BASIS OF RESEARCH PLAT OF RE-SURVEY AND CONSOLIDATION OF: part of Original Section No. 4 in said Township and Township 6. Range 7 **AND RECORDS** Year: PPN 32-019300 and PPN 32-019400 of The Connecticut Western Reserve ONE All county ownership research data and 2016 **Scott Puleo and Tammy Puleo** previous survey records were obtained from The County Recorder's Office and Map Room. Survey for: All county centerline and right-of-way Scott Puleo and Tammy Puleo data was obtained from The County Engineer's The centerline of Mumford Road as shown hereon value Troy Township, Geauga County as signed by the of Mumford Road C Office. All state centerline and right-of-way Volume 1287, Page 64, Parcels No. 1 and 2 Checked by RLK data was obtained from The Ohio Department Revised 10-28-16 10-20-16 of Transportation Records. 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 The centerline of Main Market Road as shown hereon was established by using information obtained from the 1938 State of Ohio Department of Highways plan

MAIN MADKET DOAN County, Troy and Parkman Twps. as filed in the Ohio Department of Transportation records. *The December 14th, 1998 Centerline Plat of Mumford Road C.R. 24 Sections A-D as filed in △ 04°11'18" c.&u. (04°10'00" p.) *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). R=17099.80' c.&u. (17188.74' p.) *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. T=625.28' p.&u. 1" iron pin in L=1250.00' p.&u. monument box LC=1249.72' c. fd. and used LCB=S 69°59'34" E 793.88' c.&u. 793.80' 1929 plans N 00°53'55" W 15 C.L. PT station 796+48.80 back p. 796+49.17 ahead p. C.L. Intersection: was es e Geau C.R. 24 U.S. Route 422 C.L. POT station established by using information obtained fro auga County Commissioners on February 25 24 Sections A-D as filed in GCER and actual MUMFORD I 781+59.00 p.&u. Mumford Road C.L. POT station 1560. 106+67.00 c. (3+251.30m p.&u.) and used for (105.91, d./c.) 211.72' c.&u. ROAD S 67°53'55"E 211.72' c'.&u. (211.82' d./c.) 317.77'c.&u. (317.73'd.) **ENCROACHMENT** C.L. PC station 783+98.80 p. 5/8" iron pin fd. @ 30.50' from C. and used for property line (n/s) 5/8" iron pin set /E1 0.146 acres R/W E1 - The adjacent land owner's (PPN 32-016250, John O'Dell) 1 story frame garage is encroaching 8.9 feet east of the property line as shown. 211.85' c.&u. (211.82' d./c.) from the plan of C.H. 24, N 25th, 1999, The December all field monumentation. G 105.93' c.&u. (105.91, d./c.) 52.8' **BUILDING INFORMATION** 1/2" iron pipe fd. @ 28.05' from C.L. Ond I said for B1 - 2 story frame building outh 4.93', an pin with 7.7552" fd. d used for iron pin set 1" iron pin in B2 - 1 story frame barn monument box B2 G - gravel driveway property line (n/s) fd. and used -110.5'-E1 - 1 story frame garage S1 - 3/4 story frame shed and Township Line N 00°53'18" W TRUE NORTH (Geodetic North Mumford Road, Sections A-D er 14th, 1998 Centerline Plat ODOT VRS and CORS GNSS Network NAD83 (2011), NAVD88, GRS80, Geoid12B The Home Acre Garden's Land Company Allotment (unrecorded) Parcels No. Parcel Parcel Parcel Parcel **Parcels** 7, 8 and 9 No. 5 No. 6 No. 4 No. 3 No. 1 and 2 PPN 32-058400 Scott Puleo and Benjamin Greenberg Tammy Puleo Volume 637, Page 237, Parcel No. 1 1067.64' C.L. - 1035.87 PPN 32-0162 INST 201500895715, \ 15141 Mair PPN 32-027460, I Volume 615, Pag 2' C.L. - 1105.95' I N 01° PPN 32-019400 ———— Volume 1287, Page 64, Parcel No. 15161 Main Market Road N 01°1 1000.81' R/W N 01°1 1070.90' R/W c.8 Benjamin G 615, Page PPN 32 enjamin N 01° 100 75 50 25 0 300 100 200 GRAPHIC SCALE: 1" EQUALS 100 6250, John O'Dell 5, Volume 1997, Page 1 ain Market Road 32-019300 'age 64, Parcel No. 1°18'54" W 7' R/W c.&u. (1072.65' °18'33" W / c.&u. (1006.01' d.) 1°18'27" W <u>1°18'58" W</u> c.&u. (1075.77' d./c.) Benjamin Greenberg ge 1232, Parcel Two 19'26" W R/W c.&u. (967.76' C.L. O-Denotes 5/8" (diameter) x 30" (long) iron (steel) pin — / — Denotes 3.5' tall wooden split-rail fence (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set 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) 4 -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 "Geauga County Records and Deeds" m -Denotes measurement in meters MP -Denotes monument measured perpendicularly OH -Denotes overhanging porch GCER -Denotes "Geauga County Engineer's Records" ORIGINAL LOT NO. 4, SECTION NO. 20

