

This plat was prepared by
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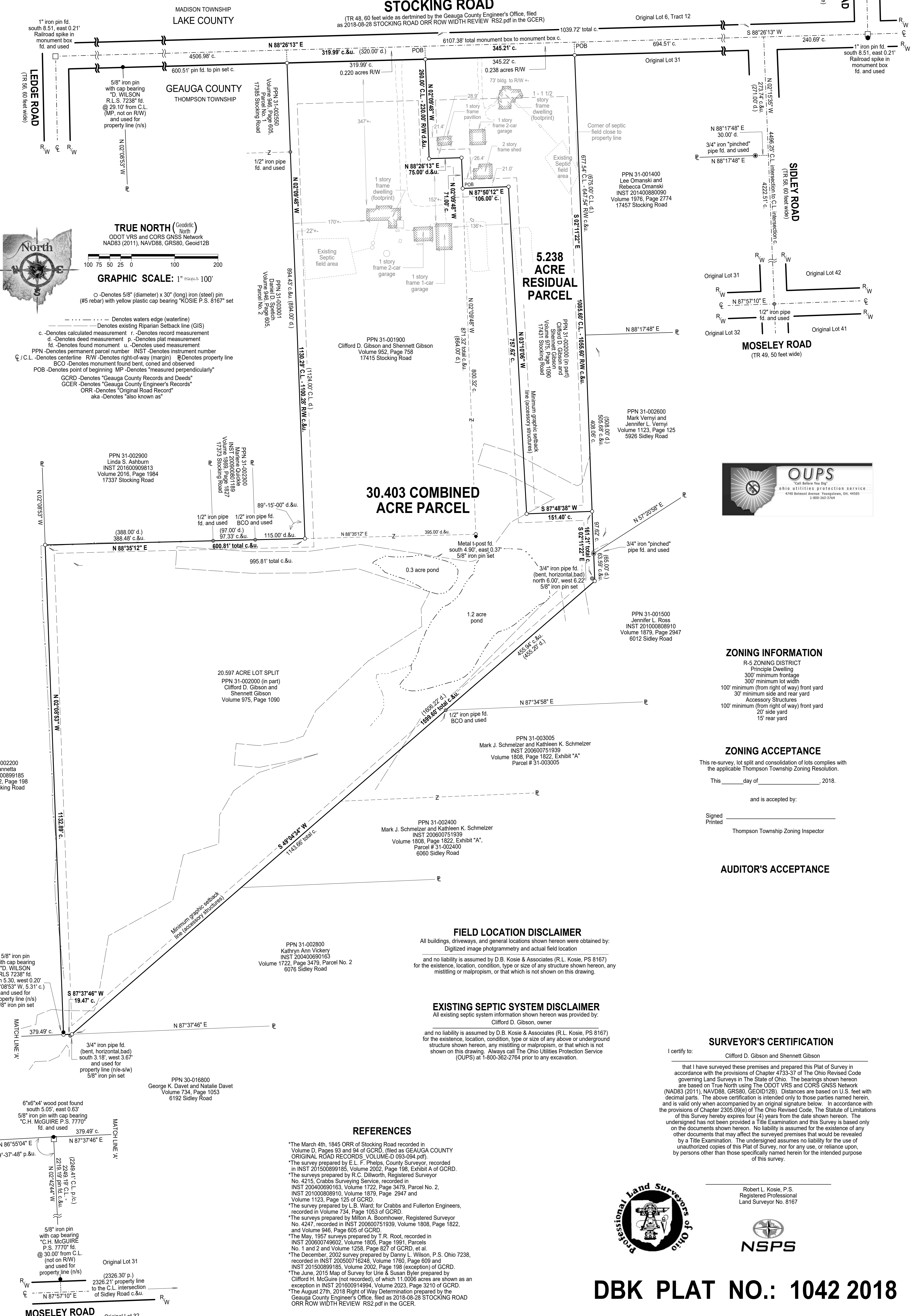
PLAT OF RE-SURVEY, LOT SPLIT AND CONSOLIDATION OF:
PPN 31-001900 and PPN 31-002000
Clifford D. Gibson and Shennett Gibson
17415 and 17431 Stocking Road
 DEEDS OF RECORD:
 Volume 952, Page 758 and Volume 975, Page 1090

Situated in The	Month:	Page:
Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 31 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve	August	ONE
Survey for:	Year:	of ONE
Clifford D. Gibson and Shennett Gibson	2018	

Checked on August 7th, 2018 by RLK
 Revised August 29th, 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.

