

PLAT OF RE-SURVEY AND CONSOLIDATION OF:  
**PPN 32-019300 and PPN 32-019400**  
**Scott Puleo and Tammy Puleo**

DEED OF RECORD  
 Volume 1287, Page 64, Parcels No. 1 and 2

**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.

Situated in The	Month: 19th	Page:
Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section No. 4 in said Township and Township 6, Range 7 of The Connecticut Western Reserve	October	ONE
Survey for:	Year: 2016	of ONE
Scott Puleo and Tammy Puleo		

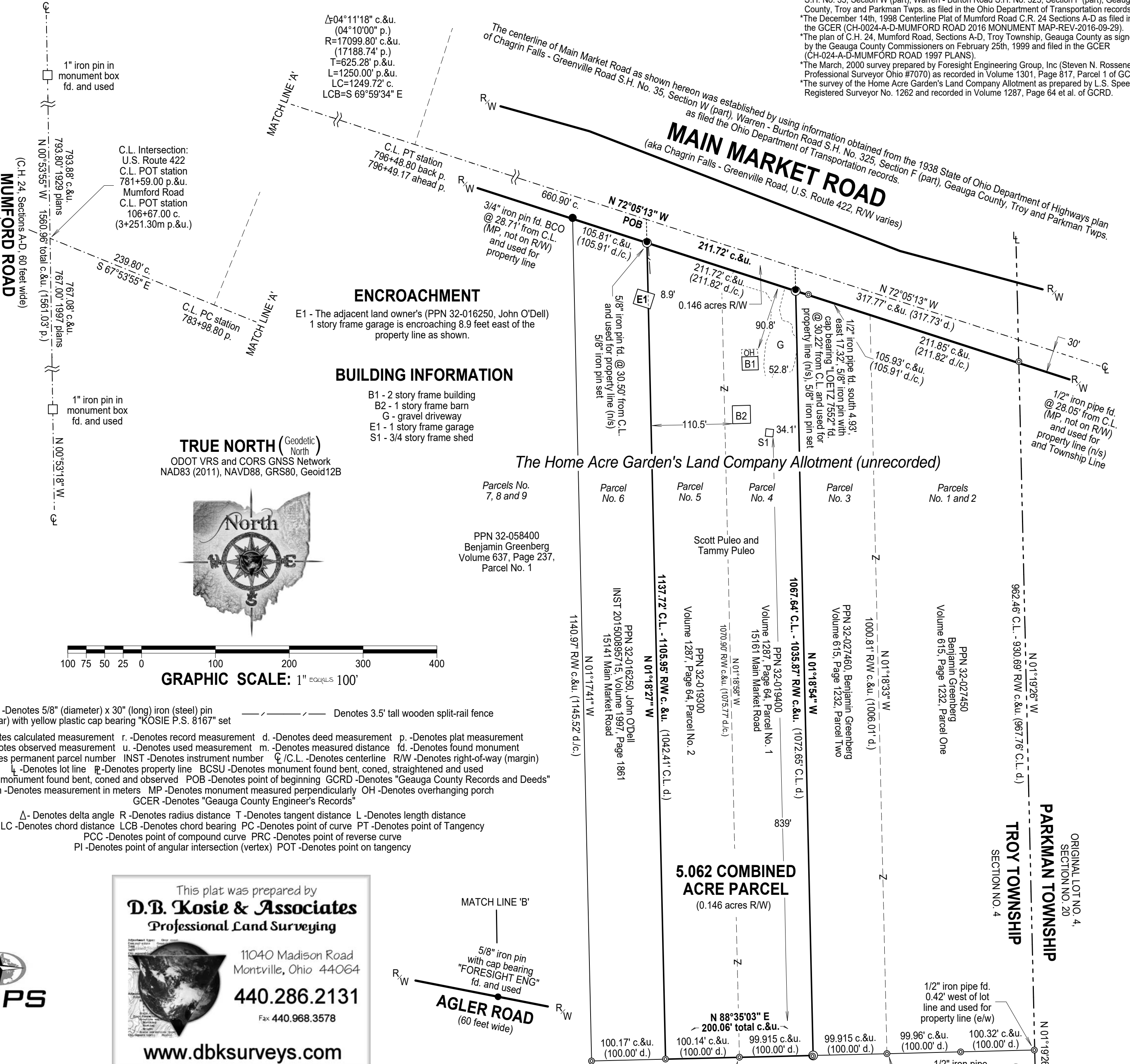
Checked by RLK  
10-20-16

Revised 10-28-16

**REFERENCES**

- \*The 1938 State of Ohio Department of Highways plan of Chagrin Falls - Greenville Road S.H. No. 35, Section W (part), Warren - Burton Road S.H. No. 325, Section F (part), Geauga County, Troy and Parkman Twp. as filed in the Ohio Department of Transportation records.
- \*The December 14th, 1938 Centerline Plat of Mumford Road C.R. 24 Sections A-D as filed in the GCER (CH-0024-A-D-MUMFORD ROAD 2016 MONUMENT MAP-REV-2016-09-29).
- \*The plan of C.H. 24, Mumford Road, Sections A-D, Troy Township, Geauga County as signed by the Geauga County Commissioners on February 25th, 1999 and filed in the GCER (CH-024-A-D-MUMFORD ROAD 1997 PLANS).
- \*The March, 2000 survey prepared by Foresight Engineering Group, Inc (Steven N. Rossener, Professional Surveyor Ohio #7070) as recorded in Volume 1301, Page 817, Parcel 1 of GCRD.
- \*The survey of The Home Acre Garden's Land Company Allotment as prepared by L.S. Speer, Registered Surveyor No. 1262 and recorded in Volume 1287, Page 64 et al. of GCRD.

The centerline of Mumford Road as shown hereon was established by using information obtained from the plan of C.H. 24, Mumford Road, Sections A-D, Troy Township, Geauga County as signed by the Geauga County Commissioners on February 25th, 1999. The December 14th, 1938 Centerline Plat of Mumford Road C.R. 24 Sections A-D as filed in GCER and actual field monumentation.



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



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

- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- — — — — Denotes 3.5" tall wooden split-rail fence
- 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 C.L. - Denotes centerline R/W - Denotes right-of-way (margin)
- L - Denotes lot line P - Denotes property line BCSU - Denotes monument found bent, coned, straightened and used
- BCO - Denotes monument found bent, coned and observed POB - Denotes point of beginning GCRD - Denotes "Gauga County Records and Deeds"
- m - Denotes measurement in meters MP - Denotes monument measured perpendicularly OH - Denotes overhanging porch
- 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 PC - Denotes point of curve PT - Denotes point of tangency
- PCC - Denotes point of compound curve PRC - Denotes point of reverse curve
- PI - Denotes point of angular intersection (vertex) POT - Denotes point on tangency

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

**FIELD LOCATION DISCLAIMER**  
 All buildings, driveways, and general locations shown hereon were obtained by digitized image photogrammetry and actual field location are for reference only. 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 malproportion, or that which is not shown on this drawing.

**AUDITOR'S ACCEPTANCE**

**ZONING INFORMATION**

Residential R3 (3 acre) District



**ZONING ACCEPTANCE**

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

**SURVEYOR'S CERTIFICATION**

I certify to: Scott Puleo and Tammy Puleo

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.:**  
**942 2016**