

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



○ -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 AFN -Denotes automatic file number
C/L -Denotes centerline R/W -Denotes right-of-way (margin)
L -Denotes lot line R -Denotes property line
BCSU -Denotes monument found bent, coned, straightened and used
BOC -Denotes monument found bent, coned and observed
POB -Denotes point of beginning GCRD -Denotes "Geauga County Records and Deeds"
Denotes 1/2" (diameter) x 3/4" (deep) drill hole (circular
boring), in concrete, with four (4) stamped directional lines set
GRAPHIC SCALE: 1 inch equals 20 feet

PLAT OF SURVEY OF:
PPN 10-066900
Abruzzo Investments LLC

Deed of Record
Volume 2214, Page 1076
107 Center Street

CENTER STREET

(99 feet wide in this section, R/W varies)

NORTH STREET

(As Main Street, North Main Street, 132' wide)

NORTH HAMBDEN STREET

(99 feet wide in this section)

Checked on August 17, 2026 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.

OWNER'S ACCEPTANCE:

We, the undersigned owner(s) of the lands shown hereon do hereby accept and understand the intentions of this Plat of Survey.

Signed _____
Printed Abruzzo Investments LLC
Joyce A. Perrico, Member

Signed _____
Printed Abruzzo Investments LLC
Michael A. Perrico, Member

NOTARY PUBLIC

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____

this _____ day of _____, 20____.

Notary Public: _____
Signed _____
Printed _____

MUNICIPAL APPROVALS

ENGINEER'S APPROVAL

This re-survey and consolidation of lots is recommended by the Municipal Engineer for approval by the Planning Commission of the City of Chardon this _____ day of _____, 2026.

Signed _____
Printed Douglas Courtney, PE,
Municipal Engineer

PLANNING COMMISSION APPROVAL

This re-survey and consolidation of lots has been approved by the Planning Commission of the City of Chardon, Ohio, by announcement of decision adopted on the _____ day of _____, 2026.

Signed _____
Printed _____

Signed _____
Printed _____

COUNTY ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer

By: SJM Date: 08/21/2026

26-204

SURVEYOR'S CERTIFICATION

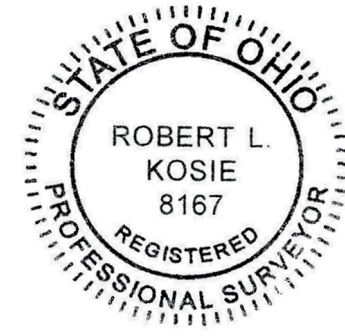
I certify to: Abruzzo Investments LLC

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, GEOD18). 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 14th day of August, 2026.

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



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.

REFERENCES

- *The March, 1872 Plat of H.K. Smith's Allotment and Re-Survey of Lots No. 23 and 24 as recorded in Plat Volume 1, Page 13 of GCRD.
- *The January, 1938 survey prepared by F.C. Pomeroy, Registered Surveyor, recorded in Volume 2214, Page 1076 of GCRD.
- *The July, 1972 Dedication Plat for Chardon Alley, Part of Lots 21 & 22, Chardon Village, Geauga County, Ohio, recorded in Plat Volume 10, Page 43 of GCRD.
- *The December, 1982 Survey Plat for the Public Square as prepared by Burgess & Niple, LTD (Larry J. Woodlan, PS# S-05798 and recorded in Plat Volume 14, Page 67 of GCRD.
- *The September, 1993 survey prepared by The Office of the Geauga County Engineer, recorded in Volume 990, Page 1226 of GCRD.
- *The July, 2005 Map of Survey for D. Kevin O'Reilly prepared by Joseph Arthur Temple, Registered Surveyor No. 4761.
- *The July, 2006 Survey and Description prepared by The Riverstone Company (Edward B. Dudley, P.S. No. 6747) and recorded in Volume 1961, Page 2955 of GCRD.
- *The June, 2008 Consolidation Plat for City of Chardon prepared by The C.W. Courtney Company (Christopher J. Bowen, S-7700) and recorded in Plat Volume 40, Page 120 of GCRD.
- *The July 16th, 2014 survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Sr., Certified Registered Professional Surveyor 8167, filed as CHC_00129_PLAT.pdf (14- 060) in the GCER.
- *The July 2016 survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Sr., Certified Registered Professional Surveyor 8167, not filed or recorded, labeled DBKPlat No. 925 2016.
- *The August 28th, 2017 survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Sr., Certified Registered Professional Surveyor 8167, filed as CHC_00143_PLAT.pdf (17- 113) in the GCER.



