

TRUE NORTH (Geodetic)
North 7
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid12a

GRAPHIC SCALE: 1" = 100'

1" iron pin in monument box fd. and used
C.L. Station: 221+82.93 c.&u. (221+83.05 p.)

1" iron pin in monument box fd. and used
C.L. Station: 209+99.88 c.&u. (210+00.00 p.)

- -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- x— Denotes barbed-wire fence found on or near property line
- Denotes wire fence found on or near property line
- Denotes existing tree-line (woodline)
- 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 RW -Denotes right-of-way (margin)
- ℄ -Denotes lot line ℄ -Denotes property line
- POB -Denotes point of beginning
- ODOT -Denotes Ohio Department of Transportation

PLAT OF RE-SURVEY (UPDATE) AND LOT SPLIT OF
PPN 16-041000
AKLHS, LLC and Michael Loza, Jr.

Deed of record: INST 201100830785
Volume 1909, Page 3145, Parcel No. 1 (in part)
12979 Madison Road

PPN 16-045500
David G. Maddox and Susan K. Maddox
Volume 930, Page 1
12939 Madison Road

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.

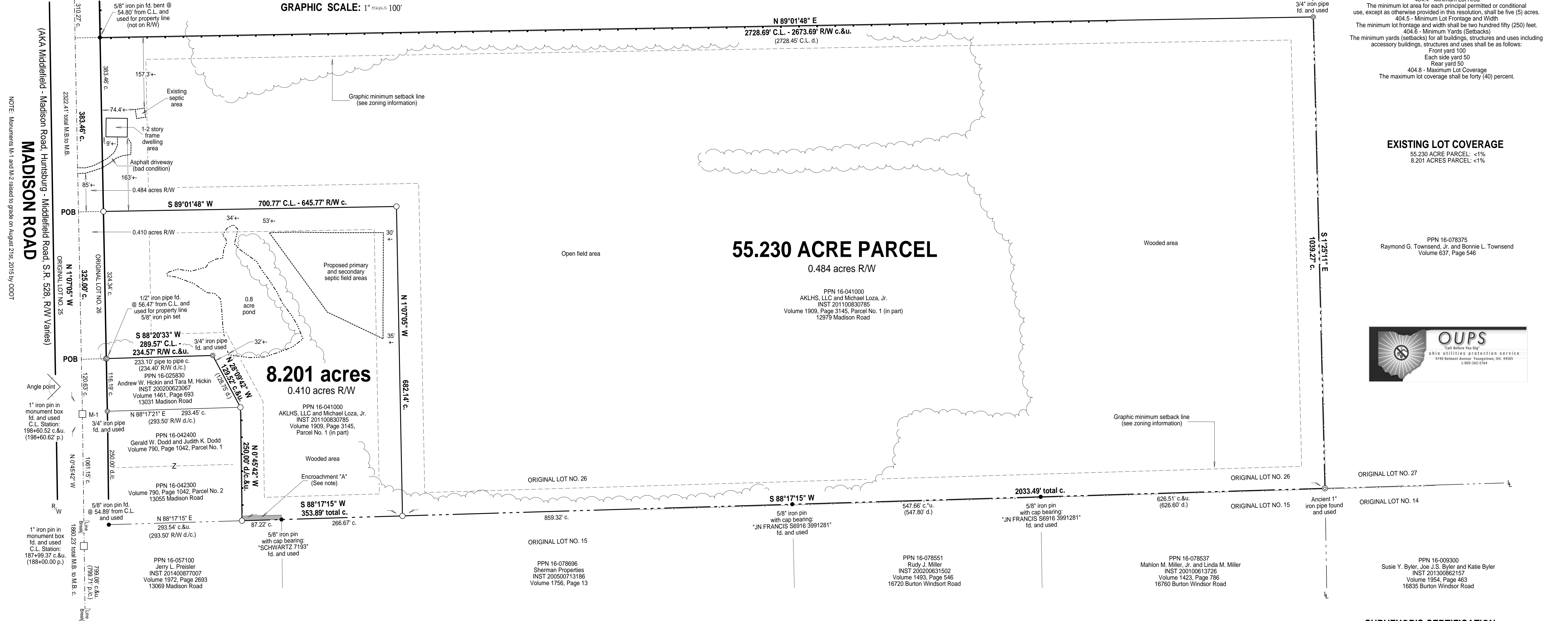
REFERENCES
The April of 1962 State of Ohio Department of Highway's (Ohio Department of Transportation) S.R. 528 - 6.35 Centerline Survey Plat (Middlefield and Hunsburg Township, Geauga County) Pages 1 of 2 and 2 of 2.
The March-April of 2012 Geauga County Highway System Map of Geauga County,
The April, 2002 map of lot split and survey prepared by J.N. Francis, PS 6916
The 1944, 1948, 1949 and 1952 surveys (deed records) prepared by F.C. Pomeroy.

PIONEER ROAD
(AKA Hell Road, T.R. No. 116, 60 feet wide)

ZONING INFORMATION
INDUSTRIAL (5 acre) DISTRICT

404.4 - Minimum Lot Area
The minimum lot area for each principal permitted or conditional use, except as otherwise provided in this resolution, shall be five (5) acres.
404.5 - Minimum Lot Frontage and Width
The minimum lot frontage and width shall be two hundred fifty (250) feet.
404.6 - Minimum Yards (Setbacks)
The minimum yards (setbacks) for all buildings, structures and uses including accessory buildings, structures and uses shall be as follows:
Front yard 100
Each side yard 50
Rear yard 50
404.8 - Maximum Lot Coverage
The maximum lot coverage shall be forty (40) percent.

EXISTING LOT COVERAGE
55.230 ACRE PARCEL: <1%
8.201 ACRES PARCEL: <1%



SURVEYOR'S CERTIFICATION

I certify that:

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, GEOID12A). 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

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying

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