

Situated in The	Month:	Page:
Township of Chester, County of Geauga and State of Ohio and known as being part of Original Lot 14, in Tract Two, within said Township and Township 8N, Range 9W in the Connecticut Western Reserve	November	One
Survey for:	Year:	of
Justin Trivisonno and Monica Trivisonno	2024	One

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.

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by: Orthophotogrammetry and actual field location

and no liability is assumed by D.B. Kosie & Associates, LLC for the existence, location, condition, type or size of any structure shown hereon, any mistitling or malapropism, or that which is not shown on this drawing.

SEPTIC SYSTEM DISCLAIMER

All existing and/or proposed septic system information shown hereon was provided by: Raymond Penn ico Justin Trivisonno

and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence, location, condition, type or size of any above or underground structure shown hereon, any mistitling or malapropism, or that which is not shown on this drawing. Always call The Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.

REFERENCES

- *The January 29, 1923 survey prepared by F.R. Zethmayr, recorded in Volume 2022, Page 2528, Parcel 1 of GCRD.
- *The 1931 Improvement Plans for Wilson Mills Road, County Highway No. 8, Chester Township, filed as CH-0008-A-F-WILSON MILLS ROAD 1931 PLANS.pdf in the GCER.
- *The June 1931 survey prepared by F.R. Zethmayr, recorded in Volume 2022, Page 2528, Parcel 2 of GCRD.
- *The June, 1940 surveys prepared by F.R. Zethmayr, recorded in Volume 1968, Page 1944 and Volume 2121, Page 567 of GCRD.
- *The September, 1986 survey prepared by Lawrence Wilson, Professional Surveyor 5807, recorded in Volume 2190, Page 623 of GCRD.
- *The May, 1990 Centerline Survey of Wilson Mills Road, Through Parts of Original Lots Nos. 11, 14, 15, 18 & 19, Tract No. 2, Chester Township, prepared by Timothy F. Hadden (unsigned), Ohio P.S. No. 0786, filed as CH-0008-E-F-WILSON MILLS 1990 SURVEY.pdf in the GCER.
- *The September, 1990 surveys prepared by CT Consultants, Inc., Richard J. Blisk, Ohio Registered Surveyor 5244, recorded in Volume 873, Page 24 and Volume 869, Page 663 of GCRD.
- *The April 23, 2014 survey prepared by Rudy E. Schwartz, Professional Surveyor 7193, recorded in Volume 1976, Page 3091 of GCRD.

ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven N. Boserup, C.S. Ohio #0070
By: SJM Date: 11/22/2024

24-151

SURVEYOR'S CERTIFICATION

I certify to: Justin Trivisonno and Monica Trivisonno

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 as shown hereon. I am 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 22nd day of October, 2024

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

This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) **286-2131**
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com



DBK MAP 1375 2024



24-151

2.469 RESIDUAL ACRE PARCEL

Deed of Record: Permanent Parcel Number (PPN) 11-118300, Justin Trivisonno Volume 2022, Page 2528, Parcel 2 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Lot 14, in Tract Two, within said Township and Township 8N, Range 9W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Chillicothe Road (State Route 306, Right of Way varies) and Wilson Mills Road (County Highway 8, Section E, 60 feet wide).

Thence North 89°27'56" East, along the centerline of said Wilson Mills Road, 905.39 feet to an angle point therein.

Thence North 87°46'16" East, continuing along said centerline, 973.34 feet to an angle point therein.

Thence South 89°31'09" East, continuing along said centerline, 662.55 feet to the southeasterly corner of PPN 11-714424 as conveyed to The Geauga County Board of Commissioners, recorded in Volume 869, Page 663 of GCRD.

Thence North 00°19'53" East, along the easterly line of the said Geauga County Board of Commissioners parcel, 30.00 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the northerly Right of Way (R/W) of said Wilson Mills Road at the southeasterly corner of PPN 11-223730 as conveyed to Justin Trivisonno and Monica Trivisonno, recorded in Volume 2190, Page 623 of GCRD.

