

PLAT OF RE-SURVEY OF:
PPN 16-056710 and PPN 16-034200
Wayne J. Porter, Urie C. Miller and Emma J. Miller
17660 Huntley Road and 17712 Huntley Road

DEEDS OF RECORD:
 INST 201500898295, Volume 2000, Page 3404 and
 Volume 1014, Page 623

Situated in The	Month:	Page:
Township of Huntsburg, County of Geauga and State of Ohio and known as being part of Original Lots No. 71 and 72 within said Township and Township 8N, Range 6W in the Connecticut Western Reserve.	February	One
Survey for:	Year:	of
Wayne J. Porter, Urie C. Miller and Emma J. Miller	2018	One

Checked on February 7th, 2018 by RLK
 Revised on February 8th, 2018
 Revised on February 13th, 2018
 Revised on February 16th, 2018

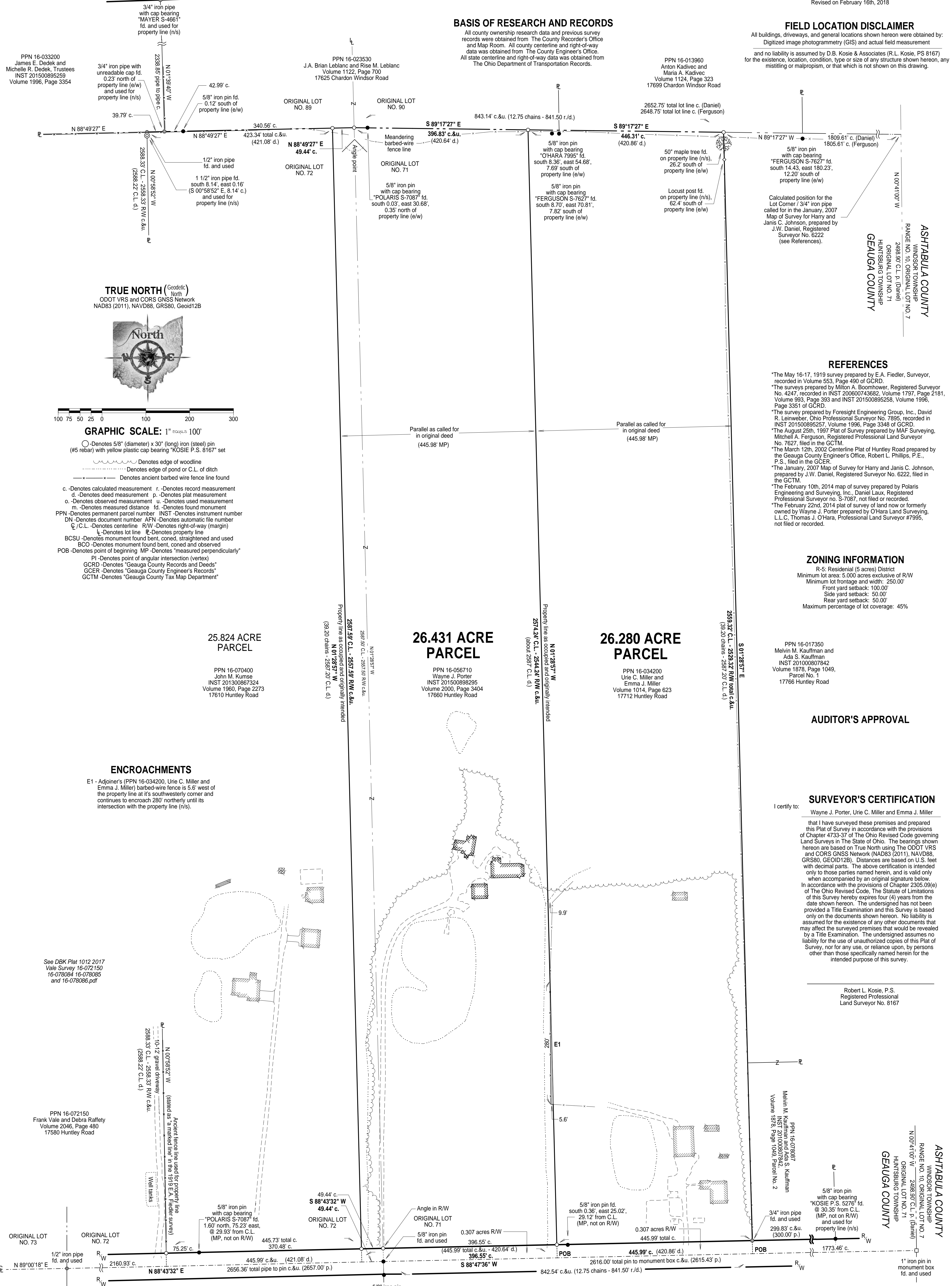
BASIS OF RESEARCH AND RECORDS

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.

