

BASIS OF RESEARCH AND RECORDS

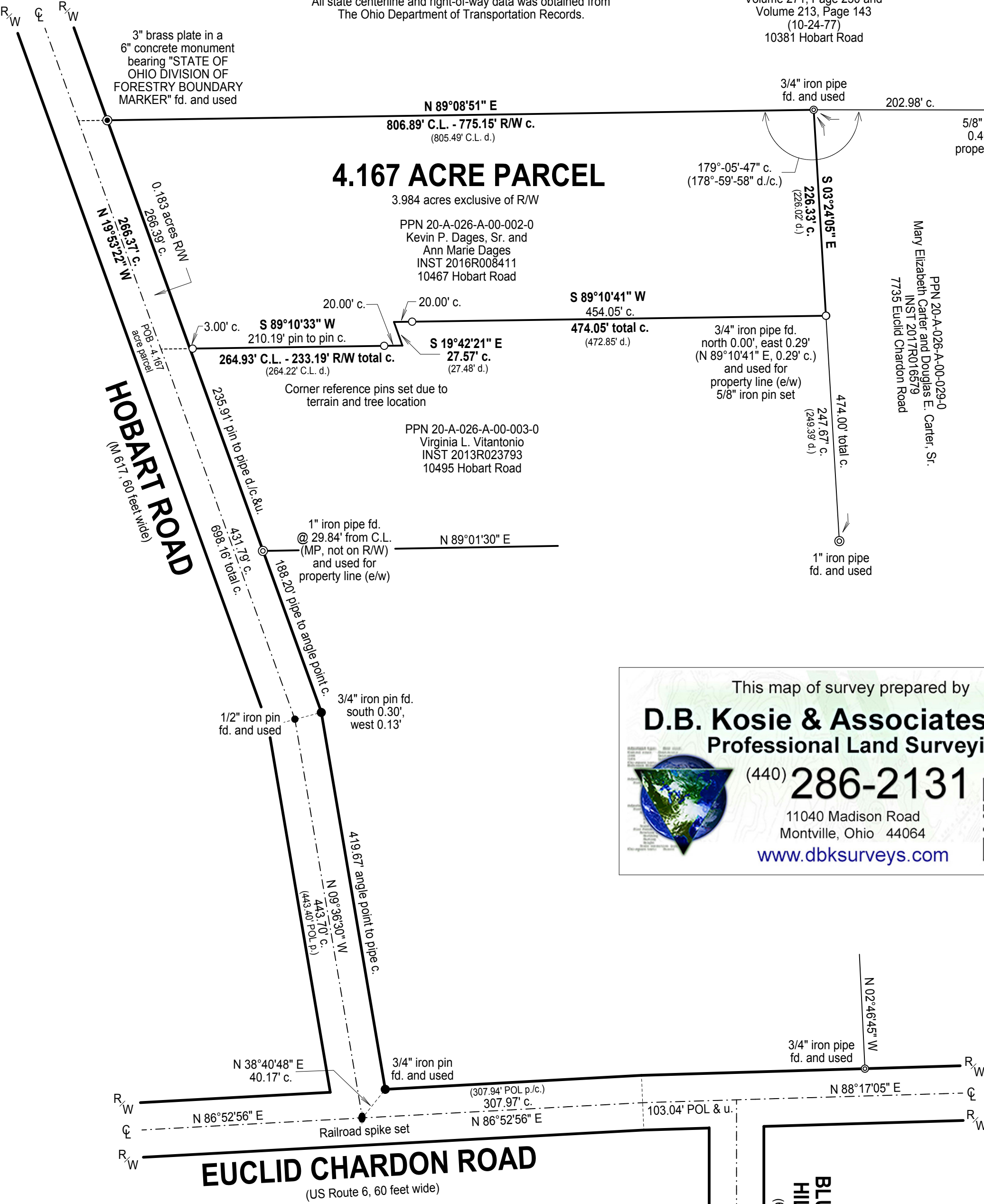
All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

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.

Situated in The	Month:	Page:
City of Kirtland, County of Lake and State of Ohio and known as being part of Original Lot 89 in Tract 3 within said City, and Township 9N, Range 9W in the Connecticut Western Reserve.	January	ONE
Survey for: Kevin P. Dages, Sr. and Ann Marie Dages	Year: 2024	ONE

Checked on January 18th, 2024 by MBL, RLK



MAP OF SURVEY OF:
PPN 20-A-026-A-00-002-0
Kevin P. Dages, Sr. and
Ann Marie Dages
Deed of Record
INST 2016R008411
10467 Hobart Road

TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18



- O - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- c - Denotes calculated measurement
- d - Denotes deed measurement
- u - Denotes used measurement
- fd - Denotes found monument
- PPN - Denotes permanent parcel number
- DN - Denotes document number
- C / C.L. - Denotes centerline
- R/W - Denotes right-of-way (margin)
- P - Denotes property line
- BCO - Denotes monument found bent, coned and observed
- TR - Denotes "Township Road"
- LCRD - Denotes "Lake County Records and Deeds"
- LCER - Denotes "Lake County Engineer's Records"
- POL - Denotes "Polaris Engineering and Surveying"
- ZL - Denotes "ZARANEK LAUX INC"

GRAPHIC SCALE: 1 inch equals 100 feet



SURVEYOR'S CERTIFICATION

I certify to: Kevin P. Dages, Sr. and Ann Marie Dages

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 19th day of January, 2024.
For any conflict resulting from electronic certifications
please refer to ORC Section 1306.06, Electronic record
or signature satisfies legal requirements.