Thence South 89°31'09" East, along said R/W, 256.12 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described and the **The Principal Place of Beginning of this Survey.**

Thence North 00°19'53" East, along the westerly line of the parcel herein described, 1698.93 feet to a 5/8" iron pin set at the northwesterly corner thereof, on a southerly line of PPN 11-389099 as conveyed to PFF, LLC, recorded in Volume 1817, Page 1763 of GCRD.

2.469 RESIDUAL ACRE PARCEL (continued)

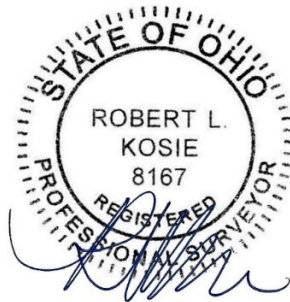
Thence North 89°02'22" East, along said southerly line of the PFF, LLC parcel, 54.16 feet to a 5/8" iron pin set at the northwesterly corner of PPN 11-118200 as conveyed to Justin Trivisonno, recorded in Volume 2022, Page 2528, Parcel 1 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 00°17'03" East, along the westerly line of said Trivisonno's land, 1700.44 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the northerly R/W of the aforesaid Wilson Mills Road, being the southeasterly corner of the parcel herein described.

Thence North 89°31'09" West, along said R/W, a frontage distance of 72.41 feet to **The Principal Place of Beginning of this Survey** and containing 2.469 acres of land, surveyed in November 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 2.469 acres of land remaining in PPN 11-118300 as conveyed to Justin Trivisonno, recorded in Volume 2022, Page 2528, Parcel 2 of GCRD, after a 7.067 acre division from the westerly side thereof.

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".



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

November 18th, 2024

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>SJM</u>	Date: <u>11/22/2024</u>

24-151



24-151

7.067 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) 11-118300, Justin Trivisonno, Volume 2022, Page 2528, Parcel 2 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Lot 14, in Tract Two, within said Township and Township 8N, Range 9W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Chillicothe Road (State Route 306, Right of Way varies) and Wilson Mills Road (County Highway 8, Section E, 60 feet wide).

Thence North 89°27'56" East, along the centerline of said Wilson Mills Road, 905.39 feet to an angle point therein.

Thence North 87°46'16" East, continuing along said centerline, 973.34 feet to an angle point therein.

Thence South 89°31'09" East, continuing along said centerline, 662.55 feet to the southeasterly corner of PPN 11-714424 as conveyed to The Geauga County Board of Commissioners, recorded in Volume 869, Page 663 of GCRD.

Thence North 00°19'53" East, along the easterly line of the said Geauga County Board of Commissioners parcel, 30.00 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the northerly Right of Way (R/W) of said Wilson Mills Road at the southeasterly corner of PPN 11-223730 as conveyed to Justin Trivisonno and Monica Trivisonno, recorded in Volume 2190, Page 623 of GCRD.

Thence South 89°31'09" East, along said R/W, 79.02 feet to the southeasterly corner of PPN 11-385707 as conveyed to Justin Trivisonno, recorded in Volume 2022, Page 2528, Parcel 3 of GCRD, being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey** and referenced by a 3/4" iron pipe found North 00°02'17" East, 0.67 feet therefrom.

7.067 ACRE LOT SPLIT (continued)

Thence North 00°02'17" East, along the easterly line of said Trivisonno's land, passing through said 3/4" iron pipe found at 0.67 feet, a total distance of 1694.30 feet to a 1" iron pin found at the northeasterly corner thereof, on a southerly line of PPN 11-389099 as conveyed to PFF, LLC, recorded in Volume 1817, Page 1763 of GCRD, being the northwesterly corner of the parcel herein described.

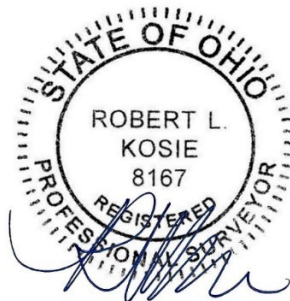
Thence North 89°02'22" East, along said southerly line of the PFF, LLC parcel, 185.82 feet to a 5/8" iron pin set at the northeasterly corner of the parcel herein described.

