

PLAT OF RE-SURVEY, LOT SPLIT AND CONSOLIDATION OF:  
**PPN 16-072150, 16-078084, 16-078085 and 16-078086**  
**Frank Vale, Victor Vale and Virginia Vale**

DEEDS OF RECORD:  
 INST 200600743682, Volume 1797, Page 2181,  
 Volume 702, Page 38, Volume 702, Page 40 and  
 Volume 702, Page 42

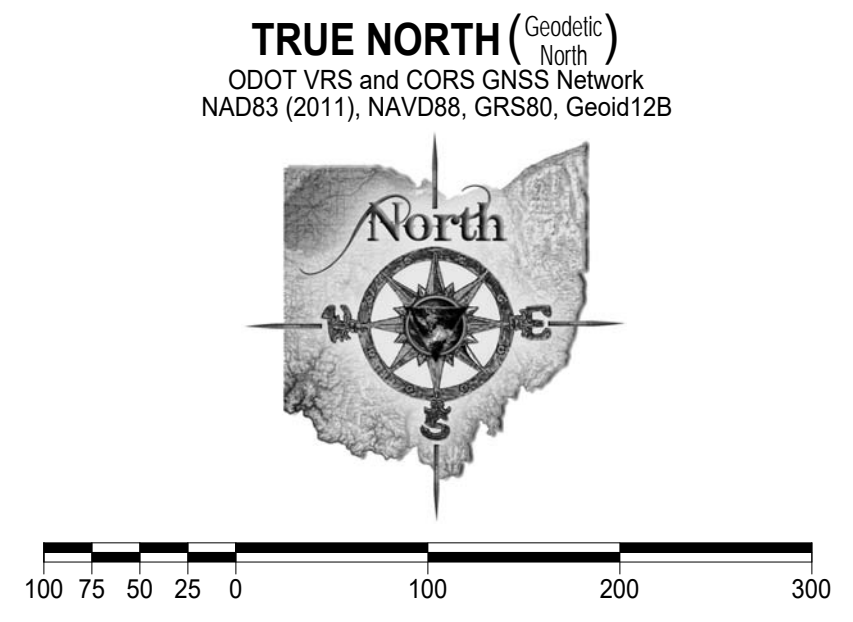
Situated in The	Month:	Page:
Township of Huntsburg, County of Geauga and State of Ohio and known as being part of Original Lot No. 72 within said Township and Township 8, Range 6 in the Connecticut Western Reserve.	November	One
Survey for:	Year:	of
Frank Vale, Victor Vale and Virginia Vale	2017	One

Checked on November 30th, 2017 by RLK  
 Revised on December 5th, 2017  
 Revised December 11th, 2017

PPN 16-058400  
 Sam E. Kinney, Jr., Trustee  
 INST 201200843279  
 Volume 1926, Page 1243

PPN 16-033200  
 James E. Dedek and Michelle R. Dedek, Trustees  
 INST 201500895259  
 Volume 1996, Page 3354

PPN 16-023530  
 J.A. Brian Leblanc and Rise M. Leblanc  
 Volume 1122, Page 700  
 17625 Chardon Windsor Road



**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 edge of woodline

--- Denotes edge of pond area

--- Denotes ancient barbed wire fence line found on or near property line

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  
 DN - Denotes document number AFN - Denotes automatic file number  
 C/C.L. - Denotes centerline RW - Denotes right-of-way (margin)  
 L - Denotes lot line R - 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 MP - Denotes "measured perpendicularly"  
 PI - Denotes point of angular intersection (vertex)  
 GCRD - Denotes "Gauga County Records and Deeds"  
 GCER - Denotes "Gauga County Engineer's Records"

**ZONING INFORMATION**  
 R-5: Residential (5 acres) District  
 Minimum lot area: 5.000 acres exclusive of R/W  
 Minimum lot frontage and width: 250.00'  
 Front yard setback: 100.00'  
 Side yard setback: 50.00'  
 Rear yard setback: 50.00'  
 Maximum percentage of lot coverage: 45%

**LOT COVERAGE**  
 26.767 COMBINED ACRE PARCEL: 0% - vacant  
 26.767 ACRE RESIDUAL PARCEL: <1% (7087 sq. ft.)

**ZONING APPROVAL**  
 This re-survey, lot split, residual and consolidation of lots complies with the applicable Huntsburg Township zoning resolution.

