

TRUE NORTH (Geodetic North)  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD88, GRS80, Geoid18



MAP OF RESURVEY, LOT SPLIT  
AND RESIDUAL OF

# PPN 12-042600 Knapp Road, LLC 12056 Old State Road

DEED OF RECORD:  
Volume 2188, Page 474

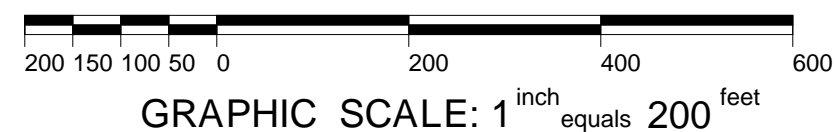
Sited in The Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot 1, in Section 8, East Survey, within said Township and Township 8N, Range 7 in the Connecticut Western Reserve	Month: October	Page: ONE of ONE
	Year: 2024	
Survey for: Knapp Road, LLC		

Checked on October 9th, 2024 by RLK, MBL

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### BASIS OF RESEARCH AND RECORDS

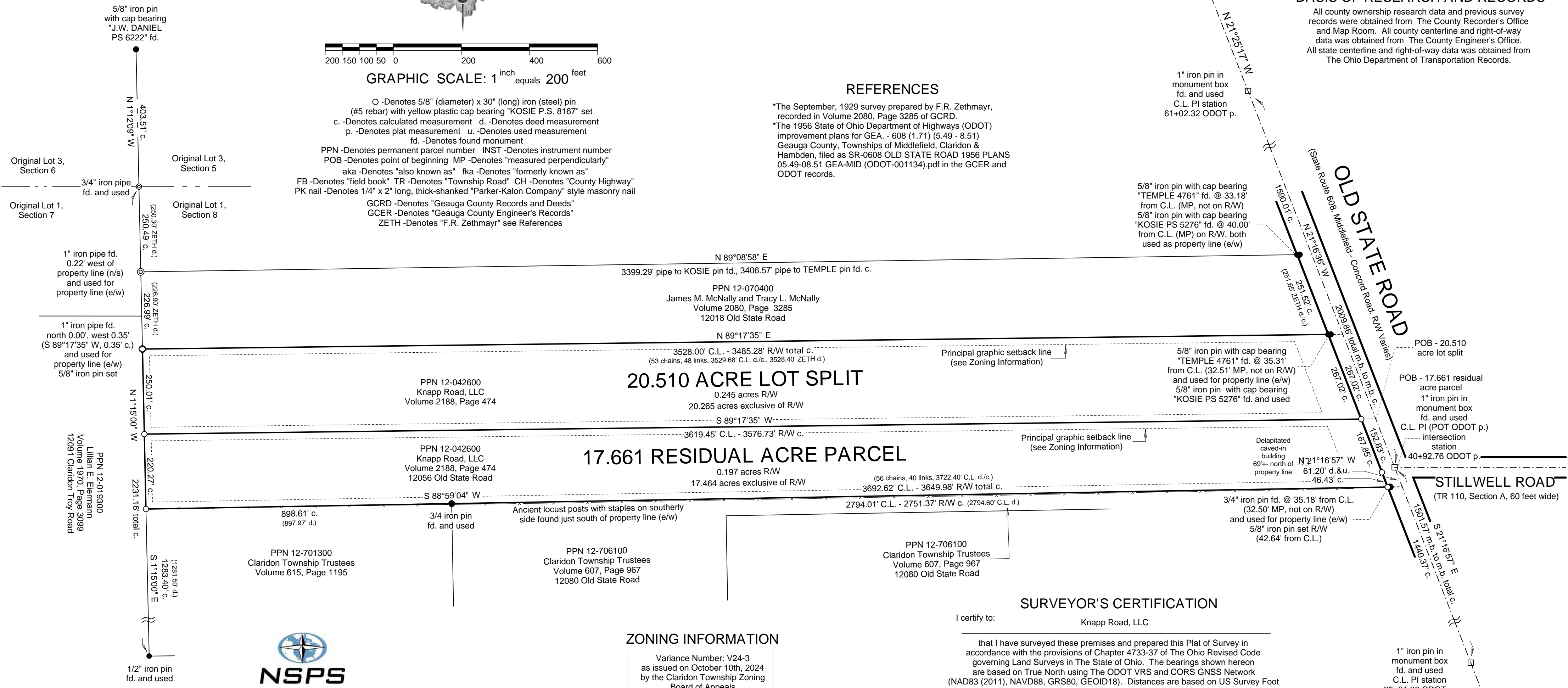
All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.