Thence South 00°19'53" West, along the easterly line of the parcel herein described, 1698.93 feet to a 5/8" iron pin set at the southeasterly corner thereof, on the northerly R/W of the aforesaid Wilson Mills Road.

Thence North 89°31'09" West, along said R/W, a frontage distance of 177.10 feet to **The Principal Place of Beginning of this Survey** and containing 7.067 acres of land, surveyed in November 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 7.067 acres of land from the westerly side of PPN 11-118300 as conveyed to Justin Trivisonno, recorded in Volume 2022, Page 2528, 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".



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

November 12th, 2024

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: SJM Date: 11/22/2024

Page 2 of 2



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19.500 COMBINED ACRE PARCEL

Deed of Record: Permanent Parcel Number (PPN) 11-118300 and PPN 11-385707, Justin Trivisonno, Volume 2022, Page 2528, Parcel 2 (in part) and Parcel 3 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Lot 14, in Tract Two, within said Township and Township 8N, Range 9W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Chillicothe Road (State Route 306, Right of Way varies) and Wilson Mills Road (County Highway 8, Section E, 60 feet wide).

Thence North 89°27'56" East, along the centerline of said Wilson Mills Road, 905.39 feet to an angle point therein.

Thence North 87°46'16" East, continuing along said centerline, 973.34 feet to an angle point therein.

Thence South 89°31'09" East, continuing along said centerline, 662.55 feet to the southeasterly corner of PPN 11-714424 as conveyed to The Geauga County Board of Commissioners, recorded in Volume 869, Page 663 of GCRD.

Thence North 00°19'53" East, along the easterly line of the said Geauga County Board of Commissioners parcel, 30.00 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the northerly Right of Way (R/W) of said Wilson Mills Road at the southeasterly corner of PPN 11-223730 as conveyed to Justin Trivisonno and Monica Trivisonno, recorded in Volume 2190, Page 623 of GCRD, being a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 00°19'53" East, along the easterly line of said Trivisonno's land, 580.81 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence North 89°31'09" West, along the northerly line of said Trivisonno's land, 375.00 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the easterly line of PPN 11-600200 as conveyed to The East Ohio Gas Company, recorded in Volume 395, Page 277 of

19.500 COMBINED ACRE PARCEL (continued)

GCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°19'53" East, along said easterly line of the East Ohio Gas Company parcel, passing through a 3/4" iron pipe found at 1097.87 feet, a total distance of 1102.24 feet to a 5/8" iron pin set at the northeasterly corner thereof, on a southerly line of PPN 11-389099 as conveyed to PFF, LLC, recorded in Volume 1817, Page 1763 of GCRD, being the northwesterly corner of the parcel herein described.

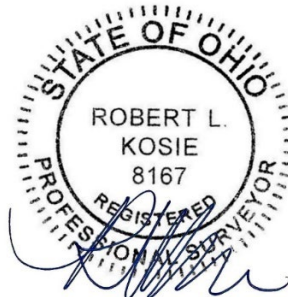
Thence North 89°02'22" East, along said southerly line of the PFF, LLC parcel, passing through a 1" iron pin found at 445.46 feet, a total distance of 631.28 feet to a 5/8" iron pin set at the northeasterly corner of the parcel herein described.

Thence South 00°19'53" West, along the easterly line of the parcel herein described 1698.93 feet to a 5/8" iron pin set at the southeasterly corner thereof, on the northerly R/W of the aforesaid Wilson Mills Road.

Thence North 89°31'09" West, along said R/W, a frontage distance, 256.12 feet to **The Principal Place of Beginning of this Survey** and containing 19.500 acres of land, surveyed in November 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 combine 7.067 acres of land that was divided from the westerly side of PPN 11-118300 as conveyed to Justin Trivisonno, recorded in Volume 2022, Page 2528, Parcel 2 together with PPN 11-385707 as conveyed to Justin Trivisonno, recorded in Volume 2022, Page 2528, Parcel 3 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".



