, Range 6W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a Railroad spike set at the centerline intersection of Hosmer Road (Township Road 220, 60 feet wide) and Old State Road (County Highway 6, 66 feet wide).

Thence South  $39^{\circ}25'57''$  West, along the centerline of said Hosmer Road, passing through a  $5/8''$  iron pin found at 1588.26 feet, a total distance of 1592.13 feet to  $5/8''$  iron pin set at an angle point therein.

Thence South  $00^{\circ}26'05''$  East, continuing along said centerline, 973.21 feet to the northwesterly corner of PPN 25-188997 as conveyed to Adam L. Miller and Lorena C. Miller, recorded in Volume 2100, Page 2707, being the northwesterly corner of Sublot 10 in Frey's Subdivision (FS) as recorded in Volume 17, Pages 37-40 of GCRD.

Thence North  $89^{\circ}38'16''$  East, along the northerly line of said Miller's land, passing through a  $5/8''$  iron pin with cap bearing "J.N. FRANCIS S6916" in concrete found at 29.12 (not on R/W), a total distance of 434.91 feet to a  $5/8''$  iron pin with a damaged cap in concrete found at the northeasterly corner thereof, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence along the northerly and easterly sides of the parcel herein described the following six (6) courses:

## 5.587 ACRE LOT SPLIT (continued)

- 1.) North 89°38'16" East, 325.01 feet to a 5/8" iron pin set at a northeasterly corner thereof.
- 2.) South 00°42'17" East, 68.71 feet to a 5/8" iron pin set.
- 3.) North 76°38'37" East, 192.97 feet to a 5/8" iron pin set at a northeasterly corner thereof.
- 4.) South 00°31'01" East, 324.46 feet to a 5/8" iron pin set.
- 5.) North 89°16'12" East, 140.18 feet to a 5/8" iron pin set at a northeasterly corner thereof.
- 6.) South 00°18'31" East, passing through a 5/8" iron pin set at 144.97 feet, a total distance of 213.72 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

Thence South 89°36'47" West, along a southerly line of the parcel herein described, 339.86 feet to a 5/8" iron pin set on the easterly line of PPN 25-188995 (Sublot 8 FS) as conveyed to Joshua Lasich and Holly Hall, recorded in Volume 2044, Page 2499 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°23'33" West, along said easterly line of Hall's land and along the easterly line of PPN 25-188996 (Sublot 9 FS) as conveyed to Bubble Cabin L.T.D., recorded in Volume 1990, Page 2480 of GCRD, passing by a 1" iron pipe found bent, coned and observed 0.13 feet east of the property line at 62.87 feet, a total distance of 212.88 feet to a 5/8" iron pin with a damaged cap in concrete found at the northeasterly corner thereof.

Thence South 89°36'47" West, along the northerly line of the said Bubble Cabin L.T.D. parcel, and said subplot, 314.22 feet to 5/8" iron pin with cap bearing "J.N. FRANCIS S6916 3991281" found at the southeasterly corner of the aforesaid Miller parcel (PPN 25-188997), being a southwesterly corner of the parcel herein described.

Thence North 00°22'52" West, along the easterly line of said Miller's land, and said subplot, 350.00 feet to **The Principal Place of Beginning of this Survey** and containing 5.587 acres of land, surveyed in November of 2023 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 5.587 acres of land from PPN 25-012000 as

## 5.587 ACRE LOT SPLIT (continued)

conveyed to Henry H. Frey recorded in Volume 1843, Page 2202 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".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



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

October 26th, 2023

<i>Survey Plat &amp; Description</i>	
<i>Approved Per O.R.C. 315.251</i>	
<i>Geauga County Engineer</i>	
Reviewed under the supervision of Steven N. Roessner, P.S. Ohio #7070	
By: <u>SNR</u>	Date: <u>11/15/2023</u>



## **9.081 TOTAL COMBINED ACRE PARCEL**

0.241 Acres Right of Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) 25-012000, Henry H. Frey, Volume 1843, Page 2202 and PPN 25-188997, Adam L. Miller and Lorena C. Miller Volume 2100, Page 2707 of Geauga County Records and Deeds (GCRD). 16495 Hosmer Road.