This \_\_\_\_\_ day of \_\_\_\_\_, 2017.

and is approved by:

Signed \_\_\_\_\_  
 Printed \_\_\_\_\_  
 Huntsburg Township Zoning Inspector



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)

5/8" iron pin with cap bearing "WM J. HAAS 4793" fd. @ 29.87' from C.L. (not on RW) and used for property line (n/s)

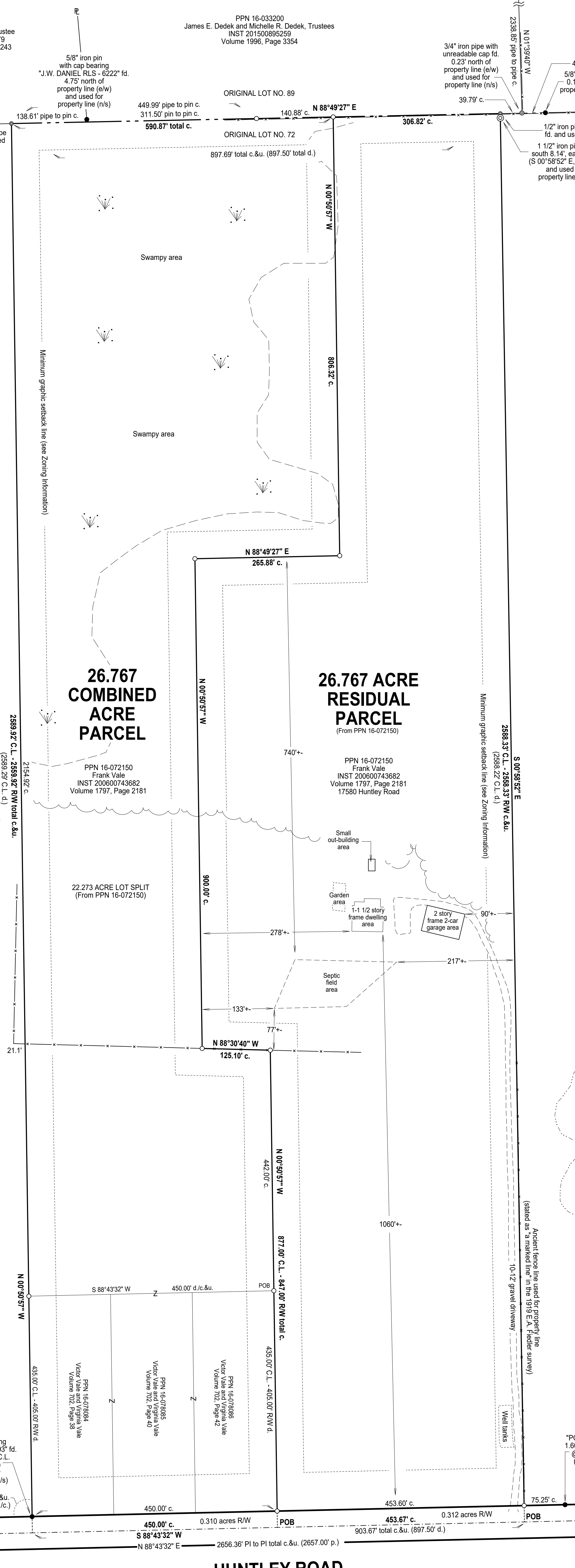
90°-25'-31" c.&u. (90°-27'-17" d/c.)

ORIGINAL LOT NO. 73

ORIGINAL LOT NO. 72

ORIGINAL LOT NO. 68

ORIGINAL LOT NO. 69



**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 March 12th, 2002 Centerline Plat of Huntley Road prepared by the Geauga County Engineer's Office, Robert L. Phillips, P.E., P.S., filed in the GCER.
- \*The May 15-17, 1919 survey prepared by E.A. Fiedler, Surveyor, recorded in Volume 553, Page 490 of GCRD.
- \*The surveys prepared by Milton A. Boomhower, Registered Surveyor No. 4247, recorded in INST 200600743682, Volume 1797, Page 2181, Volume 993, Page 393 and INST 201500895259, Volume 1996, Page 3351 of GCRD.
- \*The survey prepared by Foresight Engineering Group, Inc., David R. Leinweber, Ohio Professional Surveyor No. 7895, recorded in INST 201500895257, Volume 1996, Page 3348 of GCRD.
- \*The February 10th, 2014 map of survey prepared by Polaris Engineering and Surveying, Inc., Daniel Laux, Registered Professional Surveyor No. S-7087.
- \*The February 22nd, 2014 plat of survey of land now or formerly owned by Wayne J. Porter prepared by O'Hara Land Surveying, L.L.C., Thomas J. O'Hara, Professional Land Surveyor #7955.

**FIELD LOCATION DISCLAIMER**  
 All buildings, driveways, and general locations shown hereon were obtained by: Digitized image photogrammetry (GIS) 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: Frank Vale 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 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.

**AUDITOR'S APPROVAL**

**SURVEYOR'S CERTIFICATION**

I certify to: Frank Vale, Victor Vale and Virginia Vale

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



ASHTABULA COUNTY  
 WINDSOR TOWNSHIP  
 RANGE NO. 10 ORIGINAL LOT NO. 7  
 HUNTSBURG TOWNSHIP  
 GEAUGA COUNTY

5/8" iron pin with cap bearing "POLARIS S-7087" fd. 1.60' north, 75'23" east, @ 29.93' from C.L. (MP, not on RW)

ORIGINAL LOT NO. 72

ORIGINAL LOT NO. 71

ORIGINAL LOT NO. 69

ORIGINAL LOT NO. 70

1" iron pin in monument box fd. and used

**HUNTLEY ROAD**  
 (T.R. No. 115, Sections C and D, 60 feet wide)