

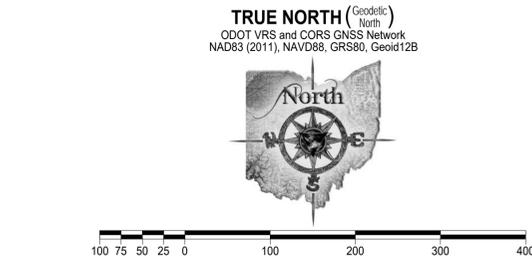
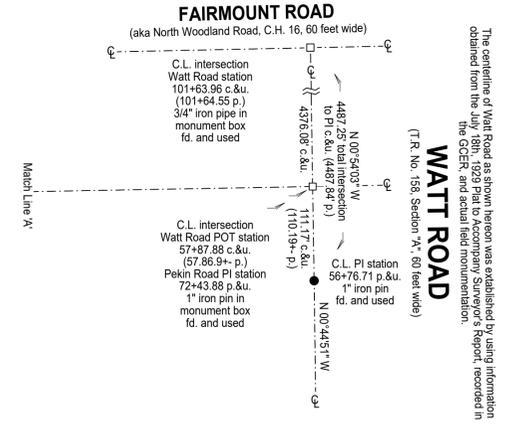
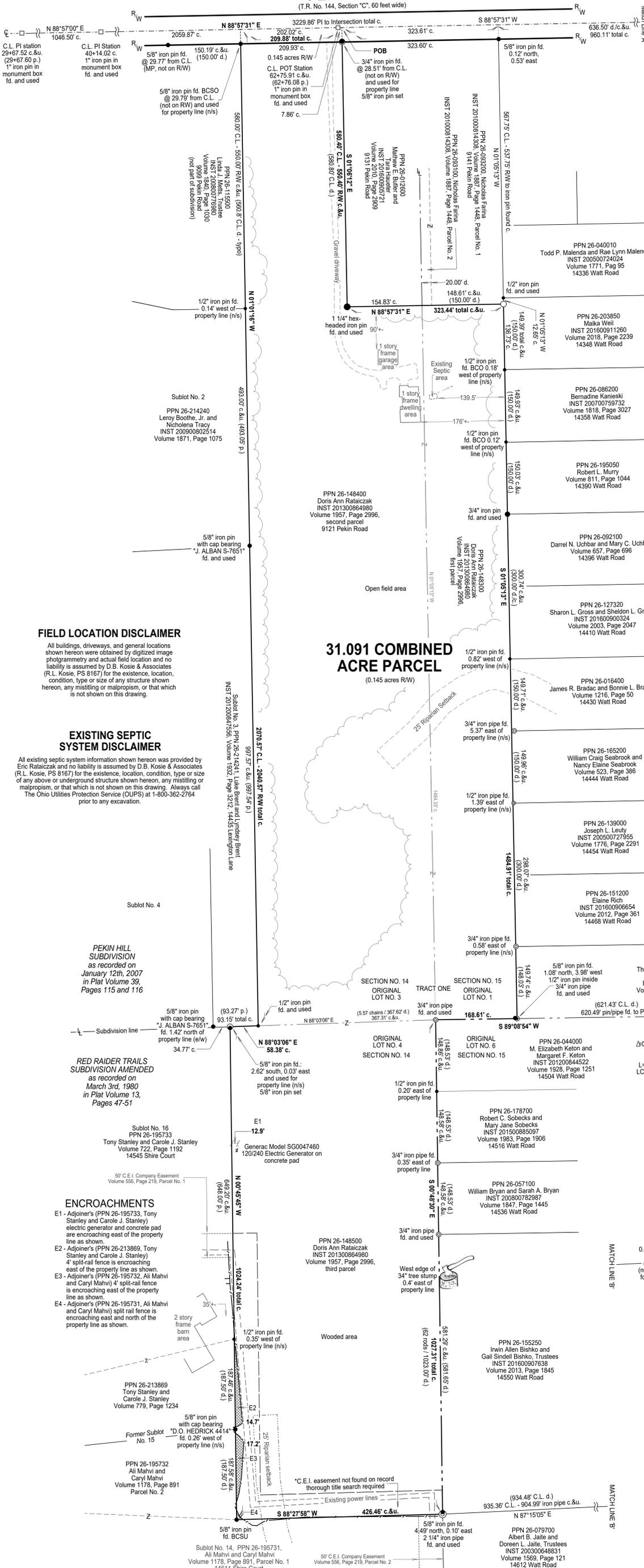
PLAT OF RE-SURVEY AND CONSOLIDATION OF:  
**PPN 26-148300, 26-148400 and PPN 26-148500, Doris Ann Rataiczak**  
 DEEDS OF RECORD:  
 INST 201300864800, Volume 1957, Page 2996, first, second and third parcels

The centerline of Pekin Road as shown hereon was established by using information obtained from the circa 1970 Plan and Profile of Pekin Road, Sec. "C", in Russell Township, recorded in the GCER, and actual field monumentation.