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 2, in Section 3, within said Township and Township 6N, Range 6W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a Railroad spike set at the centerline intersection of Hosmer Road (Township Road 220, 60 feet wide) and Old State Road (County Highway 6, 66 feet wide).

Thence South 39°25'57" West, along the centerline of said Hosmer Road, passing through a 5/8" iron pin found at 1588.26 feet, a total distance of 1592.13 feet to 5/8" iron pin set at an angle point therein.

Thence South 00°26'05" East, continuing along said centerline, 973.21 feet to the northwesterly corner of PPN 25-188997 as conveyed to Adam L. Miller and Lorena C. Miller, recorded in Volume 2100, Page 2707, being the northwesterly corner of Sublot 10 in Frey's Subdivision (FS) as recorded in Volume 17, Pages 37-40 of GCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence along the northerly line of said Miller's land and along the northerly and easterly sides of the parcel herein described the following six (6) courses:

- 1.) North 89°38'16" East, passing through a 5/8" iron pin with cap bearing "J.N. FRANCIS S6916" found in concrete at 29.12 feet (not on R/W) and a 5/8" iron

pin with a damaged cap found in concrete at 434.91 feet, a total distance of 759.92 feet to a 5/8" iron pin set at a northeasterly corner thereof.

- 2.) South 00°42'17" East, 68.71 feet to a 5/8" iron pin set.
- 3.) North 76°38'37" East, 192.97 feet to a 5/8" iron pin set at a northeasterly corner thereof.
- 4.) South 00°31'01" East, 324.46 feet to a 5/8" iron pin set.
- 5.) North 89°16'12" East, 140.18 feet to a 5/8" iron pin set at a northeasterly corner thereof.
- 6.) South 00°18'31" East, passing through a 5/8" iron pin set at 144.97 feet, a total distance of 213.72 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

Thence South 89°36'47" West, along a southerly line of the parcel herein described, 339.86 feet to a 5/8" iron pin set on the easterly line of PPN 25-188995, being the easterly line of Sublot 8 (FS) as conveyed to Joshua Lasich and Holly Hall, recorded in Volume 2044, Page 2499 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°23'33" West, along said easterly line of Hall's land and along the easterly line of PPN 25-188996 (Sublot 9 FS) as conveyed to Bubble Cabin LTD, recorded in Volume 1990, Page 2480 of GCRD, passing by a 1" iron pipe found bent, coned and observed 0.13 feet east of the property line at 62.87 feet, a total distance of 212.88 feet to a 5/8" iron pin with a damaged cap found in concrete at the northeasterly corner thereof.

Thence South 89°36'47" West, along the northerly line of the said Bubble Cabin LTD parcel and said subplot, and along the southerly line of the said Miller parcel (PPN 25-188997) and said subplot, passing through a 5/8" iron pin with cap bearing "J.N. FRANCIS S6916 3991281" found at 314.22 feet, a 5/8" iron pin set at 718.79 feet and a 5/8" iron pin found bent, coned and observed at 719.46 feet, a total distance of 748.79 feet to the northwesterly corner thereof, on the centerline of the aforesaid Hosmer Road, being a southwesterly corner of the parcel herein described.

Thence North 00°26'05" West, along said centerline, a frontage distance of 350.18 feet to **The Principal Place of Beginning of this Survey** and containing 9.081 acres of land, of which, 0.241 acres are within said R/W, leaving 8.840 acres of land exclusive of said R/W, surveyed in November of 2023 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

## 9.081 TOTAL COMBINED ACRE PARCEL (continued)

encumbrances.

