PLAT OF SURVEY OF:

PPN 10-080100 - Thomas J. McNulty and Jerilynn A. McNulty, Trustees

DEED OF RECORD: INST 200200622005 Volume 1457, Page 1194 135 Goodrich Court

Situated in The 23rd City of Chardon, County of Geauga January and State of Ohio and known as being ONE part of Original Lot No. 84 within said City and Township 9, Range 8 in the Connecticut Western Reserve. ONE PPN 10-080100 - Thomas J. McNulty and Jerilynn A. McNulty, Trustees

Checked by RLK on 1-24-17

BASIS OF RESEARCH AND RECORDS

The Ohio Department of Transportation 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

GCER - Denotes "Geauga County Engineer's Records" GCRD - Denotes "Geauga County Records and Deeds" MP -Denotes measured perpenducularly from C.L. -Denotes edge of hedge row NORTH HAMBDEN STREET φ ----- N 88°00'06" E -- φ 3 1/3 rods d. (55.00') 3 1/2 rods d. 5/8" iron pin fd. and used (57.75') NORTH HAMBDEN STREET 59.70' c.&u. 50.30' c (60 feet wide) 110.00' total d.&u. ._ N 88°00'06" E N 88°00'06" E 1" iron pin in 3178.18' c. monument box PPN 10-139900 NOTE: the north property line is paralell with the C.L. of North Hambden Street d. fd. and used Carl H. Speck and Nancy N. Speck INST 201500886487 Volume 1985, Page 1121 106 Huntington Street 1/2" iron pipe with 1/2" iron pipe damaged cap fd. @ 15.22' from C.L. with cap bearing "W.F. SHADE JR. S6008" (MP, not on R/W) fd. 0.50' east of and used for 1" iron pin 0.503 ACRE property line and used property line N 88°00'06" E fd. and used N 88°47'43" E (as per deed) N 88°49'09" E **PARCEL** 379.92' c.&u. 3/4" iron pipe 172.93' pipe to pipe c.&u. (173.22' d./c.) (379.50' p.) fd. and used PPN 10-041500 Heather Keller PPN 10-080100 INST 201600907847 PPN 10-008800 Thomas J. McNulty and Vernon L. Havward and Volume 2013, Page 2924 Jerilynn A. McNulty, Trustees Parcel No. 1 Volume 733, Page 856, Parcel No. 1 127 Goodrich Court INST 200200622005 114 Huntington Street @ 15.00' from C.L. Volume 1457, Page 1194 135 Goodrich Court (not on R/W) and used for property line fd. and used 191.09' C.L. - 170.09' R/W c.&u. 176.09' pipe to pipe c.&u. (176.02' d.) NOTE: east side of 8" capped block retaining wall on property line PPN 10-041400 UBLIC Heather Keller INST 201600907847 Volume 2013, Page 2924 @ 23.56' from C.L. (not on R/W) and used for property line N 88°05'40" E Drill hole set 2" iron pipe fd. N 88°05'40" E 4.57' south, 1.59' west 744.30' total R/W to property line c. N 88°05'40" E QUARE (not on R/W or lot line) 15.35' c. 414.30' c. 0.051 acres R/W (20 feet wide) 110.00' d.&u. N 88°05'40" E N 88°05'40" E 413.87' c. STREE fd. bent (20 feet wide) 4.02' south, 330.00' p./c.&u. 2.49' west (40 feet wide) 239.81' c. -- 21'----'----21'-1" iron pin 4.62' south, fd. and used 4.01' east 110.72' c.&u. (110.00' p.) 5/8" iron pin fd. @ 19.30' from C.L. (MP, not on R/W) pin fd. @ 19.72' from C.L. (MP, not on R/W) **GOODRICH COURT** Goodrich Court as established by using information obtained from the 1923 Plat Showing Proposed Street, Goodrich Court, Chardon Village (City) 1923 (dedication of Goodrich Court) and recorded in Plat Volume 2, Pages 15-16 of GCRD

NORTH HAMBDEN STREET

(99 feet wide)

N 88°00'06" E

3/4" iron pin fd. @ 42.53' from C.L.

(MP, not on R/W) and used for

property line



1 1/2" iron pipe fd.

3.76' south, 18.54' west

SOUTH

HAMBDEN

STREET

(99 feet wide)

3/4" iron pipe

fd. and used

TRUE NORTH (Geodetic North)

ODOT VRS and CORS GNSS Network

NAD83 (2011), NAVD88, GRS80, Geoid12B

GRAPHIC SCALE: 1" EQUALS 30'

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 measurement d. -Denotes deed measurement p. -Denotes plat measurement fd. -Denotes found monument u. -Denotes used measurement PPN -Denotes permanent parcel number INST -Denotes instrument number ♀ /C.L. -Denotes centerline

Denotes 1/2" (diameter) x 3/4" (deep) drill hole (circular boring), in concrete, with four (4) stamped directional lines set

30 23 15 8 0

440.286.2131 Fax 440.968.3578

www.dbksurveys.com

REFERENCES

*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 August, 1943 survey of F.C. Pomery 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 CHVW30018.pdf in the GCER. *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 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, *The original road records of Hunting Street as recorded in Volume E Pages 147-152 of GCER.



SURVEYOR'S CERTIFICATION Thomas J. McNulty and Jerilynn A. McNulty, Trustees 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



NSPS

DBK PLAT NO.: 956 2017