

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 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"
GCRD - Denotes "Geauga County Records and Deeds"
GCER - Denotes "Geauga County Engineer's Records"
--- Denotes barbed wire found on or near property line

GRAPHIC SCALE: 1 inch equals 100 feet

MAP OF RESURVEY AND CONSOLIDATION OF
PPN 20-070750, PPN 20-050940 and PPN 20-070880
Hans Mathew Rath and Joanne Rose Rath
PPN 20-051000 and PPN 20-070879
John M. Rath
15417 Hart Road

DEEDS OF RECORD:
Volume 2045, Page 2343,
Volume 2045, Page 2339, Parcels 1 and 2 and
Volume 2045, Page 2341, Parcels 1 and 2

Situating In The Township of Montville, County of Geauga and State of Ohio and known as being part of Original Section 10 within said Township and Township 9N, Range 6W in the Connecticut Western Reserve.	Month: January	Page: <div>One of One</div>	23-030
	Year: 2023		
Survey for: Hans Mathew Rath aka John M. Rath and Joanne Rose Rath			

Checked on February 9th, 2023 by RLK

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.

No effort was made in determining the C.L. R/W of Clay Street in this survey
(CH 37, Section H, 60 feet wide)

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72.673 TOTAL COMBINED ACRE PARCEL

0.808 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 20-070750, 20-050940 and PPN 20-070880, Hans Mathew Rath and Joanne Rose Rath, Volume 2045, Page 2343 and Volume 2045, Page 2339, Parcels 1 and 2 and PPN 20-051000 and PPN 20-070879, John M. Rath, Volume 2045, Page 2341, Parcels 1 and 2 of Geauga County Records and Deeds (GCRD). 15417 Hart Road.

Situated in the Township of Montville, County of Geauga and State of Ohio and known as being part of Original Section 10 within said Township and Township 9N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin "boxless monument" found at the centerline intersection of Hart Road (Township Road 63, Section A, 60 feet wide) and Clay Street (County Highway 37, Section G-H, 60 feet wide).

Thence South 88°53'00" West, along the centerline of said Hart Road, 4446.73 feet to the northwesterly corner of Parcel 20-050950 as conveyed to Andrew J. Balazs, III and Ashley M. Balazs, recorded in Volume 1984, Page 235, Parcel 1 of GCRD, being a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 01°48'40" East, along the westerly line of said Balazs' land, along the westerly line of PPN 20-070784 as conveyed to Andrew J. Balazs, III and Ashley M. Balazs, recorded in Volume 1984, Page 235, Parcel 2 of GCRD, passing through a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at 29.88 feet (not on R/W), a total distance of 1089.27 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at the southwesterly corner thereof.

Thence North 88°52'37" East, along the southerly line of said Balazs' land, 199.97

72.673 TOTAL COMBINED ACRE PARCEL (continued)

feet to a 5/8" iron pin found with cap bearing "KOSIE PS 8167" found at the southeasterly corner thereof, on the westerly line of PPN 20-064700 as conveyed to Raymond G. Townsend, Jr., Kenneth A. Townsend and Barbara A. Townsend, recorded in Volume 1838, Page 3185 of GCRD, being a northeasterly corner of the parcel herein described.

Thence South 01°48'53" East, along said westerly line of Townsend's land, along the westerly line of PPN 20-031800 as conveyed to Steven W. Andresen and Cynthia R.K. Andresen, recorded in Volume 2001, Page 2725 of GCRD, 1360.18 feet to a 5/8" iron pin found at the northeasterly corner of PPN 20-024100 as conveyed to Steven H. Greiner and Karen A. Greiner, recorded in Volume 2165, Page 123 of GCRD, being the southeasterly corner of the parcel herein described.

Thence South 88°50'52" West, along the northerly line of said Greiner's land, along the northerly line of PPN 20-024000 as conveyed to Steven H. Greiner and Karen A. Greiner, recorded in Volume 1004, Page 924 of GCRD, passing through a 5/8" iron pin found in 2003 at 449.88 feet and a 1/2" iron pin found at 474.17 feet, a total distance of 1389.64 feet to a 1/2" iron pin found in 2003 (now underwater), on the easterly line of PPN 20-025600 as conveyed to John Riha and Lori Riha, recorded in Volume 1472, Page 181 of GCRD, being the southwesterly corner of the parcel herein described.

Thence North 01°25'02" West, along the easterly line of said Riha's land, along the easterly line of PPN 20-090812 as conveyed to Keith W. Vicars and Susan O. Vicars, recorded in Volume 1998, Page 2915, along the easterly line of PPN 20-071066 as conveyed to Keith W. Vicars and Susan O. Vicars, recorded in Volume 1998, Page 2912 and along the easterly line of PPN 20-070850 as conveyed to David A. Grbovac, recorded in Volume 1965, Page 421 of GCRD, passing through a 3/4" iron pin found in 2003 (now underwater) at 13.15 feet, a 5/8" iron pin corner reference set at 125.00 feet, a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at 2420.19 feet, a total distance of 2450.19 feet to the northeasterly corner thereof, on the centerline of the aforesaid Hart Road, being the northwesterly corner of the parcel herein described.

Thence North 88°53'10" East, along said centerline, a frontage distance (in part) of 933.50 feet to a 1" iron pin "boxless monument" found at an angle point therein.

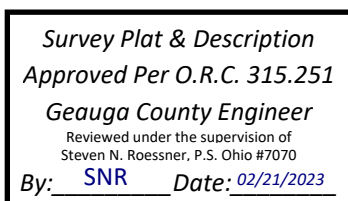
Thence North 88°53'00" East, continuing along said centerline, a frontage distance (in part) of 239.26 feet to **The Principal Place of Beginning of this Survey** and containing 72.673 acres of land, of which, 0.808 acres are within the R/W of said Hart

72.673 TOTAL COMBINED ACRE PARCEL (continued)

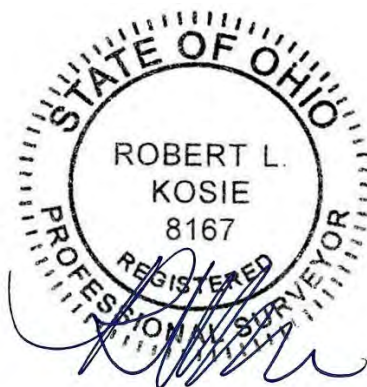
Road, leaving 71.865 acres of land exclusive of said R/W, originally surveyed in 2003 and re-surveyed in February of 2023 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, 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 combine PPN 20-070750, PPN 20-050940, and PPN 20-070880 as conveyed to Hans Mathew Rath and Joanne Rose Rath, recorded in Volume 2045, Page 2343 and Volume 2045, Page 2339, Parcels 1 and 2 together with PPN 20-051000 and PPN 20-070879 as conveyed to John M. Rath, recorded in Volume 2045, Page 2341, Parcels 1 and 2 of GCRD. Known as 15417 Hart Road.

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".



23-030



Robert L. Kosie, Sr.,
 Ohio Certified Registered Professional Surveyor 8167
 Signed and Sealed on February 9th, 2023