The intent of this survey is to combine 5.587 acres of land that was divided from PPN 25-012000 as conveyed to Henry H. Frey recorded in Volume 1843, Page 2202 together with PPN 25-188997 (Sublot 10 FS) as conveyed to Adam L. Miller and Lorena C. Miller, recorded in Volume 2100, Page 2707 of GCRD. Known as being 16495 Hosmer 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".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



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

October 26th, 2023

*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: 11/15/2023

23-165





### **10.990 ACRE LOT SPLIT**

Deed of Record: Permanent Parcel Number (PPN) 25-012000, Henry H. Frey, Volume 1843, Page 2202 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 2, in Section 3, within said Township and Township 6N, Range 6W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a Railroad spike set at the centerline intersection of Old State Road (County Highway 6, 66 feet wide) and Hosmer Road (Township Road 220, 60 feet wide).

Thence South 36°28'23" East, along the centerline of said Old State Road, passing through a 1" iron pin in a monument box found at 742.83 feet, a total distance of 2054.54 feet to the southeasterly corner of PPN 25-190002 as conveyed to Marvin E. Miller, recorded in Volume 820, Page 562, being the southeasterly corner of Sublot 15 in Frey's Subdivision as recorded in Volume 17, Pages 37- 40 of GCRD.

Thence South 53°33'02" West, along the southerly line of said Miller's land, along a southerly line of PPN 25-012000 as conveyed to Henry H. Frey, recorded in Volume 1843, Page 2202, being a northerly line of PPN 25-190003 as conveyed to Enos H. Frey and Mary Ellen Frey, recorded in Volume 1304, Page 202 of GCRD, passing through a 5/8" iron pin with cap bearing "J.N. FRANCIS S6916" found at 32.62 feet, a 5/8" iron pin set at 33.00 feet, a 5/8" iron pin found bent, coned and observed at 435.01 feet, a total distance of 796.15 feet to a 5/8" iron pin with cap bearing 'J.N. FRANCIS S6916" found bent, coned and observed at a northwesterly corner of the said Enos H. Frey and Mary Ellen Frey parcel.

Thence South 26°08'10" East, along an easterly line of the said Henry H. Frey parcel, 14.00 feet to a 5/8" iron pin set at a southeasterly corner thereof, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**



## 10.990 ACRE LOT SPLIT (continued)

Thence South 26°08'10" East, along the westerly line of the said Enos H. Frey and Mary Ellen Frey parcel, 583.34 feet to a 5/8" iron pin set on a northerly line of PPN 25-190353 as conveyed to Frank G. Gwartz and Carol L. Gwartz, recorded in Volume 2096, Page 22 of GCRD, being a southeasterly corner of the parcel herein described.

Thence, along the northerly and westerly side of said Gwartz's land, the following four (4) courses:

- 1.) South 41°47'31" West, 27.25 feet to a 5/8" iron pin with cap bearing "J.N. FRANCIS S6916" found an angle point therein at a southeasterly corner of the parcel herein described.
- 2.) South 87°11'59" West, 183.47 feet to a 5/8" iron pin found bent, coned and observed at a northwesterly corner thereof, and an angle point therein.
- 3.) South 43°40'04" West, 36.19 feet to a 5/8" Iron pin with cap bearing "J.N. FRANCIS S6916" found bent, coned and observed at a northwesterly corner thereof, and an angle point therein.
- 4.) South 00°08'30" East, passing through a 5/8" iron pin with cap bearing "J.N. FRANCIS S6916 3991281" found at 412.19 feet, a total distance of 413.21 feet to a 5/8" iron pin set at the southwesterly corner thereof, on a northerly line of PPN 25-190273 as conveyed to L.B. Limited, Volume 1074, Page 737, Exhibit B of GCRD, being a southeasterly corner of the parcel herein described.

Thence South 88°48'30" West, along said northerly line of the L.B. Limited parcel, 867.18 feet to a 1" iron pipe found at a northwesterly corner thereof, at the southeasterly corner of PPN 25-188993 (Sublot 6 FS) as conveyed to Owen M. Miler and Betty J. Miller, recorded in Volume 2041 Page 287 of GCRD, being the southwesterly corner of the parcel herein described.