STOCKING ROAD
 (TR 48, 60 feet wide as determined by the Geauga County Engineer's Office, filed as 2018-09-28 STOCKING ROAD ORR ROW WIDTH REVIEW RS2.pdf in the GCER)



TRUE NORTH (Geoidetic 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

--- Denotes waters edge (waterline)
 --- Denotes existing Riparian Setback line (GIS)
 c. Denotes calculated measurement r. Denotes record measurement
 d. Denotes deed measurement p. Denotes plat measurement
 fd. Denotes found monument u. Denotes used measurement
 PPN Denotes permanent parcel number INST Denotes instrument number
 C.L. Denotes centerline R/W Denotes right-of-way (margin) R Denotes property line
 BCO Denotes monument found bent, coned and observed
 POB Denotes point of beginning MP Denotes "measured perpendicularly"

GCRD Denotes "Gauga County Records and Deeds"
 GCER Denotes "Gauga County Engineer's Records"
 ORR Denotes "Original Road Record"
 aka Denotes "also known as"

OUPS
 Ohio Utilities Protection Service
 4100 Belmont Avenue, Youngstown, OH 44505
 1-800-342-2764

ZONING INFORMATION
 R-5 ZONING DISTRICT
 Principle Dwelling
 300' minimum frontage
 300' minimum lot width
 100' minimum (from right of way) front yard
 30' minimum side and rear yard
 Accessory Structures
 100' minimum (from right of way) front yard
 20' side yard
 15' rear yard

ZONING ACCEPTANCE
 This re-survey, lot split and consolidation of lots complies with the applicable Thompson Township Zoning Resolution.
 This _____ day of _____, 2018.

and is accepted by:
 Signed _____
 Printed _____
 Thompson Township Zoning Inspector

AUDITOR'S ACCEPTANCE

FIELD LOCATION DISCLAIMER
 All buildings, driveways, and general locations shown hereon were obtained by:
 Digitized image photogrammetry 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 structure shown hereon, any mistaking or malpropiem, or that which is not shown on this drawing.

EXISTING SEPTIC SYSTEM DISCLAIMER
 All existing septic system information shown hereon was provided by:
 Clifford D. Gibson, owner
 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 malpropiem, 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.

SURVEYOR'S CERTIFICATION
 I certify to: Clifford D. Gibson and Shennett Gibson

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, 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



DBK PLAT NO.: 1042 2018

- REFERENCES**
- *The March 4th, 1845 ORR of Stocking Road recorded in Volume D, Pages 93 and 94 of GCRD, filed as GEAUGA COUNTY ORIGINAL ROAD RECORDS, VOLUME-D 093-094.pdf.
 - *The survey prepared by E.L. F. Phelps, County Surveyor, recorded in INST 20150089185, Volume 2002, Page 198, Exhibit A of GCRD.
 - *The surveys prepared by R.C. Dilworth, Registered Surveyor No. 4215, Crabbs Surveying Service, recorded in INST 200400690163, Volume 1722, Page 3479, Parcel No. 2, INST 201000808910, Volume 1879, Page 2947 and Volume 1123, Page 125 of GCRD.
 - *The survey prepared by L.B. Ward, for Crabbs and Fullerton Engineers, recorded in Volume 734, Page 1053 of GCRD.
 - *The surveys prepared by Milton A. Boomhower, Registered Surveyor No. 4247, recorded in INST 200600751939, Volume 1808, Page 1822, and Volume 946, Page 605 of GCRD.
 - *The May, 1957 surveys prepared by T.R. Root, recorded in INST 200600749602, Volume 1805, Page 1991, Parcels No. 1 and 2 and Volume 1256, Page 827 of GCRD, et al.
 - *The December, 2002 survey prepared by Danny L. Wilson, P.S. Ohio 7238, recorded in INST 200500716248, Volume 1760, Page 609 and INST 20150089185, Volume 2002, Page 198 (exception) of GCRD.
 - *The June, 2016 Map of Survey for Urie & Susan Byler prepared by Clifford H. McGuire (not recorded), of which 11,006 acres are shown as an exception in INST 201600914994, Volume 2023, Page 3210 of GCRD.
 - *The August 27th, 2018 Right of Way Determination prepared by the Geauga County Engineer's Office, filed as 2018-09-28 STOCKING ROAD ORR ROW WIDTH REVIEW RS2.pdf in the GCER.