

Situated in The	Month:	Page:
Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot 19, in Holmes Tract, within said Township and Township 8N, Range 7W in The Connecticut Western Reserve	January	ONE
Survey for:	Year:	ONE
Knapp Road, LLC	2025	

Checked on January 25th, 2025 by RLK
Revised on January 28th, 2025

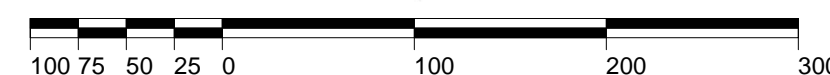
MAP OF RESURVEY, LOT SPLIT AND RESIDUAL OF
PPN 12-090258,
Knapp Road, LLC
DEED OF RECORD:
Volume 2194, Page 1909

AMENDED PLAT OF TAYLOR WOODS ESTATES SUBDIVISION
Plat Volume 17, Pages 82-83

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.

TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD83, GRS80, Geoid12B



GRAPHIC SCALE: 1 inch equals 100 feet

- -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set (1999 survey)
- 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.C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
- L. -Denotes lot line P. -Denotes property line
- BCSO -Denotes monument found bent, coned, straightened and observed
- BCO -Denotes monument found bent, coned and observed
- MP -Denotes measurement calculated perpendicularity
- GCRD -Denotes "Gauga County Records and Deeds"
- GCER -Denotes "Gauga County Engineer's Records"
- x---x--- Denotes barbed-wire found

ZONING INFORMATION

R-1- Residential Single Family Zoning District

- 401.05 MINIMUM LOT AREA R-1 DISTRICT
A. The minimum lot area shall be three (3) acres.
- 401.06 MINIMUM LOT WIDTH
A. The minimum lot width shall be two hundred fifty (250) feet, except for lots located on a permanent cul-de-sac road turnaround.
B. For any lot located on a permanent cul-de-sac road turnaround, the minimum lot width shall be one-hundred (100) feet measured along its arc and the minimum lot width shall be two hundred fifty (250) feet measured along the front set back line.
- 401.07 REQUIRED YARDS R-1 DISTRICT
A. The minimum required yards for all buildings, structures, and uses, shall be as follows:
1. Front yard: 100 feet
2. Each side yard: 20 feet
3. Rear yard: 20 feet
B. The minimum required side yard contiguous with the road right-of-way for all buildings, structures, and uses on corner lots shall be one hundred (100) feet.

ZONING APPROVAL

This re-survey, lot split and residual complies with the applicable Claridon Township Zoning Resolution.

This _____ day of _____, 2025.

and is accepted by:

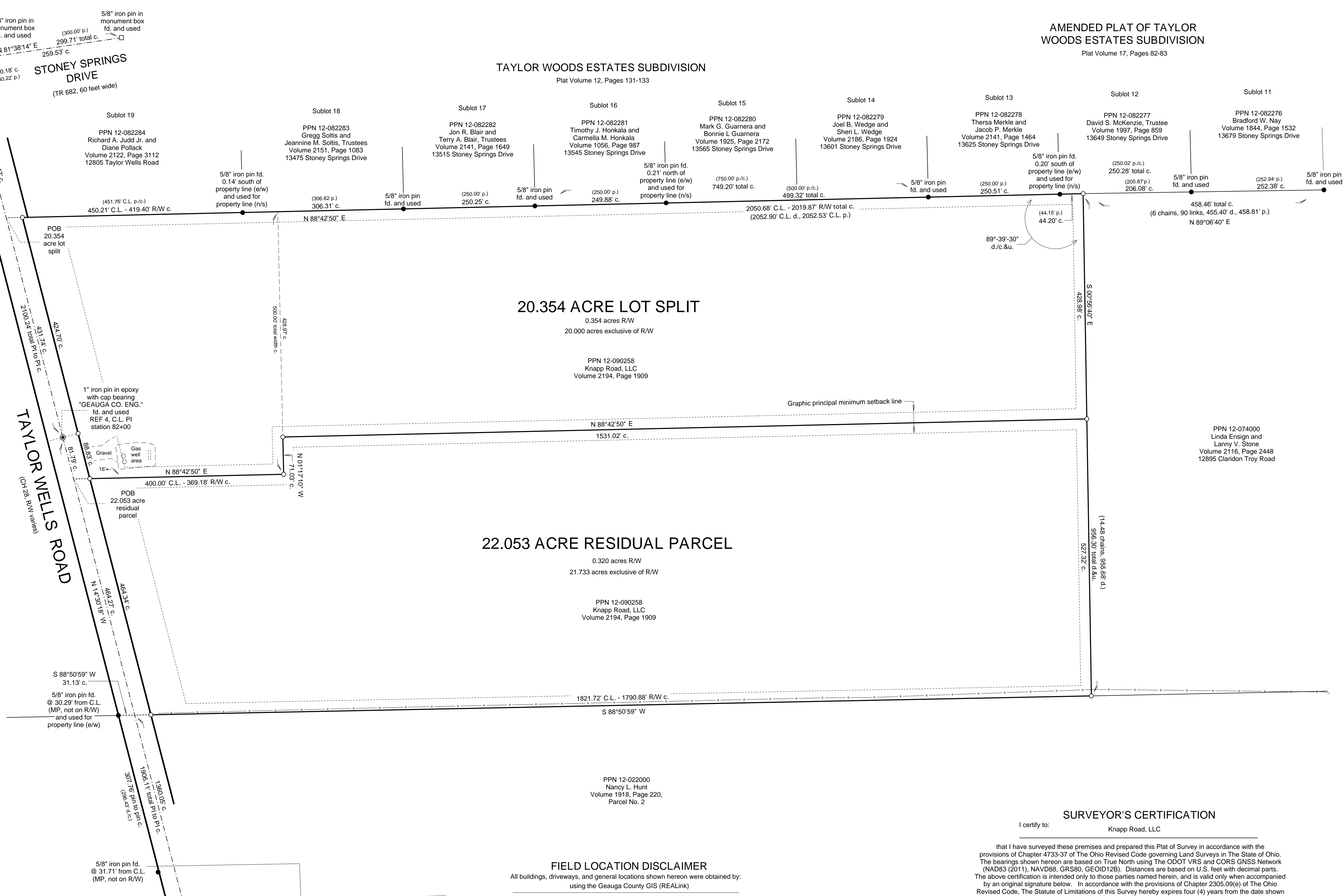
Signed _____
Printed Chris Alusheff
Claridon Township Zoning Inspector



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

11040 Madison Road
Montville, Ohio 44064
440.286.2131
Fax 440.968.3578
www.dbksurveys.com

TAYLOR WOODS ESTATES SUBDIVISION
Plat Volume 12, Pages 131-133



20.354 ACRE LOT SPLIT

0.354 acres R/W
20.000 acres exclusive of R/W

PPN 12-090258
Knapp Road, LLC
Volume 2194, Page 1909

22.053 ACRE RESIDUAL PARCEL

0.320 acres R/W
21.733 acres exclusive of R/W

PPN 12-090258
Knapp Road, LLC
Volume 2194, Page 1909

PPN 12-022000
Nancy L. Hunt
Volume 1918, Page 220,
Parcel No. 2

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by using the Geauga County GIS (REALink) and no liability is assumed by D.B. Kosie & Associates, LLC for the existence, location, condition, type or size of any structure shown hereon, any mistitling or malapropism, or that which is not shown on this drawing.

REFERENCES

- *The December 17th, 1978 survey of Taylor Woods Estates Subdivision prepared by Marico A. Picone, Registered Surveyor 5213, recorded in Plat Volume 12, Pages 131-133 of GCRD.
- *The October 6th, 1987 survey of The Amended Plat of Taylor Woods Estates Subdivision prepared by Anthony M. Picone, Registered Surveyor 6865, recorded in Plat Volume 17, Pages 82-83 of GCRD.