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by: Digitized image photogrammetry (GIS) and actual field measurement 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 malpractice, or that which is not shown on this drawing.

CHARDON WINDSOR ROAD



TRUE NORTH (Geodetic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD83, 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 edge of woodline
- — — — — Denotes edge of pond or C.L. of ditch
- — — — — Denotes ancient barbed wire fence line found
- 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 R/W - Denotes right-of-way (margin)
- ↳ - Denotes lot line ¶ - 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)
- GCOR - Denotes "Gauga County Records and Deeds"
- GCER - Denotes "Gauga County Engineer's Records"
- GCTM - Denotes "Gauga County Tax Map Department"

25.824 ACRE PARCEL
 PPN 16-070400
 John M. Kumse
 INST 201300667324
 Volume 1960, Page 2273
 17610 Huntley Road

26.431 ACRE PARCEL
 PPN 16-056710
 Wayne J. Porter
 INST 201500898295
 Volume 2000, Page 3404
 17660 Huntley Road

26.280 ACRE PARCEL
 PPN 16-034200
 Urie C. Miller and
 Emma J. Miller
 Volume 1014, Page 623
 17712 Huntley Road

ENCROACHMENTS

E1 - Adjoiner's (PPN 16-034200, Urie C. Miller and Emma J. Miller) barbed-wire fence is 5.5' west of the property line at it's southwesterly corner and continues to encroach 280' northerly until its intersection with the property line (n/s).

See DBK Plat 1012 2017
 Vale Survey 16-072150
 16-078094 16-078085
 and 16-078086.pdf

PPN 16-072150
 Frank Vale and Debra Rafferty
 Volume 2046, Page 480
 17580 Huntley Road

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

- REFERENCES**
- *The May 16-17, 1919 survey prepared by E.A. Fiedler, Surveyor, recorded in Volume 553, Page 490 of GCOR.
 - *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 201500895258, Volume 1996, Page 3551 of GCOR.
 - *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 GCOR.
 - *The August 25th, 1997 Plat of Survey prepared by MAF Surveying, Mitchell A. Ferguson, Registered Professional Land Surveyor No. 7627, filed in the GCTM.
 - *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 January, 2007 Map of Survey for Harry and Janis C. Johnson, prepared by J.W. Daniel, Registered Surveyor No. 6222, filed in the GCTM.
 - *The February 10th, 2014 map of survey prepared by Polaris Engineering and Surveying, Inc., Daniel Laux, Registered Professional Surveyor No. S-7087, not filed or recorded.
 - *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 #7995, not filed or recorded.

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%

PPN 16-017350
 Melvin M. Kauffman and
 Ada S. Kauffman
 INST 201000807842
 Volume 1878, Page 1049,
 Parcel No. 1
 17766 Huntley Road

AUDITOR'S APPROVAL

SURVEYOR'S CERTIFICATION

I certify that:
 Wayne J. Porter, Urie C. Miller and Emma J. Miller
 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), NAVD83, GRS80, GEOD12B). 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

PPN 16-0727887
 Melvin M. Kauffman and Ada S. Kauffman
 INST 201000807842
 Volume 1878, Page 1049, Parcel No. 2

AUDITOR'S APPROVAL
 I certify that:
 Wayne J. Porter, Urie C. Miller and Emma J. Miller
 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), NAVD83, GRS80, GEOD12B). 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

HUNTLEY ROAD

(T.R. No. 115, Sections C and D, 60 feet wide)
 The centerline as shown hereon is based on The March 12th, 2002 Centerline Plat of Huntley Road prepared by the Geauga County Engineer's Office, Robert L. Phillips, P.E., P.S. It should be noted that this centerline is not congruent with the information contained within Field Book No. 116, Huntley Road, Pages 36-48, as filed in the GCER.

DBK PLAT NO.:
1021 2018