

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 No. 17, within said City, and Township 9N, Range 8W in the Connecticut Western Reserve.	July	ONE of ONE
Survey for:	Year:	
	2026	
Abruzzo Investments, LLC		

Checked on July 7, 2026 by RLK, MBL
Revised on July 21, 2026

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	Abruzzo Investments, LLC	Signed	Abruzzo Investments, LLC
Printed	Joyce A. Perico, Member	Printed	Michael A. Perico, 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: SIM Date: 07/21/2026
26-189

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), NAVD88, GRS80, GEOID12B). Distances are based on U.S. 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 No. 8167

Signed and sealed on this 7th day of July, 2026.
For any conflict resulting from electronic certifications please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.



DBK MAP 1481 2026

MAP OF RE-SURVEY AND CONSOLIDATION OF
PPN PPN 10-120920 and PPN 10-COL001,
Abruzzo Investments, LLC
113 North Hambden Street

DEEDS OF RECORD:
Volume 2187, Page 2802 and
3' strip of land noted in
Volume 186, Page 85

PPN 10-165306
Michael C. Downs and
Melissa A. Downs
Volume 1778, Page 334,
Parcel 2

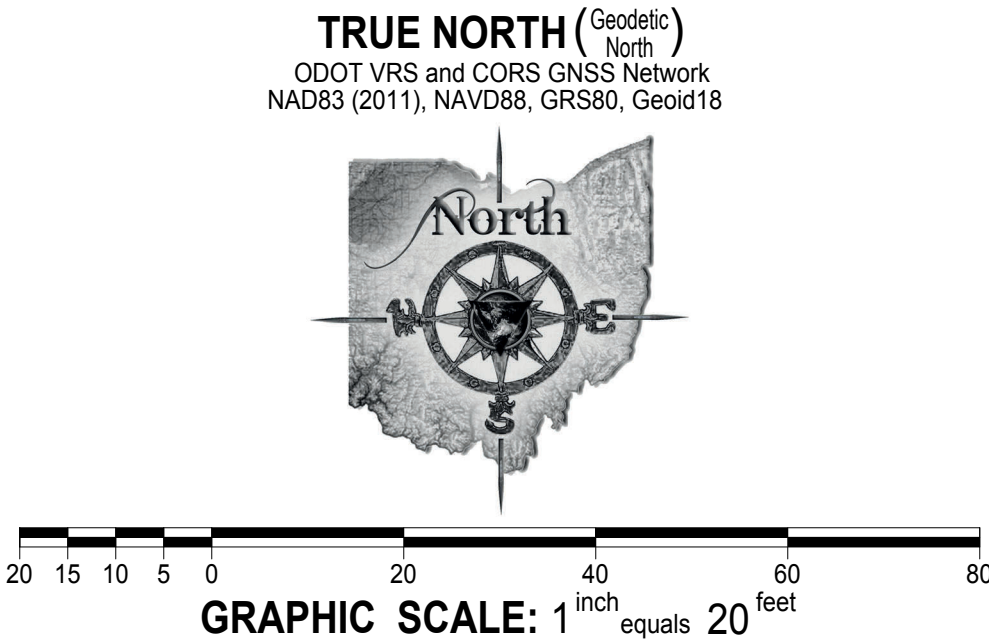
REFERENCES

- *The Chardon Village Original Town Plat Volume 26, Page 216 filed as HMRC - Chardon Village.pdf in the GCED.
- *The April 24th, 1872 Plat of a Divisional Survey of Land for J.F. Howard prepared by M.L. Maynard, Surveyor, recorded in plat Volume 1, Page 21 of GCRD.
- *The June 2nd, 1893 Plat of Survey prepared by E.L.F. Phelps, C.E., County Surveyor, filed as Book Volume VI, Page 15 in the GCR.
- *The July 21st, 1903 Plat of Survey prepared by E.L.F. Phelps, C.E., Deputy County Surveyor, filed as Book VIII, Page 52 in the GCR.
- *The 1923 Plat Showing Proposed Street Goodrich Court Chardon Village (City) 1923 (dedication of Goodrich Court) as recorded December 28th, 1923 in plat Volume 2, Pages 15-16 of GCRD.