**PEKIN ROAD**  
 (T.R. No. 144, Section "C", 60 feet wide)

Situated in The	Month:	4th	Page:
Township of Russell, County of Geauga and State of Ohio and known as being part of Original Lot No. 1 in Section No. 15, Tract One and part of Original Lots No. 3 and 4 in Section No. 14, Tract One within said Township, and Township 7, Range 9 of the Connecticut Western Reserve	Year:	2016	of ONE
Survey for:	Doris Ann Rataiczak and Eric Rataiczak		

Checked 10/10/16 by RLK  
 Revised 10/19/16



**TRUE NORTH** (Geodetic)  
 ODOT VRS and CORS GNSS Network  
 NAD83 (2011), NAVD88, GRS80, Geoid12B



**GRAPHIC SCALE: 1" equals 100'**

- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- - Denotes existing tree line
- - - - - Denotes 4" split-rail fence
- c - Denotes calculated measurement d - Denotes deed measurement p - Denotes plat measurement u - Denotes used measurement
- fd - Denotes found monument Pn - Denotes permanent parcel number INST - Denotes instrument number DN - Denotes document number
- ℄ / C.L. - Denotes centerline R/W - Denotes right-of-way (margin) L - Denotes lot line POB - Denotes point of beginning
- BCSU - Denotes monument found bent, coned, straightened and used BCO - Denotes monument found bent, coned and observed
- BCSO - Denotes monument found bent, coned, straightened and observed MP - Denotes monument measured perpendicular to C.L.
- GCRD - Denotes "Gauga County Records and Deeds" GCER - Denotes "Gauga County Engineer's Records"
- Δ - Denotes delta angle R - Denotes radius distance T - Denotes tangent distance L - Denotes length distance
- LC - Denotes chord distance LCB - Denotes chord bearing PI - Denotes point of angular intersection (vertex)
- POT - Denotes point on tangency

**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.

**REFERENCES**

- The November, 1958 surveys as prepared by Frank N. Riley, Registered Surveyor and recorded in Volume 1771, Page 95, Volume 1935, Page 3140, Volume 1818, Page 3027, Volume 811, Page 1044, Volume 557, Page 696, Volume 2003, Page 2047, Volume 1216, Page 50, Volume 1776, Page 2291, Volume 2012, Page 361 and Volume 1767, Page 3197 of GCRD.
- The August, 1960 surveys as prepared by the W.E. Holland Engineering Company and recorded in Volume 1928, Page 1251 and Volume 1963, Page 1906 of GCRD.
- The June 19th, 1967 survey as prepared by R.P. Schaff, Ohio Registered Surveyor No. 5323, and recorded in Volume 523, Page 386 of GCRD.
- The circa 1970 Plan and Profile of Pekin Road, Sec. "C" in Russell Township as recorded in GCER (TR-0144-C-PEKIN ROAD 1970 PLANS SR-306 (CHILLICOTHE RD) TO TR-158 (WATT RD)).
- The July 18th, 1929 Plat to Accompany Surveyor's Report as recorded in the GCER (TR-0158-A-B-WATT ROAD, 1929 PLANS SR-87 KINSMAN ROAD TO CH-16 FAIRMOUNT ROAD).
- The Red Raider Trails Subdivision Amended Plat recorded on March 3rd, 1980 prepared by Howard R. Selee Registered Professional Surveyor No. 5471 and recorded in Plat Volume 13, Pages 47-51 of GCRD.
- The August 17th, 2005 Plat of Pekin Hill Subdivision prepared by John R. Alban, P.S. No. 7651 and recorded in Plat Volume 39, Pages 115-116 of GCRD.

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

**ZONING INFORMATION**

R3 - Residential (3 acres) Zoning District  
 RUSSELL TOWNSHIP ZONING DEPARTMENT:  
 Zoning Inspector - Shane Wrench  
 Zoning Secretary - Jennell Dahlhausen  
 Administrative Building  
 8501 Kinsman Road  
 P.O. Box 522  
 Novelty, Ohio 44072  
 PH (440) 338-5811  
 Fax (440) 338-7782  
 zoning@russelltownship.us

**ZONING ACCEPTANCE**

This re-survey and consolidation of lots complies with the applicable Russell Township Zoning Resolution.  
 This \_\_\_\_\_ day of \_\_\_\_\_, 2016,  
 and is accepted by:  
 Signed \_\_\_\_\_  
 Printed \_\_\_\_\_  
 Russell Township Zoning Inspector

**AUDITOR'S APPROVAL**

I certify to:  
 \_\_\_\_\_  
 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, 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.

**SURVEYOR'S CERTIFICATION**

I certify to:  
 \_\_\_\_\_  
 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, 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

**DBK PLAT NO.: 941 2016**

**FIELD LOCATION DISCLAIMER**

All buildings, driveways, and general locations shown hereon were obtained by digitized image photogrammetry and actual field location 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 mistaking or malproportion, or that which is not shown on this drawing.

**EXISTING SEPTIC SYSTEM DISCLAIMER**

All existing septic system information shown hereon was provided by Eric Rataiczak 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 mistaking or malproportion, 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.

**ENCROACHMENTS**

- E1 - Adjoiner's (PPN 26-195733, Tony Stanley and Carole J. Stanley) electric generator and concrete pad are encroaching east of the property line as shown.
- E2 - Adjoiner's (PPN 26-213869, Tony Stanley and Carole J. Stanley) 4' split-rail fence is encroaching east of the property line as shown.
- E3 - Adjoiner's (PPN 26-195732, Ali Mahvi and Caryl Mahvi) 4' split-rail fence is encroaching east of the property line as shown.
- E4 - Adjoiner's (PPN 26-195731, Ali Mahvi and Caryl Mahvi) split-rail fence is encroaching east and north of the property line as shown.