- REFERENCES
- *The November, 19th, 1907 survey of J.C. Ward for the location of Euclid Chardon Road (US Route 6), filed in the LCER.
 - *The undated survey prepared by A.D. Newlands, Ohio Registered Surveyor 4781, recorded in DN 2021R026770 of LCRD.
 - *The undated surveys prepared by J.M. Crabbs, Registered Engineer and Surveyor 387, recorded in DN 2003R004938 and DN 2015R018337 of LCRD.
 - *The 1928 Alignment of Hobart Road filed as 1928 ALIGNMENT SURVEY.pdf in the LCER.
 - *The August, 1960 survey prepared by Donald J. Miller, Ohio Registered Surveyor 4174, recorded in DN 2021R026769 of LCRD.
 - *The January 27, 2022 survey prepared by Polaris Engineering and Surveying, INC., Richard A. Thompson, Professional Surveyor 7388, filed as 20-A-026-A-00-004 of LCER.

No effort was made in determining the C.L. R/W of Blueberry Hill Drive in this survey

DBK MAP 1330 2023



4.167 ACRE PARCEL

0.183 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 20-A-026-A-00-002-0, Kevin P. Dages, Sr. and Ann Marie Dages, Instrument Number (INST) 2016R008411 of Lake County Records and Deeds (LCRD). 10467 Hobart Road.

Situated in the City of Kirtland, County of Lake and State of Ohio and known as being part of Original Lot 89 in Tract 3 within said City, and Township 9N, Range 9W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of Euclid Chardon Road (US Route 6, 60 feet wide) and Hobart Road (Municipal Road 617, 60 feet wide), witnessed by a 3/4" iron pipe found North 38°40'48" East, 40.17 feet therefrom.

Thence North 09°36'30" West, along the centerline of said Hobart Road, 443.70 feet to a 1/2" iron pin found at an angle point therein.

Thence North 19°53'22" West, continuing along said centerline, 431.79 feet to a northwesterly corner of PPN 20-A-026-A-00-003-0 as conveyed to Virginia L. Vitantonio, recorded in INST 2013R023793 of LCRD, being a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 19°53'22" West, continuing along said centerline, a frontage distance of 266.37 feet to the southwesterly corner of PPN 20-A-022-0-00-022-0 as conveyed to the State of Ohio, recorded in Volume 271, Page 250 and Volume 213, Page 143 of LCRD, being the northwesterly corner of the parcel herein described.

Thence North 89°08'51" East, along a southerly line of the said State of Ohio parcel, passing through a 3" brass plate in a 6" concrete monument bearing "STATE OF OHIO DIVISION OF FORESTRY BOUNDARY MARKER" found at 31.74 feet a total distance of 806.89 feet to a 3/4" iron pipe found at the northwesterly corner of PPN 20-A-026-A-00-029-0 as conveyed to Mary Elizabeth Carter and Douglas E. Carter, Sr., recorded in INST 2017R016579 of LCRD, being the northeasterly corner of the parcel herein described.

Thence South 03°24'05" East, along the westerly line of said Carter's land, 226.33 feet to a

4.167 ACRE PARCEL (continued)

5/8" iron pin set at the northeasterly corner of the aforesaid Vitantonio parcel (PPN 20-A-026-A-00-003-0), being a southeasterly corner of the parcel herein described, referenced by a 3/4" iron pipe found north 0.00 feet and east 0.29 feet (North 89°10'41" East, 0.29 feet) therefrom.

Thence South 89°10'41" West, along a northerly line of said Vitantonio's land, passing through a 5/8" iron pin corner reference set at 454.05 feet, a total distance of 474.05 feet to a northwesterly corner thereof.

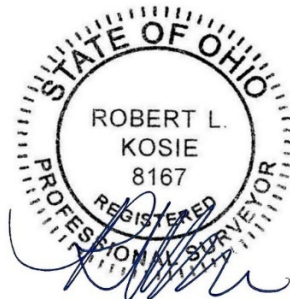
Thence South 19°42'21" East, along a westerly line of said Vitantonio's land, 27.57 feet to a southeasterly corner of the parcel herein described, referenced by a 5/8" iron pin corner reference set South 89°10'33" West. 20.00 feet therefrom.

Thence South 89°10'33" West, along a northerly line of said Vitantonio's land, passing through said 5/8" iron pin corner reference set at 20.00 feet, and a 5/8" iron pin set at 230.19 feet (not on R/W) a total distance of 264.93 feet to **The Principal Place of Beginning of this Survey** and containing 4.167 acres of land, of which, 0.183 acres are within the R/W of said Hobart Road, leaving 3.984 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 more accurately describe PPN 20-A-026-A-00-002-0 as conveyed to Kevin P. Dages, Sr. and Ann Marie Dages, recorded in INST 2016R008411 of LCRD. Known as being 10467 Hobart 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

January 20th, 2024

Legal Description Approved for Transfer
Lake County Engineer – Tax Map Dept.

Page 2 of 2

By: Christopher Bernard Date: 01/24/2024