- *The April, 1927 Extension of Maple Avenue in Chardon Village, Ohio prepared by F.R. Zethmayr, Engineer, recorded in plat Volume 3, Pages 13-14 of GCRD.
- *The original road records of Hunting Street as recorded in Volume E, Pages 147-152 of GCRD.
- *The June, 1944 Survey for E.T. Sargent prepared by F.C. Pomeroy, Surveyor, filed as CHWV30026.pdf in the GCR.
- *The March, 1948 survey prepared by Richard Sperry, recorded in Volume 937, Page 563 and INST 201300853062, Volume 1941, Page 1396 of GCRD.
- *The October, 1950 survey prepared by Richard Sperry, recorded in INST 201600913402, Volume 2021, Page 2196 of GCRD.
- *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 August, 1943 survey of F.C. Pomeroy as recorded in INST 200200622005, Volume 1457, Page 1194 of GCRD.
- *The August, 1961 Plat of Survey of Land Lot No. 34 & Lot No. 35 Chardon Village (City) Geauga County Ohio for The Painesville Telegraph prepared by T.R. Root, Registered Surveyor No. 2888 and filed as CHWV30018.pdf in the GCR.
- *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 December 9th, 1991 survey prepared by Willard F. Schade, Jr., Professional Surveyor No. S-6008 and recorded in INST 201600907847, Volume 2013, Page 2924 of GCRD.
- *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 August 28th, 2005 Plat of Survey and Subdivision made for Aimee L. Mintus and Benjamin J. Schuler prepared by Lessman, Bender and Associates, Steven J. Lessman, Ohio Professional Surveyor No. 7078 recorded in plat Volume 38, Page 66 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 April 26th, 2011 Map of Survey for Anthony Paskevich and Associates at the instance of Pumpkindapucah, LLC, prepared by Hejduk - Cox and Associates, Inc. (not filed or recorded).
- *The March 21st, 2018 Plat of Survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Land Surveyor 8167, filed as CHC_00146_PLAT.pdf in the GCR.
- *The July 2, 2019 survey prepared by D.B. Kosie & Associates, LLC, Robert L. Kosie Professional Surveyor 8167, recorded in Volume 2078, Page 1661 of GCRD.