- GRAPHIC SCALE: 1 inch equals 200 feet**
- 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
  - u. - Denotes used measurement
  - fd. - Denotes found monument
  - PPN - Denotes permanent parcel number
  - INST - Denotes instrument number
  - 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 "Geauga County Records and Deeds"
  - GCER - Denotes "Geauga County Engineer's Records"
  - ZETH - Denotes "F.R. Zethmayr" see References

### REFERENCES

- \*The September, 1929 survey prepared by F.R. Zethmayr, recorded in Volume 2080, Page 3285 of GCRD.
- \*The 1956 State of Ohio Department of Highways (ODOT) improvement plans for GEA. - 608 (1.71) (5.49 - 8.51) Geauga County, Townships of Middlefield, Claridon & Hambden, filed as SR-0608 OLD STATE ROAD 1956 PLANS 05.49-08.51 GEA-MID (ODOT-001134).pdf in the GCER and ODOT records.



### SURVEYOR'S CERTIFICATION

I certify to: Knapp Road, 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, GEOID18). 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 8th day of October, 2024  
For any conflict resulting from electronic certifications please refer to ORC Section 1306.06. Electronic record or signature satisfies legal requirements.



### ENGINEER'S APPROVAL

Survey Plat & Description  
Approved Per O.R.C. 315.251  
Geauga County Engineer  
Reviewed under the supervision of  
Steven N. Roessner, P.S. Ohio #7070  
By: SNR Date: 10/22/2024

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### ZONING INFORMATION

Variance Number: V24-3  
as issued on October 10th, 2024  
by the Claridon Township Zoning  
Board of Appeals

- R-1 Residential District
- Minimum Acreage: 3 acres exclusive of R/W
- Minimum Frontage: 250 feet
- Minimum FY setback: 100 feet from R/W
- Minimum SY setback: 20 feet
- Minimum RY setback: 20 feet

Zoning Inspector Mr. Chris Alusheff  
Phone: 440-629-6342  
ZoningInspector@ClaridonTownship.com

### ZONING APPROVAL

This resurvey, lot split and residual complies with  
the applicable Claridon Township Zoning Resolution.

This \_\_\_\_\_ day of \_\_\_\_\_, 2024.

and is accepted by:

Signed \_\_\_\_\_  
Printed Chris Alusheff,  
Claridon Township Zoning Inspector



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 1381 2024

**D.B. Kosie & Associates, LLC**  
**Professional Land Surveying**



(440) **286-2131**

11040 Madison Road  
 Montville, Ohio 44064

[www.dbksurveys.com](http://www.dbksurveys.com)



## **17.661 RESIDUAL ACRE PARCEL**

0.197 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 12-042600, Knapp Road, LLC,  
 Volume 2188, Page 474 of Geauga County Records and Deeds (GCRD).  
 12056 Old State Road.

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot 1, in Section 8, East Survey, within said Township and Township 8N, Range 7 in the Connecticut Western Reserve and bounded and described as follows:

**Beginning** at a 1" iron pin in a monument box found at the centerline intersection of Stillwell Road (TR 110, Section A, 60 feet wide) and Old State Road (State Route 608, Middlefield - Concord Road, R/W Varies).

Thence South 21°16'57" East, along said centerline, a frontage distance (in part) of 61.20 feet to the northeasterly corner of PPN 12-706100 as conveyed to Claridon Township Trustees, recorded in Volume 607, Page 967 of GCRD, being the southeasterly corner of the parcel herein described.

Thence South 88°59'04" West, along the northerly line of the said Claridon Township Trustees parcel, along the northerly line of PPN 12-701300 as conveyed to Claridon Township Trustees, recorded in Volume 615, Page 1195 of GCRD, passing through a 3/4" iron pin found at 35.18 feet, a 5/8" iron pin set at 42.64 feet and a 3/4" iron pin found at 2794.01 feet, a total distance of 3692.62 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the easterly line of PPN 12-019300 as conveyed to Lillian E. Eiermann, recorded in Volume 1970, Page 3099 of GCRD, being the southwesterly corner of the parcel herein described.