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

November 12th, 2024

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>SJM</u>	Date: <u>11/22/2024</u>



24-151

22.420 COMBINED ACRE PARCEL

Deed of Record: Permanent Parcel Number (PPN) 11-118200, Justin Trivisonno Volume 2022, Page 2528, Parcel 1 and 11-118300 Justin Trivisonno, Volume 2022, Page 2528, Parcel 2 (in part) of Geauga County Records and Deeds (GCRD). 8850 Wilson Mills Road.

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Lot 14, in Tract Two, within said Township and Township 8N, Range 9W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Chillicothe Road (State Route 306, Right of Way varies) and Wilson Mills Road (County Highway 8, Section E, 60 feet wide).

Thence North 89°27'56" East, along the centerline of said Wilson Mills Road, 905.39 feet to an angle point therein.

Thence North 87°46'16" East, continuing along said centerline, 973.34 feet to an angle point therein.

Thence South 89°31'09" East, continuing along said centerline, 662.55 feet to the southeasterly corner of PPN 11-714424 as conveyed to The Geauga County Board of Commissioners, recorded in Volume 869, Page 663 of GCRD.

Thence North 00°19'53" East, along the easterly line of the said Geauga County Board of Commissioners parcel, 30.00 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the northerly Right of Way (R/W) of said Wilson Mills Road at the southeasterly corner of PPN 11-223730 as conveyed to Justin Trivisonno and Monica Trivisonno, recorded in Volume 2190, Page 623 of GCRD.

Thence South 89°31'09" East, continuing along said R/W, 256.12 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described and the **The Principal Place of Beginning of this Survey**.

Thence North 00°19'53" East, along the westerly line of the parcel herein described, 1698.93 feet to a 5/8" iron pin set at the northwesterly corner thereof, on a southerly line of PPN 11-389099 as conveyed to PFF, LLC, recorded in Volume 1817, Page 1763 of GCRD.

22.420 COMBINED ACRE PARCEL (continued)

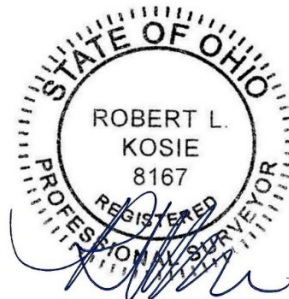
Thence North 89°02'22" East, along said southerly line of the PFF, LLC parcel, passing through a 5/8" iron pin set at 54.16 feet, a total distance of 566.46 feet to a 5/8" iron pin set at a northwesterly corner of PPN 11-171500 as conveyed to Patrick M. Studnicka, recorded in Volume 2036, Page 1357, Parcel A of GCRD.

Thence South 00°04'36" East, along a westerly line of the said Studnicka's land and also along the westerly line of PPN 11-187400 as conveyed to Audra K. Davis and Roger Cooley Davis, recorded in Volume 2161, Page 523, Property 1, PPN 11-282100 as conveyed to Bruce E. Ruben and Marilyn F. Ruben, Trustees, recorded in Volume 1968, Page 1944 and PPN 11-065900 as conveyed to Caroline C. Armstrong and Randall S. Armstrong, Trustees, recorded in Volume 2121, Page 567 of GCRD, passing through 3/4" iron pipes found at 376.43 feet, 741.85 feet and 1712.14 feet, a total distance of 1713.26 feet to a 5/8" iron pin set at the southwesterly corner thereof, at an angle point on the northerly R/W of the aforesaid Wilson Mills Road, being the southeasterly corner of the parcel herein described.

Thence North 89°31'09" West, along said R/W, passing through a 5/8" iron pin set at 506.11 feet, a total frontage distance of 578.52 feet to **The Principal Place of Beginning of this Survey** and containing 22.420 acres of land, surveyed in November 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 combine PPN 11-118200 as conveyed to Justin Trivisonno, recorded in Volume 2022, Page 2528, Parcel 1 together with the residual of land remaining in PPN 11-118300 as conveyed to Justin Trivisonno, recorded in Volume 2022, Page 2528, Parcel 2 after a 7.067 acre division from the westerly side thereof. Known as being 8850 Wilson Mills 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".



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

November 12th, 2024

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>SJM</u>	Date: <u>11/22/2024</u>