

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 and used 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 AFN -Denotes automatic file number
C/L -Denotes centerline R/W -Denotes right-of-way (margin)
L -Denotes lot line PL -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 "Geauga County Records and Deeds"
GCER -Denotes "Geauga County Engineer's Records"



GRAPHIC SCALE: 1 inch equals 30 feet

PPN 10-164781
Chardon Real Estate, LLC and
Washington Street Properties, LLC
Volume 2138, Page 3255,
Parcel 2

PPN 10-164783
Petronzio Management
Company, LLC
Volume 1219, Page 51,
Parcel No. 1
220 Center Street

PPN 10-118300
MJM Acquisitions, LLC
Volume 2188, Page 1864,
Parcel 3

PPN 10-136750
Stacy Ann Kaster
Volume 1978, Page 3236
206 Center Street

PPN 10-027100
Chardon Real Estate, LLC and
Washington Street Properties, LLC
Volume 2138, Page 3255, Parcel 1
357 Washington Street

0.146 ACRE PARCEL

0.146 ACRE PARCEL

PPN 10-165294
CBW Holdings, LLC
Volume 2179, Page 2012,
Parcel 2

PPN 10-081350
Geauga Faith Rescue
Mission, Inc.
Volume 2199, Page 2997
341 Washington Street

PPN 10-709657
Geauga Faith Rescue
Mission aka Geauga
Faith Rescue Mission, Inc.
Volume 2081, Page 1127
339 Washington Street

3/8" iron pin fd. (2013)
south 0.03', west 0.72'
@ 25.72' from C.L. MP
(not on R/W) and used
for property line (e/w)
5/8" iron pin set R/W
(25.00' from C.L.)
5/8" iron pin fd.
north 0.11', west 0.62',
@ 25.62' from C.L. MP
(not on R/W) 0.13' north
of property line (e/w)
5/8" iron pin set R/W (2013 survey),
reading under sidewalk
fd. and used

5/8" iron pin
with cap bearing
"KOSIE PS 8167"
fd. and used

5/8" iron pin fd.
south 0.06', west 1.26',
(S 87°19'50" W, 1.26')
26.26' west of C.L. MP
(not on R/W) and used for
property line (e/w)
5/8" iron pin with cap
bearing "KOSIE PS 8167"
fd. and used

5/8" iron pin
with cap bearing
"KOSIE PS 8167"
fd. and used

5/8" iron pin
with cap bearing
"KOSIE PS 8167"
fd. and used

1" iron pin in
monument box
fd. and used

1" iron pin in
monument box
fd. and used

CENTER STREET
(99 feet wide)

The occupied and monumented centerline of Center Street as shown on
the the 1964 State of Ohio Department of Highways improvement plans
(GEA. - 44 - 16.84) was used as the basis of centerline. It should be noted the
construction centerline as shown on plat Volume 10, Page 29 (1973 Woodlan survey)
matches occupation and the ODOT plans, however, the R/W centerline on said plat
does not, nor does it match any occupation of any approach. It should also be noted that
the ODOT survey predates the Woodlan survey.



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



Situated in The	Month:	Page:
City of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Village Lot 102 within said City and Township 9N, Range 8W in the Connecticut Western Reserve	August	One
Survey for:	Year:	One
	2025	

Checked on August 28th, 2025 by RLK, MBL

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 RESURVEY OF

**PPN 10-081350 and
PPN 10-709657
Geauga Faith Rescue
Mission, Inc. and Geauga
Faith Rescue Mission aka
Geauga Faith Rescue
Mission, Inc.
341 Washington Street and
339 Washington Street**

DEEDS OF RECORD:

Volume 2199, Page 2997 and
Volume 2081, Page 1127

REFERENCES

*The circa 1970 survey prepared by J. Arthur Temple, Registered
Surveyor No. 4761, recorded in Volume 524, Page 580 (currently
Volume 1104, Page 1346) of GCRD.
*The November, 2013 survey prepared for Matthew Eric and
Stacy Ann Kaster, unfilled, unrecorded, noted as being DBK
Plat No. 713 2013
*The survey prepared by F.C. Pomeroy, Reg. Surveyor #2283
recorded in INST 200500724923, Volume 1772, Page 1350
of GCRD.



SURVEYOR'S CERTIFICATION

I certify to: Geauga Faith Rescue Mission, Inc.

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
28th day of August, 2025



DBK MAP 1427 2025