Thence North 1°15'00" West, along said easterly line of Eiermann's land, 220.27 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

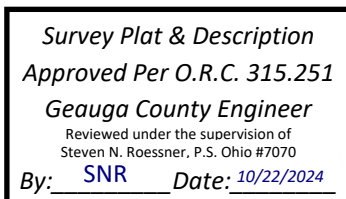
## 17.661 RESIDUAL ACRE PARCEL (continued)

Thence North 89°17'35" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 3576.73 feet, a total distance of 3619.45 feet to northeasterly corner of the parcel herein described, on the centerline of the aforesaid Old State Road.

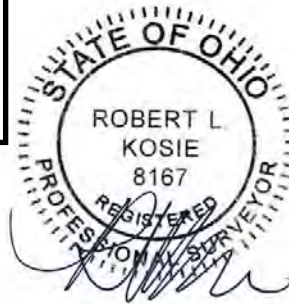
Thence South 21°16'36" East, along said centerline, a frontage distance (in part) of 152.83 feet to **The Principal Place of Beginning of this Survey** and containing 17.661 acres of land, of which, 0.197 acres are within the R/W of said Old State Road, leaving 17.464 acres of land exclusive of said R/W, surveyed in October of 2024 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 describe 17.661 acres of the land remaining in PPN 12-042600 as conveyed to Knapp Road, LLC, recorded in Volume 2188, Page 474 of GCRD after a 20.510 acre division of land therefrom. Known as being 12056 Old State 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".



24-139



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

*October 18th, 2024*



## **20.510 ACRE LOT SPLIT**

0.245 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 12-042600, Knapp Road, LLC, Volume 2188, Page 474 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot 1, in Section 8, East Survey, within said Township and Township 8N, Range 7 in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Stillwell Road (TR 110, Section A, 60 feet wide) and Old State Road (State Route 608, Middlefield - Concord Road, R/W Varies).

Thence North  $21^{\circ}16'36''$  West, along the centerline of said Old State Road, 152.83 feet to the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South  $89^{\circ}17'35''$  West, along the southerly line of the parcel herein described, passing through a  $5/8''$  iron pin set at 42.72 feet, a total distance of 3619.45 to a  $5/8''$  iron pin set on the easterly line of PPN 12-019300 as conveyed to Lillian E. Eiermann, recorded in Volume 1970, Page 3099 of GCRD, being the southwesterly corner of the parcel herein described.

Thence North  $1^{\circ}15'00''$  West, along said easterly line of Eiermann's land, 250.01 feet to a  $5/8''$  iron pin set at the southwesterly corner of PPN 12-070400 as conveyed to James M. McNally and Tracy L. McNally, recorded in Volume 2080, Page 3285 of GCRD, being the northwesterly corner of the parcel herein described and referenced by a 1" iron pipe found north 0.00 feet and west 0.35 feet, South  $89^{\circ}17'35''$  West, 0.35 feet therefrom.

Thence North  $89^{\circ}17'35''$  East, along the southerly line of said McNally's land, passing

20.510 ACRE LOT SPLIT (continued)

through a 5/8" iron pin with cap bearing "KOSIE PS 5276" found at 3485.28 feet and a 5/8" iron pin with cap bearing "TEMPLE 4761" found at 3492.69 feet, a total distance of 3528.00 feet to the southeasterly corner thereof, on the centerline of the aforesaid Old State Road, being the northeasterly corner of the parcel herein described.

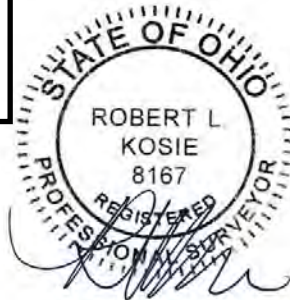
Thence South 21°16'36" East, along said centerline, a frontage distance of 267.02 feet to **The Principal Place of Beginning of this Survey** and containing 20.510 acres of land, of which, 0.245 acres are within the R/W of said Old State Road, leaving 20.265 acres of land exclusive of said R/W, surveyed in October of 2024 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 divide 20.510 acres of land from PPN 12-042600 as conveyed to Knapp Road, LLC, recorded in Volume 2188, Page 474 of GCRD.

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".

Survey Plat & Description  
Approved Per O.R.C. 315.251  
Geauga County Engineer  
Reviewed under the supervision of  
Steven N. Roessner, P.S. Ohio #7070  
By: SNR Date: 10/22/2024

24-139



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

October 18th, 2024