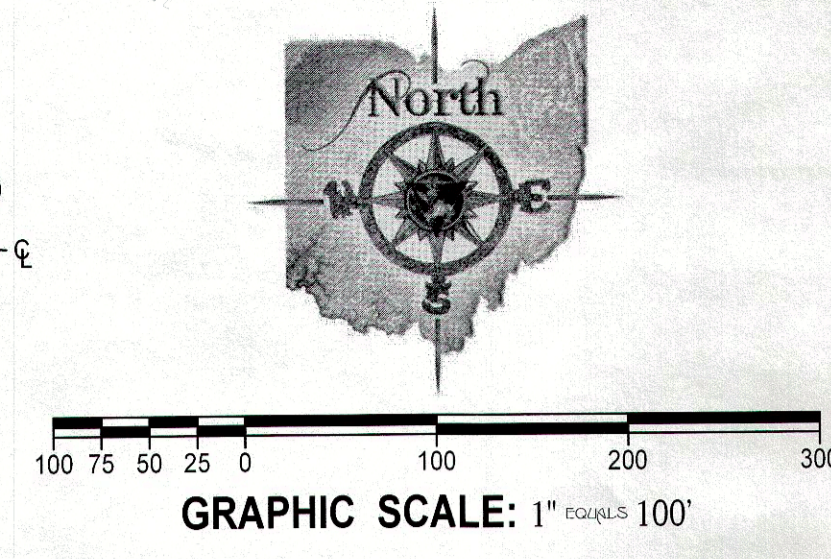


TRUE NORTH (Geodetic North)
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD83, GRS80, Geoid12a

- Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- Denotes barbed-wire fence found on or near property line
- 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
- PN. Denotes permanent parcel number INST. Denotes instrument number
- DN. Denotes document number AFN. Denotes automatic file number
- C./C.L. Denotes centerline RW. Denotes right-of-way (margin)
- L. Denotes lot line E. Denotes property line
- BSU. Denotes monument found bent, straightened and used
- BCO. Denotes monument found bent, coned and observed
- POB. Denotes point of beginning
- (2013). Denotes monument set in 2013 survey, verified and used

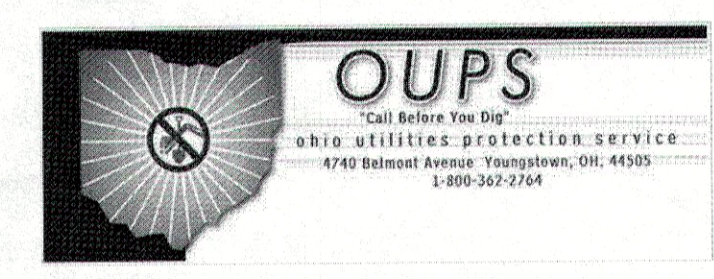


BASIS OF RESEARCH AND RECORDS

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.

SURVEY REFERENCES

The October 18th, 2012 survey and plat of lot line adjustment prepared by Jones Surveying, LLC
The June 13th, 2013 re-survey and lot split prepared by D.B. Kosie & Associates
The 1999, 2002 and 2010 surveys of Babcock - Jones (deeds)
The May 14th, 1955 surveys of Clyde C. Hadden (deeds)
The centerline road records of Sumner Road Volume 1, page 281
The field book records of Sumner Road Volume 222, Pages 124 and 125



VACANT LOT
29.455 ACRE PARCEL
0.613 acres R/W

PPN 07-A-001-J-00-012-0
Carl D. Remkus and Brad Kulesza
DN 2009R003384
7925 Sumner Road

VACANT LOT
28.426 ACRE PARCEL
0.586 acres R/W

PPN 07-A-001-J-00-012-0
Carl D. Remkus and Brad Kulesza
DN 2009R003384

ZONING INFORMATION:

R-1 RESIDENTIAL DISTRICT (SECTION 15)
Minimum lot size: 1.5 acres
Minimum lot frontage / lot width: 150 feet
Minimum front yard setback / depth: 50 feet
Minimum side yard setback (each side): 20 feet
Minimum rear yard setback: 20 feet

LOT USAGE

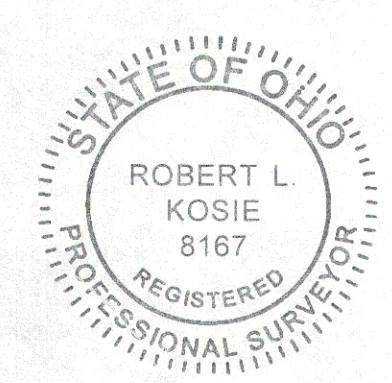
0% - Vacant

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying
11040 Madison Road
Montville, Ohio 44064
440.286.2131
Fax 440.988.3578
www.dbksurveys.com

SURVEYOR'S CERTIFICATION

I certify 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, 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



DBK PLAT NO.: 906 2016

SUMNER ROAD
(60 feet wide)

PAINESVILLE - WARREN ROAD
N 84°58'55" W
(State Route 86, 66 feet wide)

