

MAP OF RESURVEY OF
Abruzzo Investments, LLC
PPN 10-061950 and PPN 10-061951

DEED OF RECORD
Volume 1961, Page 2871
Parcels 1 and 2

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.



Situated in The City of Chardon, County of Geauga and State of Ohio and known as being part of Original Lot No. 117 within said City and Township 9, Range 8 within the Connecticut Western Reserve.	Month: August	Page: ONE of ONE
Survey for: Abruzzo Investments, LLC	Year: 2023	

TRUE NORTH (Geodetic North)
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, 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. 8167" set
+ Denotes 1/2" (diameter) x 3/4" (deep) drill hole (circular boring), in concrete, with four (4) stamped directional lines set
— / — Denotes fence line on or near property line
c. -Denotes calculated measurement d. -Denotes deed measurement
p. -Denotes plat measurement fd. -Denotes found monument
u. -Denotes used measurement POB -Denotes point of beginning
PPN -Denotes permanent parcel number INST -Denotes instrument number
C/L -Denotes centerline R/W -Denotes right-of-way (margin)
BCSU -Denotes monument found bent, coned, straightened and used
BCO -Denotes monument found bent, coned and observed
GCRD -Denotes "Gauga County Records and Deeds"
GCER -Denotes "Gauga County Engineer's Records"
MP -Denotes as measured perpendicularly from C.L.
ORR -Denotes "Original Road Records"

SURVEYOR'S CERTIFICATION

I certify to:
Abruzzo Investments, LLC
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

