


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

R/W -Denotes right-of-way (margin) L-Denotes lot line p-Denotes property line



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

DBK MAP 1324 2023



2.218 ACRE RESIDUAL PARCEL

0.238 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 30-036500, Richard E. Kane, Volume 1894, Page 3202 of Geauga County Records and Deeds (GCRD). 15666 Thompson Road.

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lots 8 and 9 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 pin with a 2" aluminum cap in epoxy ("boxless monument") found at the centerline intersection of Thompson Road (also known as Thompson Leroy Road, County Highway 7, 66 feet wide) and Clay Street (also known as North and South Road, County Highway 37, Section L-M, 60 feet wide).

Thence South 68°04'04" West, along the centerline of said Thompson Road, 243.95 feet to the southwesterly corner of PPN 30-057800 as conveyed to Timothy R. Doerr and Paula S. Doerr, recorded in Volume 2105, Page 2851, Parcel 1 of GCRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 68°04'04" West, continuing along said centerline, a frontage distance of 310.36 feet to the southeasterly corner of PPN 30-095828 as conveyed to David James Kane, recorded in Volume 1728, Page 2971 of GCRD, being the southwesterly corner of the parcel herein described.

Thence North 21°56'11" West, along the easterly line of said Kane's land, passing through a 5/8" iron pin set at 33.00 feet, a total distance of 329.91 feet to a 5/8" iron pin with cap bearing "BABCOCK S-6528" found at the northeasterly corner thereof, being the northwesterly corner of the parcel herein described.

2.218 ACRE RESIDUAL PARCEL (continued)

Thence North 82°45'46" East, along the northerly line of the parcel herein described, 377.77 feet to a 1/2" iron pin found at the northeasterly corner thereof, being the northwesterly corner of PPN 30-057700 as conveyed to Timothy R. Doerr and Paula S. Doerr, recorded in Volume 2105, Page 2851, Parcel 2 of GCRD.

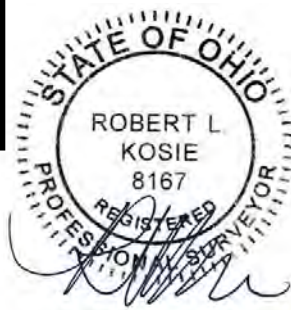
Thence South 08°42'04" East, along the westerly line of said Doerr's land and also along the westerly line of the aforesaid Timothy R. Doerr and Paula S. Doerr parcel (PPN 30-057800), passing through a 3/4" iron pipe found at 94.62 feet and a 5/8" iron pin set at 206.56 feet, a total distance of 240.46 feet to **The Principal Place of Beginning of this Survey** and containing 2.218 acres of land, of which, 0.238 acres are within the R/W of said Thompson Road, leaving 1.980 acres of land exclusive of said R/W, surveyed in January of 2024 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 2.218 acres of land from PPN 30-036500 as conveyed to Richard E. Kane, recorded in Volume 1894, Page 3202 of GCRD. Known as being 15666 Thompson 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".

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: 02/26/2024

24-013



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

January 11th, 2024



26.488 ACRE LOT SPLIT

0.936 total combined acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 30-036500, Richard E. Kane, Volume 1894, Page 3202 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 Lots 4,5,8 and 9 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 pin with a 2" aluminum cap in epoxy ("boxless monument") found at the centerline intersection of Thompson Road (also known as Thompson Leroy Road, County Highway 7, 66 feet wide) and Clay Street (also known as North and South Road, County Highway 37, Section L-M, 60 feet wide).

Thence South 68°04'04" West, along the centerline of said Thompson Road, 844.70 feet to the southwesterly corner of PPN 30-095828 as conveyed to David James Kane, recorded in Volume 1728, Page 2971 of GCRD, being a southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 68°04'04" West, continuing along said centerline, a frontage distance (in part) of 147.82 feet to a 3/4" iron pin with a 2" aluminum cap in epoxy ("boxless monument") found at an angle point therein.

