

TRUE NORTH (Geodetic North)
 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
- GCRD -Denotes "Geauga County Records and Deeds"
- GCER -Denotes "Geauga County Engineer's Records"
- 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.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"
- MP -Denotes measurement calculated perpendicularly
- ODOT -Denotes "Ohio Department of Transportation"
- Denotes minimum graphic setback line (see Zoning Information)

ZONING INFORMATION

R-3 Residential District
 Minimum Frontage and Width: 200'
 Front Setback: 100'
 Side Setback: 30'
 Rear Setback: 30'
 Corner Lot Setback: 50'
 Maximum Height: 100'
 Minimum Floor Area: 1200'

Rear/ Back/ Flag Lots
 Minimum Frontage: 40'
 Minimum Width: 200'
 Front Setback: 100'

ZONING ACCEPTANCE

These re-surveys, lot splits and consolidation of lots complies with the applicable Huntburg Township Zoning Resolution.

This _____ day of _____, 2018,
 and is accepted by:
 Signed _____
 Printed _____
 Huntsburg Township Zoning Inspector

**PLAT OF RE-SURVEYS, LOT SPLITS AND CONSOLIDATIONS OF LOTS OF:
 Nathan J. Miller, Kaylene J. Miller, Dennis W. Mausing and
 Marcella L. Strong, Trustee**

PPN 16-031500, 16-078155, 16-068000 and 16-068100
 INST 201100830221, Volume 1909, Page 141
 INST 201800933862, Volume 2049, Page 2139
 INST 201800933864, Volume 2049, Page 2143, Parcel No. 1 and 2
 11282 Madison Road and 11306 Madison Road

Situated in The	Month:	Page:
Township of Huntsburg, County of Geauga and State of Ohio and known as being part of Original Lot No. 96 within said Township and Township 8N, Range 6W in the Connecticut Western Reserve.	April	ONE
Survey for:	Year:	ONE
Nathan J. Miller, Kaylene J. Miller, Dennis W. Mausing, Marcella L. Strong, Trustee and Chris E. Light	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.

REFERENCES

- *The calculated and described survey prepared by Lawrence Wilson, based on a 1928 survey by F.R. Zethmayr, recorded in INST 200200637073, Volume 1515, Page 1184 of GCRD.
- *The April, 1962 State of Ohio, Department of Highways, S.R. 528 - 6.35, Center Line Survey (and Improvement Plans), Middlefield & Huntsburg Township, filed in the Ohio Department of Transportation records, recorded in plat Volume 8, Pages 80 and 81 of GCRD.
- *The July, 1980 survey prepared by Wm. R. Gray Associates, Inc., Professional Engineers and Surveyors recorded in INST 200400695389, Volume 1731, Page 804 of GCRD.
- *The January, 1984 calculated and described survey prepared by Lawrence Wilson, Registered Surveyor No. 5807, recorded in Volume 714, Page 102 of GCRD.
- *The May, 1987 surveys prepared by Jerry W. Daniel, Registered Surveyor No. 6222 recorded in INST 200400687070, Volume 1718, Page 2486, Parcel #1 and Volume 1111, Page 658 of GCRD.
- The May, 1997 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222 recorded in INST 200700763312, Volume 1823, Page 547 of GCRD.
- *The December, 2015 surveys prepared by Jerry W. Daniel, Registered Surveyor No. 6222 recorded in INST 201600904475, Volume 2009, Page 50, Parcel 2 and INST 201600904476, Volume 2009, Page 52, Parcel 1 of GCRD.
- *The Monument Reference Plat for Chardon Windsor Road C.H. 0013, Section H, Station 184+58 Located in Claridon Township and filed as CH-0013-H-CHARDON WINDSOR ROAD 2017 SURVEY MONUMENT INFO (STA 184+58).pdf in the GCER.
- *The Monument Reference Plat for Chardon Windsor Road C.H. 0013, Section H, Station 194+46 Located in Claridon Township and filed as CH-0013-H-CHARDON WINDSOR ROAD 2017 SURVEY MONUMENT INFO (STA 194+46).pdf in the GCER.
- *The Monument Reference Plat for Chardon Windsor Road C.H. 0013, Section H, Station 204+67 Located in Claridon Township and filed as CH-0013-H-CHARDON WINDSOR ROAD 2017 SURVEY MONUMENT INFO (STA 204+67).pdf in the GCER.
- *The surveys prepared by Fullerton and Kerr Registered Engineers and Surveyors recorded in INST 200500732627, Volume 1782, Page 3218, second parcel and Volume 883, Page 115 of GCRD.

AUDITOR'S APPROVAL

SURVEYOR'S CERTIFICATION

I certify to: Nathan J. Miller, Kaylene J. Miller, Dennis W. Mausing, Marcella L. Strong, Trustee and Chris E. Light

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.: 1028 2018