Thence North 00°23'33" West, along the easterly line of said Miller's land, and also along the easterly line of PPN 25-188994 (Sublot 7 FS) as conveyed to Paul J. Malaska and Dawn Marie Malaska, recorded in Volume 1974, Page 2713 and PPN 25-188995 (Sublot 8 FS) as conveyed to Joshua Lasich and Holly Hall, recorded in Volume 2044, Page 2499 of GCRD, passing by a 1" iron pipe found bent, coned and observed 0.14 feet west of the property line at 300.29, a total distance of 387.21 feet to a 5/8" iron pin set at a northwesterly corner of the parcel herein described.

Thence along the northerly and westerly sides of the parcel herein described the following five (5) courses:

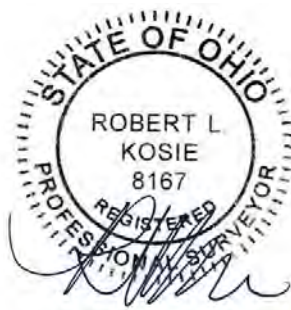
## 10.990 ACRE LOT SPLIT (continued)

- 1.) Thence North 89°36'47" East, 339.86 feet to a 5/8" iron pin set.
- 2.) North 00°18'31" West, 68.75 feet to a 5/8" iron pin set at a northwesterly corner thereof.
- 3.) North 69°06'29" East, 642.22 feet to a 5/8" iron pin set.
- 4.) North 27°15'10" West, 328.32 feet to a 5/8" iron pin set at a northwesterly corner thereof.
- 5.) North 57°25'48" East, 58.05 feet to **The Principal Place of Beginning of this Survey** and containing 10.990 acres of land, surveyed in November of 2023 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 10.990 acres of land from PPN 25-012000 as conveyed to Henry H. Frey, recorded in Volume 1843, Page 2202 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".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



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

October 26th, 2023

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: 11/15/2023



## **17.113 TOTAL COMBINED ACRE PARCEL**

0.118 acres Right of Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) 25-012000, Henry H. Frey, Volume 1843, Page 2202 and PPN 25-190003, Enos H. Frey and Mary Ellen Frey, Volume 1304, Page 202 of Geauga County Records and Deeds (GCRD).  
16430 Old State Road.

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 2, in Section 3, within said Township and Township 6N, Range 6W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a Railroad spike set at the centerline intersection of Old State Road (County Highway 6, 66 feet wide) and Hosmer Road (Township Road 220, 60 feet wide).

Thence South 36°28'23" East, along the centerline of said Old State Road, passing through a 1" iron pin in a monument box found at 742.83 feet, a total distance of 2054.54 feet to the southeasterly corner of PPN 25-190002 as conveyed to Marvin E. Miller, recorded in Volume 820, Page 562, being the southeasterly corner of Sublot 15 in Frey's Subdivision (FS) as recorded in Volume 17, Pages 37-40 of GCRD, being a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 36°28'23" East, continuing along said centerline, a frontage distance of 155.72 feet to the northeasterly corner of PPN 25-190004 (Sublot 17 FS) as conveyed to Lori K. Anderson and Bobby J. Anderson, recorded in Volume 2114, Page 829, being a northeasterly corner of the parcel herein described.

Thence South 53°36'31" West, along the northerly line of said Anderson's land, passing through a 5/8" iron pin with cap bearing "J.N. FRANCIS S6916" found at 32.53 feet (not on R/W), a 5/8" iron pin set at 33.00 feet, a total distance of 435.04 feet to a 5/8" iron pin with cap bearing "J.N. FRANCIS S6916" found at the northwesterly corner thereof.