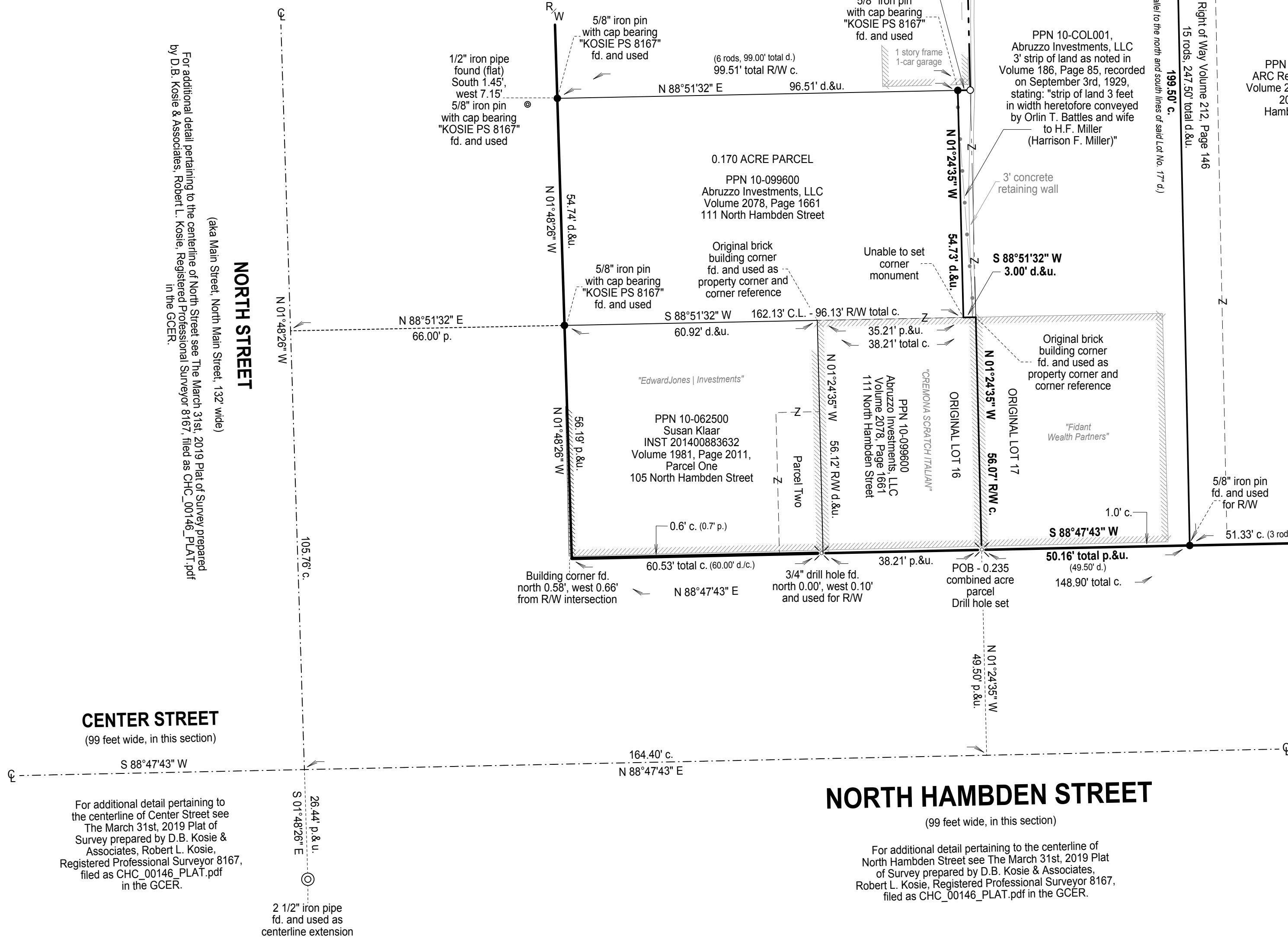
RESERVATION AND EASEMENT DISCLAIMER

No liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence of any Condition, Easement, Restriction, Encumbrance or Reservation of record, shown or not shown on this drawing, that which has not been recorded, nor any mistitling or malproposim. It is advised to contract a qualified Attorney who specializes in Property Law and Easements.

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



- GRAPHIC SCALE:** 1 inch equals 20 feet
- -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 R -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"
GCR -Denotes "Gauga County Engineer's Records"
- Denotes 5' dog-eared wooden box fence
--- Denotes 5' wooden fence
✕ Denotes 1/2" (diameter) x 3/4" (deep) drill hole (circular boring), in concrete, with four (4) stamped directional lines set



NORTH HAMBDEN STREET
(99 feet wide, in this section)

For additional detail pertaining to the centerline of North Hambden Street see The March 31st, 2019 Plat of Survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Surveyor 8167, filed as CHC_00146_PLAT.pdf in the GCR.

PUBLIC SQUARE

Public Square was established by using information obtained from the December, 1982 Survey Plat for the Public Square Chardon Village (City) Geauga County, Ohio prepared by Burgess & Niple, Limited (Larry J. Woodlan, PS #S05798 and recorded in plat Volume 14, Page 67 of GCRD.

Exhibit "A"

D.B. Kosie & Associates, LLC
Professional Land Surveying
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Montville, Ohio 44064
www.dbksurveys.com



0.235 COMBINED ACRE PARCEL

Deed of Record:

Permanent Parcel Number (PPN) 10-120920 and PPN 10-COL001

Abruzzo Investments, LLC

Volume 2187, Page 2802 and a 3' strip of land noted in Volume 186, Page 85 of
Geauga County Records and Deeds (GCRD). 26-189
113 North Hambden Street.