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), NAVD83, 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 24th day of January, 2025

For any conflict resulting from electronic certifications please refer to ORC Section 1306.06. Electronic record or signature satisfies legal requirements.



Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven H. Rosener, P.S. Ohio #7000
By: SNR Date: 01/31/2025

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



(440) **286-2131**

11040 Madison Road
 Montville, Ohio 44064

www.dbksurveys.com



20.354 ACRE LOT SPLIT

0.354 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 12-090258, Knapp Road, LLC, Volume 2194,
 Page 1909 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 19, in Holmes Tract, within said Township and Township 8N, Range 7W in
 The Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Taylor Wells Road (County Highway 28, R/W varies) and Stoney Springs Drive (Township Road 682, 60 feet wide), referenced by 1" iron pins in monument boxes found North 81°38'14" East, 40.18 feet and 299.71 feet therefrom, and by a 1" iron pin in epoxy with cap bearing "GEAUGA CO. ENG." found at an angle point on the centerline of said Taylor Wells Road, North 14°27'36" West, 1098.03 feet therefrom.

Thence South 14°27'36" East, along the centerline of said Taylor Wells Road, 570.47 feet to its intersection with the southerly line of Taylor Woods Estates Subdivision as recorded in Plat Volume 12, Pages 131-133 of GCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 88°42'50" East, along said southerly line of Taylor Woods Estates Subdivision, along the southerly line of Sublots 19, 18, 17, 16, 15, 14, 13 and 12, being the southerly line of PPN 12-082284 as conveyed to Richard A. Judd Jr. and Diane Pollack, recorded in Volume 2122, Page 3112, PPN 12-082283 as conveyed to Gregg Soltis and Jeannine M. Soltis, Trustees, recorded in Volume 2151, Page 1083, PPN 12-082282 as conveyed to Jon R. Blair and Terry A. Blair, Trustees, recorded in Volume 2141, Page 1649, PPN 12-082281 as conveyed to Timothy J. Honkala and Carmella M. Honkala, recorded in Volume 1056, Page 987, PPN 12-082280 as conveyed to Mark G. Guarnera and Bonnie L Guarnera, recorded in Volume 1925, Page 2172, PPN 12-082279 as conveyed to Joel B. Wedge and Sheri L. Wedge, recorded in Volume 2186, Page 1924, PPN 12-082278 as conveyed to Thersa Merkle and Jacob P. Merkle, recorded in Volume 2141, Page 1464 and PPN 12-082277 as conveyed to David S. McKenzie, Trustee, recorded in Volume 1997, Page 859 of GCRD, passing through a 5/8" iron pin set at 30.81 feet and passing through 5/8" iron pins found at 756.52 feet, 1006.77 feet and 1755.97 feet, a total distance of 2050.68 feet to a 5/8" iron pin set at the northwesterly corner of PPN 12-074000 as conveyed to Linda Ensign and Lanny V. Stone, recorded in Volume 2116, Page 2448 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 00°56'40" East, along a westerly line of the said Linda Ensign and Lanny V. Stone

20.354 ACRE LOT SPLIT (continued)

parcel, 428.98 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

Thence South 88°42'50" West, along a southerly line of the parcel herein described, 1531.02 feet to a 5/8" iron pin set.

Thence South 01°17'10" East, along an easterly line of the parcel herein described, 71.03 feet to a 5/8" iron pin set at a southeasterly corner thereof.

Thence South 88°42'50" West, along a southerly line of the parcel herein described, passing through a 5/8" iron pin set at 369.18 feet, a total distance of 400.00 feet to the southwesterly corner thereof, on the centerline of the aforesaid Taylor Wells Road.

Thence North 14°30'18" West, along said centerline, a frontage distance (in part) of 81.79 feet to a 1" iron pin in epoxy with cap bearing "GEAUGA CO. ENG." found at an angle point therein.