Thence South 36°25'25" East, along the westerly line of said Anderson's land, 200.15 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the northerly line of PPN 25-190005 (Sublot 18 FS) as conveyed to Larry Veasey and Tina Veasey, recorded in Volume 880, Page 1203 of GCRD, being a southeasterly corner of the parcel herein described and



## 17.113 TOTAL COMBINED ACRE PARCEL (continued)

referenced by a 5/8" iron pin with cap bearing "J.N. FRANCIS S6916" found south 0.18 feet and east 0.13 feet (S 36°25'25" E, 0.22 feet) therefrom.

Thence South 53°28'08" West, along said northerly line of Veasey's land, 145.34 feet to a 5/8" iron pin found at the northwesterly corner thereof.

Thence South 36°29'37" East, along the westerly line of said Veasey's land, 164.86 feet to the northeasterly corner of PPN 25-190353 as conveyed to Frank G. Gwartz and Carol L. Gwartz, recorded in Volume 2096, Page 22 of GCRD, being a southeasterly corner of the parcel herein described.

Thence, along the northerly and westerly side of said Gwartz's land, the following four (4) courses:

- 1.) South 41°47'31" West, passing through a 5/8" iron pin set at 329.73 feet, a total distance of 356.98 feet to a 5/8" iron pin with cap bearing "J.N. FRANCIS S6916" found an angle point therein.
- 2.) South 87°11'59" West, 183.47 feet to a 5/8" iron pin found bent, coned and observed at a northwesterly corner thereof, and an angle point therein.
- 3.) South 43°40'04" West, 36.19 feet to a 5/8" iron pin with cap bearing "J.N. FRANCIS S6916" found bent, coned and observed at a northwesterly corner thereof, and an angle point therein.
- 4.) South 00°08'30" East, passing through a 5/8" iron pin with cap bearing "J.N. FRANCIS S6916 3991281" found at 412.19 feet, a total distance of 413.21 feet to a 5/8" iron pin set at the southwesterly corner thereof, on a northerly line of PPN 25-190273 as conveyed to L.B. Limited, Volume 1074, Page 737, Exhibit B of GCRD, being a southeasterly corner of the parcel herein described.

Thence South 88°48'30" West, along said northerly line of the L.B. Limited parcel, 867.18 feet to a 1" iron pipe found at a northwesterly corner thereof, at the southeasterly corner of PPN 25-188993 (Sublot 6 FS) as conveyed to Owen M. Miler and Betty J. Miller, recorded in Volume 2041 Page 287 of GCRD, being the southwesterly corner of the parcel herein described.

Thence North 00°23'33" West, along the easterly line of said Miller's land, and also along the easterly line of PPN 25-188994 (Sublot 7 FS) as conveyed to Paul J. Malaska and Dawn Marie Malaska, recorded in Volume 1974, Page 2713 and PPN 25-188995 (Sublot 8 FS) as conveyed to Joshua Lasich and Holly Hall, recorded in Volume 2044, Page 2499 of GCRD, passing by a 1" iron pipe found bent, coned and observed 0.14 feet west of the property line at 300.29 feet, a total distance of 387.21 feet to a 5/8" iron pin set at a northwesterly corner of the parcel herein described.

Thence along the northerly and westerly sides of the parcel herein described the following six (6) courses:

## 17.113 TOTAL COMBINED ACRE PARCEL (continued)

- 1.) Thence North 89°36'47" East, 339.86 feet to a 5/8" iron pin set.
- 2.) North 00°18'31" West, 68.75 feet to a 5/8" iron pin set at a northwesterly corner thereof.
- 3.) North 69°06'29" East, 642.22 feet to a 5/8" iron pin set.
- 4.) North 27°15'10" West, 328.32 feet to a 5/8" iron pin set at a northwesterly corner thereof.
- 5.) North 57°25'48" East, 58.05 feet to a 5/8" iron pin set.
- 6.) North 26°08'10" West, 14.00 feet to a 5/8" iron pin with cap bearing "J.N. FRANCIS S6916" found bent, coned and observed at a northwesterly corner thereof.