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Village Lot No. 17, 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 (aka Main Street, North Main Street, 132' wide) and North Hambden Street (99 feet wide), 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 North 88°47'43" East, along the centerline of said North Hambden Street, 164.40 feet to the southerly projection of an easterly line of PPN 10-099600 as conveyed to Abruzzo Investments, LLC, recorded in Volume 2078, Page 1661 of GCRD.

Thence North 01°24'35" West, along said southerly projection, 49.50 feet to a drill hole set in a concrete sidewalk on the northerly Right of Way (R/W) of said North Hambden Street, at the southeasterly corner of the said Abruzzo Investments, LLC parcel, being a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 01°24'35" West, along an easterly line of the said Abruzzo Investments, LLC parcel, along the division line between the existing two-story brick buildings, 56.07 feet to the corner intersection of buildings, being a northeasterly corner of the said Abruzzo Investments, LLC parcel.

0.235 COMBINED ACRE PARCEL (continued) [26-189](#)

Thence South 88°51'32" West, along a northerly line of the said Abruzzo Investments, LLC parcel, along the northerly building line, 3.00 feet to a point, referenced by a 5/8" iron pin with cap bearing "KOSIE PS 8167" found South 88°51'32" West 96.13 feet therefrom, being a southwesterly corner of the parcel herein described.

Thence North 01°24'35" West, along an easterly line of the said Abruzzo Investments, LLC parcel, 54.73 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at a northeasterly corner thereof, on the southerly line of PPN 10-136880 as conveyed to Todd Albright and Selina Albright, recorded in Volume 2056, Page 46 of GCRD.

Thence North 88°51'32" East, along said southerly line of Albright's land, 3.00 feet to a 5/8" iron pin set at the southeasterly corner thereof.

Thence North 01°24'35" West, along the easterly line of said Albright's land, 88.56 feet to a 5/8" iron pin set at the southwesterly corner of PPN 10-165306 as conveyed to Michael C. Downs and Melissa A. Downs, recorded in Volume 1778, Page 334, Parcel 2 of GCRD, being the northwesterly corner of the parcel herein described.

Thence North 88°38'41" East, along the southerly line of said Downs' land, 50.87 feet to a 5/8" iron pin with cap bearing "6439 6458" found at a southeasterly corner thereof, on the westerly line of PPN 10-011900 as conveyed to ARC Resources, LLC, recorded in Volume 2184, Page 773 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 01°12'22" East, along the westerly line of the said ARC Resources, LLC parcel, 199.50 feet to a 5/8" iron pin found at the southwesterly corner thereof, on the northerly R/W of the aforesaid North Hambden Street, being the southeasterly corner of the parcel herein described.

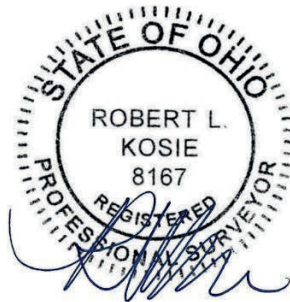
Thence South 88°47'43" West, along said R/W, a frontage distance of 50.16 feet to **The Principal Place of Beginning of this Survey** and containing 0.235 acres of land, surveyed in July of 2026 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are 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.

0.235 COMBINED ACRE PARCEL (continued) 26-189

The intent of this survey is to combine PPN 10-COL001, as conveyed to Abruzzo Investments, LLC, being a 3' strip of land as noted in Volume 186, Page 85, recorded on September 3rd, 1929, stating: "strip of land 3 feet in width heretofore conveyed by Orlin T. Battles and wife to H.F. Miller (Harrison F. Miller)", together with PPN 10-120920 as conveyed to Abruzzo Investments, LLC, recorded in Volume 2187, Page 2802 of GCRD. Known as being 113 North Hambden 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

July 21, 2026

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

By: SJM Date: 07/21/2026

26-189