

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



GRAPHIC SCALE: 1 inch equals 100 feet

- 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 r. -Denotes record measurement
- d. -Denotes deed measurement p. -Denotes plat measurement
- o. -Denotes observed measurement u. -Denotes used measurement
- m. -Denotes measured distance fd. -Denotes found monument
- PPN -Denotes permanent parcel number INST -Denotes instrument number
- DN -Denotes document number APN -Denotes automatic file number
- C.L. -Denotes centerline R.W. -Denotes right-of-way (margin)
- l. -Denotes lot line p. -Denotes property line
- BCSU -Denotes monument found bent, coned, straightened and used
- BCO -Denotes monument found bent, coned and observed
- POB -Denotes point of beginning MP -Denotes "measured perpendicularly" aka -Denotes "also known as" fka -Denotes "formerly known as"
- FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway"
- PK nail -Denotes 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nail
- GCRD -Denotes "Gauga County Records and Deeds"
- GCER -Denotes "Gauga County Engineer's Records"
- KOSIE -Denotes "Delmar B. Kosie & Associates" See References



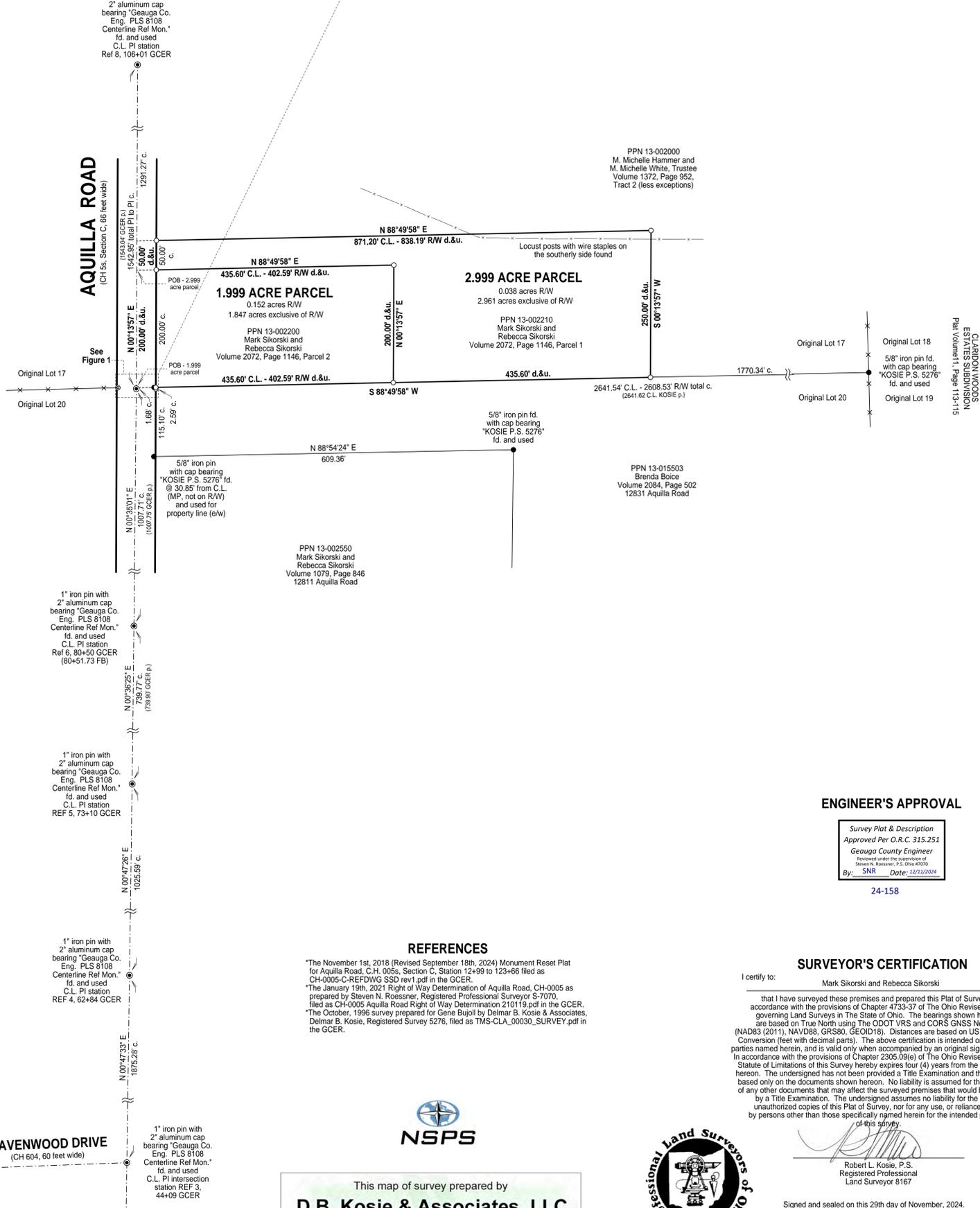
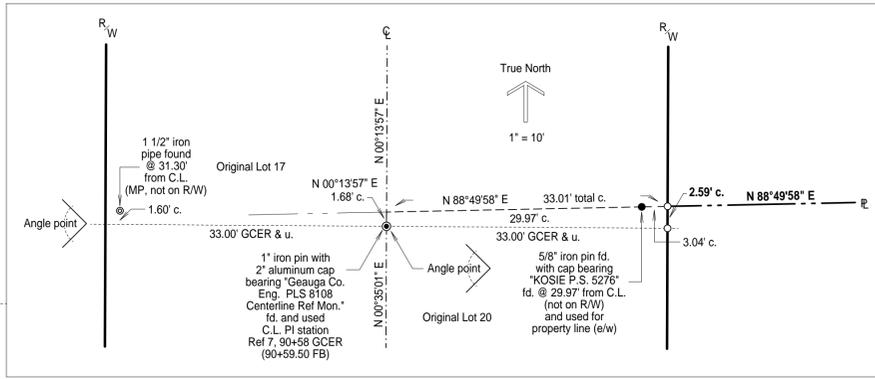
BASIS OF RESEARCH AND RECORDS