Thence North 53°33'02" East, along a northerly line of the parcel herein described and along the southerly line of the aforesaid Miller parcel (PPN 25-190002) passing through a 5/8" iron pin found bent, coned and observed at 361.14 feet, a 5/8" iron pin set at 763.15 feet and a 5/8" iron pin with cap bearing to a "J.N. FRANCIS S6916" found at 763.53 feet, a total distance of 796.15 feet to **The Principal Place of Beginning of this Survey** and containing 17.113 acres of land, of which 0.118 acres are within the R/W of Old State Road, leaving 16.995 acres of land exclusive of said R/W, surveyed in November of 2023 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.

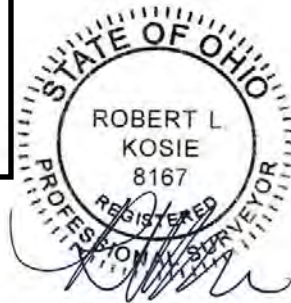
The intent of this survey is to combine 10.990 acres of land that was divided from PPN 25-012000 as conveyed to Henry H. Frey, recorded in Volume 1843, Page 2202 together with PPN 25-190003 as conveyed to Enos H. Frey and Mary Ellen Frey, recorded in Volume 1304, Page 202 of GCRD. Known as being 16430 Old State 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".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).

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: 11/15/2023

23-165



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

October 26th, 2023



### **30.355 ACRE PARCEL**

0.138 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 25-012000, Henry H. Frey, Volume 1843, Page 2202 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 2, in Section 3, within said Township and Township 6N, Range 6W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a Railroad spike set at the centerline intersection of Hosmer Road (Township Road 220, 60 feet wide) and Old State Road (County Highway 6, 66 feet wide).

Thence South 39°25'57" West, along the centerline of said Hosmer Road, passing through a 5/8" iron pin found at 1588.26 feet, a total distance of 1592.13 feet to 5/8" iron pin set at an angle point therein.

Thence South 00°26'05" East, continuing along said centerline, 773.40 feet to the southwesterly corner of PPN 25-188998 as conveyed to Aimee M. Gebeau, recorded in Volume 1991, Page 2432 of GCRD, being the southwesterly corner of Sublot 11 in Frey's Subdivision (FS), recorded in plat Volume 17 Pages 37-40 of GCRD, being a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 89°36'32" East, along the southerly line of said Gebeau's land, and said subplot, passing through a 5/8" iron pin with cap bearing "J.N. FRANCIS S6916" in concrete found at 29.51 feet (not on R/W), a 5/8" iron pin set at 30.00 feet, a total distance of 435.12 feet to a 5/8" iron pin with cap bearing "J.N. FRANCIS S6916" in concrete found at the southeasterly corner thereof.

Thence North 00°21'59" West, along the easterly line of said Gebeau's land, and said



## 30.355 ACRE PARCEL (continued)

sublot, and also along the easterly line of PPN 25-188999 (Sublot 12 FS) as conveyed to Robert Bernardini and Jennifer Shaffer, recorded in Volume 1939, Page 1675 and PPN 25-190000 (Sublot 13 FS) as conveyed to Marvin J. Miller and Amanda E. Yoder, recorded in Volume 1881, Page 707 of GCRD, passing by a 5/8" iron pin with cap bearing "J.N. FRANCIS S6916" found, 0.28 feet west of the property line at 349.88 feet, a total distance of 556.73 feet to a 5/8 iron pin set at the northeasterly corner thereof, on the southerly line of PPN 25-049000 as conveyed to Eli L. Yoder and Catherine J. Yoder, recorded in Volume 989, Page 772 of GCRD, referenced by a 5/8" iron pin with cap bearing "J.N. FRANCIS S6916" in concrete found north 1.25 feet and west 0.01 feet, North 00°21'59" West, 1.25 feet therefrom, being a northwesterly corner of the parcel herein described.