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

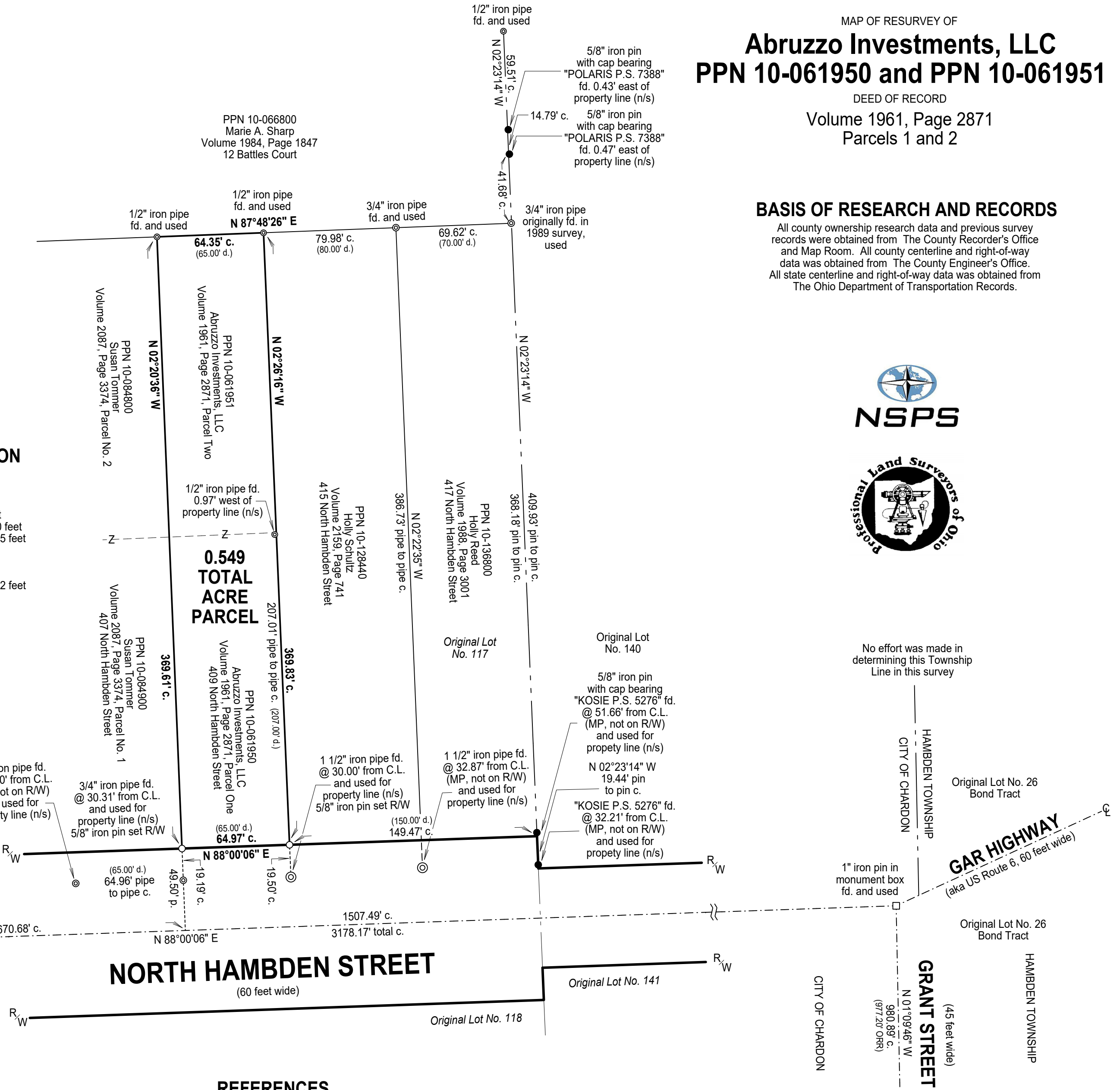


DBK MAP 1308 2023

ZONING INFORMATION

R2 - Low Density Residential District
1133.05 LOT STANDARDS
Schedule 1133.05
Minimum lot area: 15,000 square feet
Minimum width at building setback: 90 feet
Minimum width of rear property line: 55 feet
Maximum lot coverage: 30%
Building Setback (from R/W) 50 feet
Side Setback:
A. Minimum setback for one side: 12 feet
B. Combined minimum setback for both sides: 25 feet
Rear Setback: 40 feet

**0.549
TOTAL
ACRE
PARCEL**



REFERENCES

- *The undated survey prepared by Milton A. Boomhower, Registered Surveyor no. 4247, recorded as Volume 1984, Page 1847 in GCRD.
- *The undated surveys prepared by W.E. Holland Engineering Co., Chagrin Falls, Ohio, recorded as Volume 1961, Page 2871, Volume 2087, Page 3374, Volume 1949, Page 1686 and Volume 872, Page 587 in GCRD.
- *The April, 1993 plat of survey for George Baker prepared by Delmar B. Kosie & Associates (Delmar B. Kosie, Registered Surveyor No. 5276) and filed as plat number 329 in D.B. Kosie & Associates Records.
- *The July, 1989 plat of survey for Bruce & Linda Lang (George Baker) prepared by Delmar B. Kosie & Associates (Delmar B. Kosie, Registered Surveyor No. 5276) and filed as plat number 330 in D.B. Kosie & Associates Records.
- *The August 16th, 2010 plat of survey for The City of Chardon as prepared by the C.W. Courtney Company (John E. Jansky Registered Professional Surveyor No. 6440 as recorded as plat Volume 41, Page 30 of GCRD).
- *The June 1st, 1925 survey prepared by The Clark and Pike Company and recorded in Volume 502, Page 210 of GCRD.
- *The May, 1995 Schematic Plan of South Hamdben Street 12" Watermain Project prepared by The C.W. Courtney Company and filed as S. Hamdben WM Schematic.PDF in The City Engineer's records.
- *The ORR of Grant Street as shown on Volume E Page 117 to Volume E Page 122 and filed as Roll 3 0655 ORR Vol E Page 117.pdf to Roll 3 0659 ORR Vol E Page 122.pdf of GCER.
- *The 1933 State of Ohio Department of Highways Chardon-Madison Road SH(ICH) 327, Sec. C-1, Geauga County Bureau of Construction (NRS 686-A, Gea USR 6 3.79-6.79) plan as recorded in the Ohio Department of Transportation records.
- *The November, 1981 Proposed Annexation to the Village of Chardon (91.46 Acres+- in Hamdben Township) as recorded in Volume 14, Page 15 of GCRD.