

TRUE NORTH (Geodetic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS80, Geoid12a



c. - Denotes calculated measurement
 d. - Denotes deed measurement
 p. - Denotes plat measurement
 fd. - Denotes found monument
 u. - Denotes used measurement
 PPN - Denotes permanent parcel number
 INST - Denotes instrument number
 C.L. - Denotes centerline
 R/W - Denotes right-of-way (margin)
 POB - Denotes point of beginning
 BCS - Denotes monument found bent, coned and straightened
 G.C.R.R. - Denotes Geauga County Road Record

GRAPHIC SCALE: 1" equals 50'

○ - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
 ~~~~~ - Denotes tree line

**FIELD LOCATION DISCLAIMER**

All buildings, driveways, and general locations shown hereon were obtained by: Digitized image photogrammetry and actual field observation

and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence, location, condition, type or size of any structure shown hereon, any mistitling or malpropism, or that which is not shown on this drawing.

**EXISTING SEPTIC SYSTEM DISCLAIMER**

All existing septic system information shown hereon was provided by: Bruce Schroeter and actual field observation

and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence, location, condition, type or size of any above or underground structure shown hereon, any mistitling or malpropism, or that which is not shown on this drawing. Always call The Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.

|                                                                                                                                                                         |                                                                                                                                                                                                                                |                     |                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------------|
| Plat of re-survey and consolidation of:<br><br><b>PPN 15-034870, 15-035700 and 15-702100</b><br><br>The Hambden Mission Church of The Christian and Missionary Alliance | Situated in The<br><br>Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot No. 18, in Bond Tract, within said Township, and Township 9, Range 7 of The Connecticut Western Reserve | Month:<br><br>Year: | Page:<br><br>ONE<br>of<br>ONE |
| Survey for: The Hambden Mission Church of The Christian and Missionary Alliance                                                                                         |                                                                                                                                                                                                                                |                     |                               |

**ZONING INFORMATION**

C: Commercial District  
 Section 401.0  