Thence North 88°40'56" East, along said southerly line of Yoder's land and also along the southerly line of PPN 25-190313 as conveyed to Joey M. Miller and Lena R. Miller, recorded in Volume 1983, Page 1101 of GCRD, 1081.92 feet to the northwesterly corner of PPN 25-190001 (Sublot 14 FS) as conveyed to Marvin E. Miller, recorded in Volume 820, Page 562, Parcel 1 of GCRD, being the northeasterly corner of the parcel herein described, referenced by a 5/8" iron pin with cap bearing "J.N. FRANCIS S6916" in concrete found north 0.17 feet and west 0.13 feet, North 36°27'46" West, 0.21 feet therefrom.

Thence South 36°27'46" East, along the westerly line of said Miller's land, and said sublot, and also along the westerly line of PPN 25-190002 (Sublot 15 FS) as conveyed to Marvin E. Miller, recorded in Volume 820, Page 562, Parcel 2 of GCRD, 611.83 feet to the southwesterly corner thereof, on the northerly line of PPN 25-190003, now or formerly conveyed to Enos H. Frey and Mary Ellen Frey, recorded in Volume 1304, Page 202 of GCRD, being a southeasterly corner of the parcel herein described.

Thence South 53°33'02" West, along said northerly line of Frey's land, 361.14 feet to a 5/8" iron pin with cap bearing "J.N. FRANCIS S6916" found bent, coned and observed at a northwesterly corner thereof.

Thence South 26°08'10" East, along the westerly line of said Frey's land, 14.00 feet to a 5/8" iron pin set at a southeasterly corner of the parcel herein described.

Thence South 57°25'48" West, along a southerly line of the parcel herein described, 58.05 feet to a 5/8" iron pin set.

Thence South 27°15'10" East, along an easterly line of the parcel herein described,

## 30.355 ACRE PARCEL (continued)

328.32 feet to a 5/8" iron pin set at a southeasterly corner thereof.

Thence South 69°06'29" West, along a southerly line of the parcel herein described, 642.22 feet to a 5/8" iron pin set at a southwesterly corner thereof.

Thence North 00°18'31" West, along a westerly line of the parcel herein described 144.97 feet to a 5/8" iron pin set.

Thence South 89°16'12" West, along a southerly line of the parcel herein described, 140.18 feet to a 5/8" iron pin set at a southwesterly corner thereof.

Thence North 00°31'01" West, along a westerly line of the parcel herein described, 324.46 feet to a 5/8" iron pin set.

Thence South 76°38'37" West, along a southerly line of the parcel herein described, 192.97 feet to a 5/8" iron pin set at a southwesterly corner thereof.

Thence North 00°42'17" West, along a westerly line of the parcel herein described 68.71 feet to a 5/8" iron pin set.

Thence South 89°38'16" West, along a southerly line of the parcel herein described, and along the northerly line of PPN 25-188997 (Sublot 10 FS), now or formerly conveyed to Adam L. Miller and Lorena C. Miller, recorded in Volume 2100, Page 2707 of GCRD, passing through a 5/8" iron pin with a damaged cap in concrete found at 325.01 feet, passing through a 5/8" iron pin with cap bearing "J.N. FRANCIS S6916" in concrete found at 730.80 feet (not on R/W), a total distance of 759.92 feet to the northwesterly corner thereof, on the centerline of the aforesaid Hosmer Road, being a southwesterly corner of the parcel herein described.

Thence North 00°26'05" West, along said centerline, a frontage of 199.81 feet to **The Principal Place of Beginning of this Survey** and containing 30.355 acres of land, of which, 0.138 acres are within the R/W of said Hosmer Road, leaving 30.217 acres of land exclusive of said R/W, surveyed in November of 2023 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 land remaining in PPN 25-012000 as

## 30.355 ACRE PARCEL (continued)

conveyed to Henry H. Frey, recorded in Volume 1843, Page 2202 of GCRD, after a 5.587 acre lot split and a 10.990 acre lot split therefrom.

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".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



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

October 26th, 2023

*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: 11/15/2023