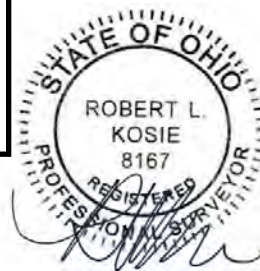
Thence North 14°27'36" West, continuing along said centerline, a frontage distance (in part) of 431.74 feet to **The Principal Place of Beginning of this Survey** and containing 20.354 acres of land, of which, 0.354 acres are within the R/W of said Taylor Wells Road, leaving 20.000 acres of land exclusive of said R/W, surveyed in January of 2025 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 20.354 acres of land from the northerly side of PPN 12-090258 as conveyed to Knapp Road, LLC, recorded in Volume 2194, Page 1909 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: 01/31/2025

25-012



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

January 25th, 2025

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



(440) **286-2131**

11040 Madison Road
 Montville, Ohio 44064

www.dbksurveys.com



22.053 ACRE RESIDUAL PARCEL

0.320 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 12-090258, Knapp Road, LLC, Volume 2194, Page 1909 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 19, in Holmes Tract, within said Township and Township 8N, Range 7W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Taylor Wells Road (County Highway 28, R/W varies) and Stoney Springs Drive (Township Road 682, 60 feet wide), referenced by 1" iron pins in monument boxes found North 81°38'14" East, 40.18 feet and 299.71 feet therefrom, and by a 1" iron pin in epoxy with cap bearing "GEAUGA CO. ENG." found at an angle point on the centerline of said Taylor Wells Road, North 14°27'36" West, 1098.03 feet therefrom.

Thence South 14°27'36" East, along the centerline of said Taylor Wells Road, 1002.21 feet to a 1" iron pin in epoxy with cap bearing "GEAUGA CO. ENG." found at an angle point therein.

Thence South 14°30'18" East, continuing along said centerline 81.79 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 88°42'50" East, along a northerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.82 feet, a total distance of 400.00 feet to a 5/8" iron pin set.

Thence North 01°17'10" West, along a westerly line of the parcel herein described, 71.03 feet to a 5/8" iron pin set at a northwesterly corner thereof.

Thence North 88°42'50" East, along a northerly line of the parcel herein described, 1531.02 feet to a 5/8" iron pin set at the northeasterly corner thereof, on a westerly line of PPN 12-074000 as conveyed to Linda Ensign and Lanny V. Stone, recorded in Volume 2116, Page 2448 of GCRD.

22.053 ACRE RESIDUAL PARCEL (continued)

Thence South 00°56'40" East, along said westerly line of the Linda Ensign and Lanny V. Stone parcel, 527.32 feet to a 5/8" iron pin set at a southwesterly corner thereof, on the northerly line of PPN 12-022000 as conveyed to Nancy L. Hunt, recorded in Volume 1918, Page 220, Parcel No. 2 of GCRD, being the southeasterly corner of the parcel herein described.

Thence South 88°50'59" West, said northerly line of Hunt's land, passing through a 5/8" iron pin set at 1790.88 feet, a total distance of 1821.72 feet to the southwesterly corner of the parcel herein described, on the centerline of the aforesaid Taylor Wells Road, referenced by a 5/8" iron pin found South 88°50'59" West, 31.13 feet therefrom.

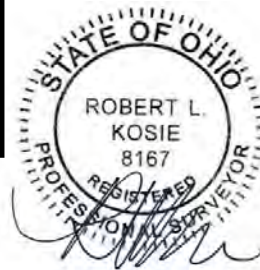
Thence North 14°30'18" West, along said centerline, a frontage distance of 464.27 feet to **The Principal Place of Beginning of this Survey** and containing 22.053 acres of land, of which, 0.320 acres are within the R/W of said Taylor Wells Road, leaving 21.733 acres of land exclusive of said R/W, surveyed in January of 2025 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 the 22.053 acres of land remaining in PPN 12-090258 as conveyed to Knapp Road, LLC, recorded in Volume 2194, Page 1909 of GCRD, after a 20.354 acre division of land from the northerly side thereof.

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: 01/31/2025

25-012



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

January 25th, 2025