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.

MAP OF SURVEY OF
PPN 13-002200 and PPN 13-002210
Mark Sikorski and Rebecca Sikorski

DEED OF RECORD:
Volume 2072, Page 1146, Parcels 1 and 2

FIGURE 1



ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Surveyor: SNR Date: 12/11/2024

24-158

REFERENCES

- *The November 1st, 2018 (Revised September 18th, 2024) Monument Reset Plat for Aquilla Road, C.H. 005, Section C, Station 12+99 to 123+66 filed as CH-0005-C-REFDWG SSD rev1.pdf in the GCER.
- *The January 19th, 2021 Right of Way Determination of Aquilla Road, CH-0005 as prepared by Steven N. Roessner, Registered Professional Surveyor S-7070, filed as CH-0005 Aquilla Road Right of Way Determination 210119.pdf in the GCER.
- *The October, 1996 survey prepared for Gene Bujoll by Delmar B. Kosie & Associates, Delmar B. Kosie, Registered Survey 5276, filed as TMS-CLA_00030_SURVEY.pdf in the GCER.



This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) 286-2131
11040 Madison Road
Montville, Ohio 44054
www.dbksurveys.com

SURVEYOR'S CERTIFICATION

I certify to: Mark Sikorski and Rebecca Sikorski

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 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 29th day of November, 2024.
For any conflict resulting in electronic certification please refer to ORC Section 1306.06. Electronic record or signature satisfies legal requirements.



DBK MAP 1374 2024



1.999 ACRE PARCEL

0.152 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 13-002200, Mark Sikorski and Rebecca Sikorski, Volume 2072, Page 1146, Parcel 2 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot 17, in Holmes Tract, within said Township and Township 8N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin with a 2" aluminum cap bearing "Gauga Co. Eng. PLS 8108" found at the centerline intersection of Ravenwood Drive (County Highway 604, 60 feet wide) and Aquilla Road (County Highway 5s, Section C, 66 feet wide).

Thence North 00°47'33" East, along the centerline of said Aquilla Road, 1875.28 feet to a 1" iron pin with a 2" aluminum cap bearing "Gauga Co. Eng. PLS 8108" found at an angle point therein.

Thence North 00°47'26" East, continuing along said centerline, 1025.59 feet to a 1" iron pin with a 2" aluminum cap bearing "Gauga Co. Eng. PLS 8108" found at an angle point therein.

Thence North 00°36'25" East, continuing along said centerline, 739.77 feet to a 1" iron pin with a 2" aluminum cap bearing "Gauga Co. Eng. PLS 8108" found at an angle point therein.

Thence North 00°35'01" East, continuing along said centerline, 1007.71 feet to a 1" iron pin with a 2" aluminum cap bearing "Gauga Co. Eng. PLS 8108" found at an angle point therein.

Thence North 00°13'57" East, continuing along said centerline, 1.68 feet to a northwesterly corner of PPN 13-015503 as conveyed to Brenda Boice, recorded in Volume 2084, Page 502 of GCRD, being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

1.999 ACRE PARCEL (continued)

Thence North 00°13'57" East, continuing along said centerline, a frontage distance of 200.00 feet to the southwesterly corner of PPN 13-002210, now or formerly conveyed to Mark Sikorski and Rebecca Sikorski, recorded in Volume 2072, Page 1146, Parcel 1 of GCRD, being the northwesterly corner of the parcel herein described.

Thence North 88°49'58" East, along a southerly line of said Sikorski's land, passing through a 5/8" iron pin set at 33.01 feet, a total distance of 435.60 feet to a 5/8" iron pin set at the northeasterly corner of the parcel herein described.

Thence South 00°13'57" West, along a westerly line of said Sikorski's land, 200.00 feet to a 5/8" iron pin set at a southwesterly corner thereof, on a northerly line of the aforesaid Boice Parcel (PPN 13-015503).

