

SUBDIVISION AND PLAT OF SURVEY PREPARED FOR: [REDACTED]

DEED OF RECORD: VOLUME 1029, PAGE 167

SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 4, IN SECTION NO. 18, WITHIN SAID TOWNSHIP.

BASIS OF RESEARCH AND RECORDS
 ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM.
 ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE GEauga COUNTY ENGINEER'S OFFICE.
 ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.

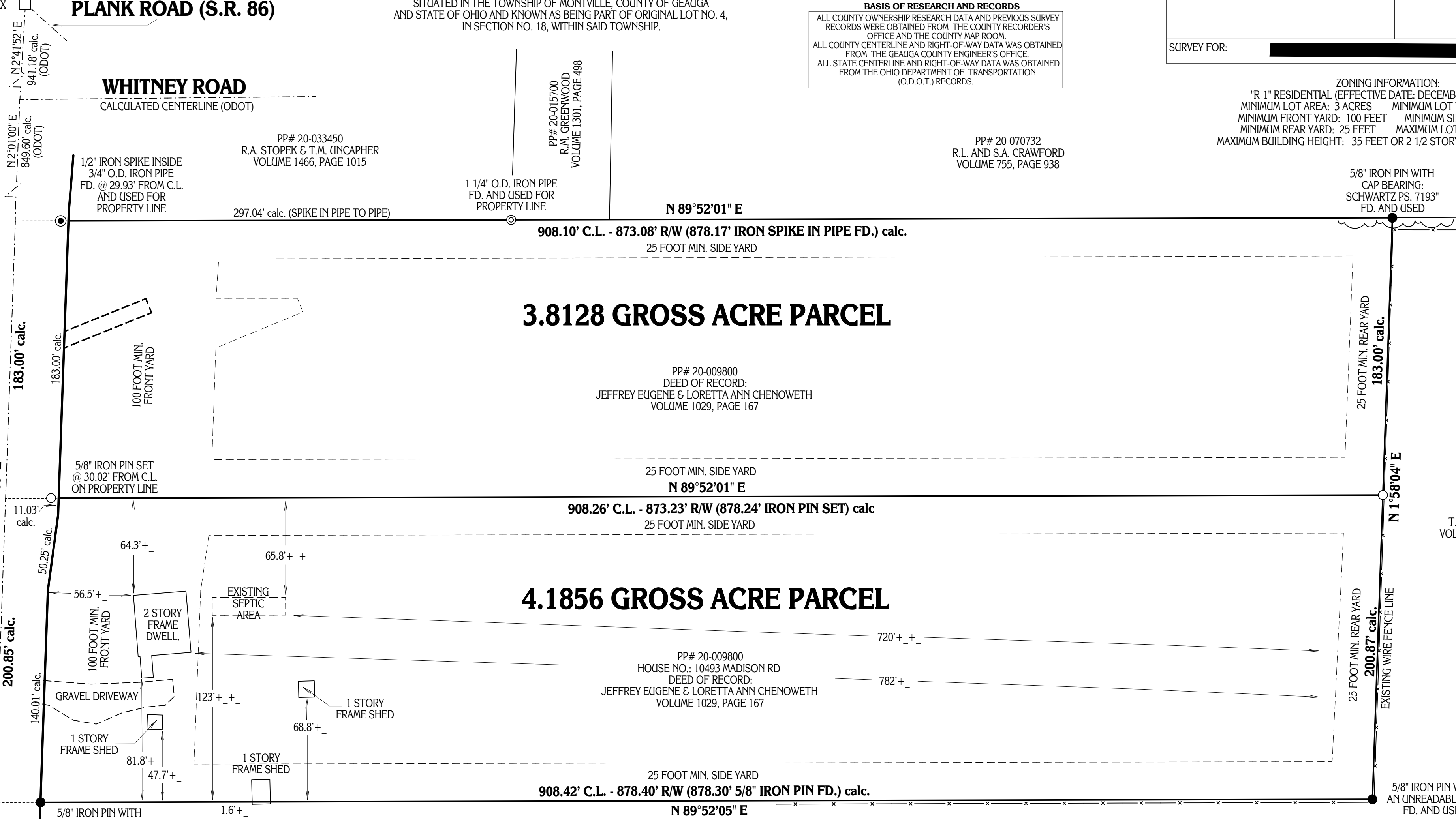
TOWNSHIP/CITY/VILLAGE: MONTVILLE TOWNSHIP LOT NO. 4, SECTION NO. 18	MONTH: YEAR:	PAGE: ONE OF ONE
SURVEY FOR: [REDACTED]		

ZONING INFORMATION:
 "R-1" RESIDENTIAL (EFFECTIVE DATE: DECEMBER 16TH, 2009):
 MINIMUM LOT AREA: 3 ACRES MINIMUM LOT WIDTH: 240 FEET
 MINIMUM FRONT YARD: 100 FEET MINIMUM SIDE YARD: 25 FEET
 MINIMUM REAR YARD: 25 FEET MAXIMUM LOT COVERAGE: 40%
 MAXIMUM BUILDING HEIGHT: 35 FEET OR 2 1/2 STORY (WHICHEVER IS LESS)

MADISON ROAD (S.R. 528, R/W VARIES)

PLANK ROAD (S.R. 86)

WHITNEY ROAD
 CALCULATED CENTERLINE (ODOT)



3.8128 GROSS ACRE PARCEL

PP# 20-009800
 DEED OF RECORD:
 JEFFREY EUGENE & LORETTA ANN CHENOWETH
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4.1856 GROSS ACRE PARCEL

PP# 20-009800
 HOUSE NO.: 10493 MADISON RD
 DEED OF RECORD:
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ENCROACHMENT
 1 STORY FRAME SHED
 IS 1.6'+ SOUTH OF
 PROPERTY LINE



O-DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
 ---x---x--- DENOTES WIRE FENCE FOUND
 - - - - DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

THE LOCATION OF ANY EXISTING SEPTIC SYSTEM INFORMATION SHOWN ON THIS PLAT OF SURVEY WAS PROVIDED BY: JEFFREY EUGENE & LORETTA ANN CHENOWETH

AND NO LIABILITY IS ASSUMED BY DELMAR B. KOSIE & ASSOCIATES (R.L. KOSIE, PS 8167) FOR THE EXISTENCE, LOCATION, CONDITION, TYPE OR SIZE OF ANY UNDERGROUND STRUCTURE THAT IS NOT VISIBLE ABOVE GROUND OR THAT WHICH IS NOT SHOWN ON THIS PLAT OF SURVEY. ALWAYS CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 PRIOR TO ANY EXCAVATION.

I CERTIFY TO: [REDACTED]

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 AN ASSUMED MERIDIAN AND INDICATE ANGULAR RELATIONSHIPS ONLY. 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. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. 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
 REGISTRATION NO. 8167



PLAT OF SURVEY PREPARED BY:
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 Registered Land Surveyors
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 or (440) 968-3578
<http://www.dbksurveys.com>

DBK PLAT NO. 631 10