NSPS

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 1462 2026

Exhibit "A"

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



0.157 ACRE PARCEL

Deed of Record:

Permanent Parcel Number (PPN) 10-066900
Abruzzo Investments LLC
Volume 2214, Page 1076 of Geauga County Records
and Deeds (GCRD). 107 Center Street.

26-204

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Village Lots 21 and 22, within said City, and Township 9N, Range 8W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of North Street (also known as Main Street, North Main Street, 132' wide) and Center Street (99 feet wide in this section, Right of Way varies), witnessed by a 2 1/2" iron pipe found on the southerly projection of the centerline of said North Street, South 01°48'26" East, 26.44 feet therefrom.

Thence South 88°47'43" West, along the centerline of said Center Street, 132.43 feet to an angle point therein.

Thence South 88°14'36" West, continuing along said centerline, 105.51 feet to the northerly projection of a westerly Right of Way (R/W) line of Chardon Alley (12 feet wide in this section, R/W Varies) as shown on the Dedication Plat for Chardon Alley, recorded in plat Volume 10, Page 43 of GCRD.

Thence South 00°40'17" East, along said northerly projection, 49.51 feet to a 5/8" iron pin set on the southerly R/W of said Center Street at the northwesterly corner of said Alley, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 00°40'17" East, along said westerly R/W line of said Alley, 125.75 feet to a 5/8" iron pin set on the northerly line of PPN 10-709512 as conveyed to Geauga County Board of commissioners, recorded in Volume 714, Page 790 of GCRD, being the southeasterly corner of the parcel herein described.

0.157 ACRE PARCEL (continued)

Thence South 89°14'45" West, along the northerly line of the said Geauga County Board of Commissioners parcel, 54.73 feet to a 5/8" iron pin set at the northwesterly corner thereof, being a southeasterly corner of PPN 10-144100 as conveyed to Stephanie Cordes and Charles Krejsa, recorded in Volume 2200, Page 818, parcel 1 of GCRD, being the southwesterly corner of the parcel herein described and referenced by a 3/4" iron pin found South 89°14'45" West, 9.95 feet therefrom.

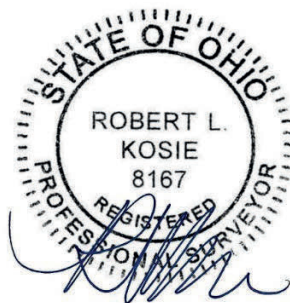
Thence North 00°40'17" West, along an easterly line of the said Stephanie Cordes and Charles Krejsa parcel, 124.80 feet to a drill hole set in concrete at the northeasterly corner thereof, on the aforesaid southerly R/W of said Center Street, being the northwesterly corner of the parcel herein described.

Thence North 88°14'36" East, along said R/W, a frontage distance of 54.74 feet to **The Principal Place of Beginning of this Survey** and containing 0.157 acres of land, surveyed in August of 2026 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 10-066900 as conveyed to Abruzzo Investments LLC, recorded in Volume 2214, Page 1076 of GCRD. Known as being 107 Center Street.

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 drill holes set shown herein noted as being 1/2" diameter x 3/4" deep drill holes (circular borings), in concrete, with four stamped directional lines.



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

August 18, 2026

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer

By: SJM Date: 08/21/2026

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