PARKMAN TOWNSHIP ∆- Denotes delta angle R -Denotes radius distance T -Denotes tangent distance L -Denotes length distance 839' LC -Denotes chord distance LCB -Denotes chord bearing PC -Denotes point of curve PT -Denotes point of Tangency TROY TOWNSHIP PCC -Denotes point of compound curve PRC -Denotes point of reverse curve PI -Denotes point of angular intersection (vertex) POT -Denotes point on tangency **5.062 COMBINED ACRE PARCEL** This plat was prepared by MATCH LINE 'B' D.B. Kosie & Associates (0.146 acres R/W) Professional Land Surveying 11040 Madison Road "FORESIGHT ENG" Montville, Ohio 44064 fd. and used 1/2" iron pipe fd. AGLER ROAD 440.286.2131 0.42' west of lot line and used for N 88°35'03" E Fax 440.968.3578 property line (e/w) N 01° 100.32' c.&u. 99.96' c.&u. 99.915 c.&u. 99.915 c.&u. 100.14' c.&u. 100.17' c.&u. (100.00' d.) (100.00' d.) www.dbksurveys.com (100.00' d.) (100.00' d.) (100.00' d.) (100.00' d.) 1/2" iron pipe 1/2" iron pipe fd. 1/2" iron pipe fd. 1/2" iron pipe fd. & used fd. and used 0.20' north, 0.00' east south 0.74', west 0.86' and used for 5/8" iron pin set 1/2" iron pipe fd. FIELD LOCATION DISCLAIMER property line (n/s) 0.15' north of N 88°35'03" E property line (e/w) All buildings, driveways, and general locations shown hereon were obtained by 1/2" iron pipe fd. 600,42 total c.&u. and used for 0.19' north, 0.00' east digitized image photogrammetry and actual field location are for reference only (600.00' pipe to pipe d./c.) property line (n/s) No liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) and used for for the existence, location, condition, type or size of any structure shown hereon, any property line (n/s) 32-006600, Sugarhill Limited MATCH LINE 'B' mistitling or malpropism, or that which is not shown on this drawing. Volume 1301, Page 817 **AUDITOR'S ACCEPTANCE** SURVEYOR'S CERTIFICATION I certify to: Scott Puleo and Tammy Puleo

ZONING INFORMATION

Residential R3 (3 acre) District



ZONING ACCEPTANCE

This re-survey and consolidation of lots complies with the applicable Troy Township Zoning Resolution and is accepted by: Signed Printed

The Troy Township Zoning Inspector

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.

Situated in The

Township of Troy, County of Geauga and State of Ohio and known as being Month:

19th

October

Page:

ONE



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

DBK PLAT NO.: 942 2016