Thence South 68°20'42" West, continuing along said centerline, a frontage distance (in part) of 817.64 feet to the southeasterly corner of PPN 30-085400 as conveyed to Dennis J. Jones, recorded in Volume 2155, Page 3065, Parcel 1 of GCRD, being the southwesterly corner of the parcel herein described.

Thence North 00°45'16" West, along the easterly line of said Jones' land and also along the easterly lines of PPN 30-078600 as conveyed to Lucia Di Franco and

26.488 ACRE LOT SPLIT (continued)

Adelio Di Franco, recorded in Volume 2131, Page 2153 and PPN 30-078370 as conveyed to Gina Meyer, recorded in Volume 2164, Page 1188, along an easterly line of PPN 30-002300 as conveyed to Lawrence W. Miller, Trustee, recorded in Volume 2023, Page 2642, Parcel 1 of GCRD, passing through a 3/4" iron pin found bent, coned and observed at 29.22 feet, a 5/8" iron pin set at 35.32 feet, a 5/8" iron pin found bent, coned and observed at 321.05 feet, a total distance of 1117.48 feet to a 5/8" iron pin set at the southwesterly corner of PPN 30-088000 as conveyed to David J. Young, Trustee, recorded in Volume 1732, Page 3006 of GCRD, being the northwesterly corner of the parcel herein described and referenced by a 1/2" iron pin found north 0.02 feet and east 0.42 feet (North 86°54'48" East, 0.43 feet) therefrom.

Thence North 86°54'48" East, along the southerly line of said Young's land, passing through said 1/2" iron pin corner reference found at 0.43 feet, a 5/8" iron pin set at 1691.39 feet and a 1/2" iron pin found bent, coned and observed at 1698.03 feet, a total distance of 1721.54 feet to the southeasterly corner thereof, on the centerline of the aforesaid Clay Street, being the northeasterly corner of the parcel herein described.

Thence South 02°31'30" West, along said centerline, a frontage distance (in part) of 299.19 feet to the northeasterly corner of PPN 30-057700 as conveyed to Timothy R. Doerr and Paula S. Doerr, recorded in Volume 2105, Page 2851, Parcel 2 of GCRD, being a southeasterly corner of the parcel herein described.

Thence South 71°21'28" West, along the northerly line of said Doerr's land, passing through a 5/8" iron pin set at 32.17 feet, a total distance of 288.33 feet to a 1/2" iron pin found at an angle point therein and the northwesterly corner thereof.

Thence South 82°45'46" West, along a southerly line of the parcel herein described, 377.77 feet to a 5/8" iron pin with cap bearing "BABCOCK S-6528" found at an angle point therein and the northeasterly corner of the aforesaid David James Kane parcel (PPN 30-095828).

Thence South 68°04'15" West, along the northerly line of said Kane's land, 290.34 feet to a 5/8" iron pin set at the northwesterly corner thereof.

Thence South 21°55'37" East, along the westerly line of said Kane's land, passing through a 5/8" iron pin set at 296.93 feet and a 5/8" iron pin with worn cap found at 299.98 feet, a total distance of 329.93 feet to **The Principal Place of Beginning of this Survey** and containing 26.488 acres of land, of which, 0.936 total combined acres are within the R/W of said Thompson Road and Clay Street, leaving 25.552

26.488 ACRE LOT SPLIT (continued)

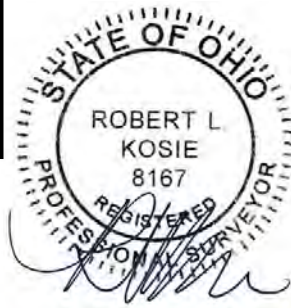
acres of land exclusive of said R/W, surveyed in January of 2024 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey 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 30-036500 as conveyed to Richard E. Kane, recorded in Volume 1894, Page 3202 of GCRD after a 2.218 acre division of land 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".

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: <u>SNR</u>	Date: <u>02/26/2024</u>

24-013



Robert L. Kosie, Sr.,
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