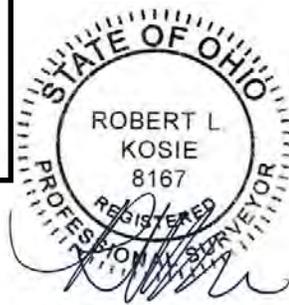
Thence South 88°49'58" West, along said northerly line of Boice's land, passing through a 5/8" iron pin set at 402.59 feet and a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found at 405.63 feet, a total distance of 435.60 feet to **The Principal Place of Beginning of this Survey** and containing 1.999 acres of land, of which, 0.152 acres are within the R/W of said Aquilla Road, leaving 1.847 acres of land exclusive of said R/W, surveyed in December 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 13-002200 as conveyed to Mark Sikorski and Rebecca Sikorski, recorded in Volume 2072, Page 1146, Parcel 2 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".

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: 12/11/2024

24-158



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

November 29th, 2024

D.B. Kosie & Associates, LLC
Professional Land Surveying



(440) **286-2131**

11040 Madison Road
 Montville, Ohio 44064

www.dbksurveys.com



2.999 ACRE PARCEL

0.038 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 13-002210, Mark Sikorski and Rebecca Sikorski, Volume 2072, Page 1146, Parcel 1 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot 17, in Holmes Tract, within said Township and Township 8N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin with a 2" aluminum cap bearing "Gauga Co. Eng. PLS 8108" found at the centerline intersection of Ravenwood Drive (County Highway 604, 60 feet wide) and Aquilla Road (County Highway 5s, Section C, 66 feet wide).

Thence North 00°47'33" East, along the centerline of said Aquilla Road, 1875.28 feet to a 1" iron pin with a 2" aluminum cap bearing "Gauga Co. Eng. PLS 8108" found at an angle point therein.

Thence North 00°47'26" East, continuing along said centerline, 1025.59 feet to a 1" iron pin with a 2" aluminum cap bearing "Gauga Co. Eng. PLS 8108" found at an angle point therein.

Thence North 00°36'25" East, continuing along said centerline, 739.77 feet to a 1" iron pin with a 2" aluminum cap bearing "Gauga Co. Eng. PLS 8108" found at an angle point therein.

Thence North 00°35'01" East, continuing along said centerline, 1007.71 feet to a 1" iron pin with a 2" aluminum cap bearing "Gauga Co. Eng. PLS 8108" found at an angle point therein.

2.999 ACRE PARCEL (continued)

Thence North 00°13'57" East, continuing along said centerline, 1.68 feet to a southwesterly corner of PPN 13-002200, now or formerly conveyed to Mark Sikorski and Rebecca Sikorski, recorded in Volume 2072, Page 1146, Parcel 2 of GCRD.

Thence North 00°13'57" East, continuing along said centerline, 200.00 feet to the northwesterly corner of said Sikorski's land, being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence North 00°13'57" East, continuing along said centerline, a frontage distance of 50.00 feet to a southwesterly corner of PPN 13-002000 as conveyed to M. Michelle Hammer and M. Michelle White, Trustee, recorded in Volume 1372, Page 952, Tract 2 (less exceptions) of GCRD, being the northwesterly corner of the parcel herein described.

Thence North 88°49'58" East, along a southerly line of the said M. Michelle Hammer and M. Michelle White, Trustee parcel, passing through a 5/8" iron pin set at 33.01 feet, a total distance of 871.20 feet to a 5/8" iron pin set at the northeasterly corner of the parcel herein described.

Thence South 00°13'57" West, along a westerly line of the said M. Michelle Hammer and M. Michelle White, Trustee parcel, 250.00 feet to a 5/8" iron pin set at a southwesterly corner thereof, on a northerly line of PPN 13-015503 as conveyed to Brenda Boice, recorded in Volume 2084, Page 502 of GCRD, being the southeasterly corner of the parcel herein described.

Thence South 88°49'58" West, along said northerly line of Boice's land, 435.60 feet to a 5/8" iron pin set at the southeasterly corner of the aforesaid Sikorski parcel (PPN 13-002200), being a southwesterly corner of the parcel herein described.

Thence North 00°13'57" East, along the easterly line of said Sikorski's land, 200.00 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 88°49'58" West, along the northerly line of said Sikorski's land, passing through a 5/8" iron pin set at 402.59 feet, a total distance of 435.60 feet to **The Principal Place of Beginning of this Survey** and containing 2.999 acres of land, of which, 0.038 acres are within the R/W of said Aquilla Road, leaving 2.961 acres of land exclusive of said R/W, surveyed in December 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

2.999 ACRE PARCEL (continued)

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 13-002210 as conveyed to Mark Sikorski and Rebecca Sikorski, recorded in Volume 2072, Page 1146, Parcel 1 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".

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: 12/11/2024

24-158



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

November 29th, 2024