 A. Permitted Buildings, Structures, and Uses in all Zoning Districts  
 1. All accessory buildings shall be a minimum of ten (10) feet from the principal building, and any other accessory building on a lot.  
 2. Only one principal building shall be permitted on a lot of record except within the manufactured home park zoning districts.  
 Section 403.0: Commercial District (C)  
 Section 403.5: Minimum Lot Area  
 A. The minimum lot area shall be two (2) acres.  
 Section 403.6: Minimum Lot Frontage and Width (Adopted 05-07-2014)  
 A. The minimum lot frontage and width shall be 200 feet. (Adopted 05-07-2014)  
 Section 403.7: Minimum Yards [Adopted 3-16-2011] For the purpose of determining yard requirements on corner lots and through lots, all lot lines adjacent to roads shall be considered frontage and the front yard set forth herein shall apply.  
 A. The minimum yards for all buildings, structures, and uses except accessory buildings, structures and uses shall be as follows:  
 1. Front yard: 100 feet 2. Each side yard: 20 feet 3. Rear yard: 50 feet  
 B. The minimum yards for all accessory buildings, structures, and uses shall be as follows:  
 1. Front yard: 100 feet 2. Each side yard: 20 feet 3. Rear yard: 50 feet  
 Section 403.9: Maximum Lot Coverage The maximum lot coverage shall be 40 percent  
 (440) 286-4423 office (440) 286-1727 fax zoning@hambdentownship.com

**LOT USAGE**

0.12 acres of  
 4.792 acres  
 (2.5%)

**EXISTING GRAVEL DRIVEWAY "D1" NOTE**

This driveway shall not be used as ingress or egress to the church driveway, the church parking area, or anything related thereto unless approved, and permit(s) filed with The Ohio Department of Transportation (ODOT) records.  
 ODOT Central Office General Number: (614) 466-7170

**ZONING ACCEPTANCE**

This Re-survey and Consolidation of Lots complies with the applicable Hambden Township Zoning Resolution.

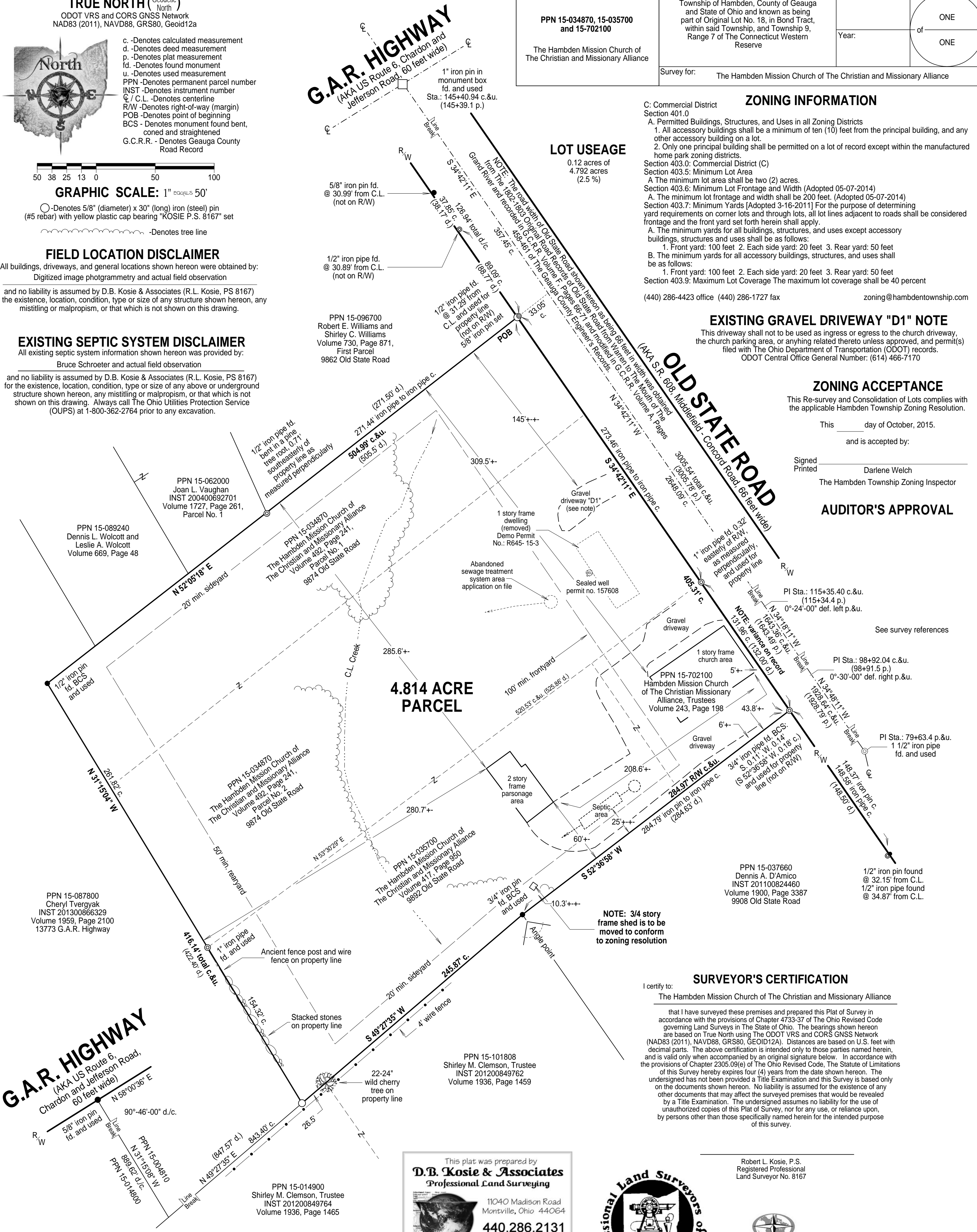
This \_\_\_ day of October, 2015.

and is accepted by:

Signed  
 Printed Darlene Welch  
 The Hambden Township Zoning Inspector

**AUDITOR'S APPROVAL**

See survey references



**4.814 ACRE PARCEL**

**NOTE: 3/4 story frame shed is to be moved to conform to zoning resolution**

**SURVEYOR'S CERTIFICATION**

I certify to:  
 The Hambden Mission Church of The Christian and Missionary Alliance  
 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, 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.

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



Robert L. Kosie, P.S.  
 Registered Professional  
 Land Surveyor No. 8167



**SURVEY REFERENCES**

The May 13th, 1997 survey as prepared by F.D. Snyder, Jr. PS7468 and Foresight Engineering Group  
 The February 19th, 2009 survey as prepared by D.R. Leinweber PS7895 and Foresight Engineering Group  
 S.R. 608 plans recorded in tube file 608b of The Geauga County Engineer's records.

**DBK PLAT NO.: 901 2015**