

PLAT OF RE-SURVEY AND CONSOLIDATION OF:  
**PPN 23-107700 and 23-386221**  
**Andrew M. Bourland and Karen M. Bourland**  
**11750 Bell Street**  
 DEEDS OF RECORD:  
 Volume 667, Page 1102 and INST 201800933498, Volume 2049, Page 334

**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**

- ORIGINAL REFERENCES USED AS SURVEY BASE:**
- \*The July 23rd, 1923 survey prepared by E.A. Fiedler, Surveyor, recorded in Volume 173, Page 604 of GCRD.
  - \*The 1927 State of Ohio Department of Highways Map Depicting Monuments and Right of Way for I.C.H. 324, Sec. F., Geauga County, S.R. 44, 2.81 filed as SR-044 RAVENNA ROAD 1927 RW-MONUMENTS-CH-606-SR-087.pdf in the GCR.
  - \*The March, 1949 survey prepared by Richard Sperry, recorded in Volume 257, Page 219 of GCRD.
  - \*The State of Ohio Department of Highways Improvement Plans for Bell Street, C.H. No. 10, Geauga County, Newbury Township as approved by the Director of Highways on June 11th, 1951, filed as CH-0010-F-BELL STREET 1951 PLANS.pdf in the GCR.
  - \*The 1953 State of Ohio Department of Highways Improvement Plans for Auburn Road, C.H. No. 4, Bell Street, C.H. No. 10, Old State Road, C.H. No. 6, Geauga County, Chardon, Munson, Newbury, Parkman and Middlefield Townships filed as CH-0010-F-BELL STREET 1953 PLANS.pdf in the GCR, also filed in ODOT.
  - \*The undated survey prepared by L.S. Spear, Surveyor, Reg. #1262, recorded in Volume 373, Page 524 of GCRD.
  - \*The March, 1970 survey prepared by William W. Welch, P.S. 5463, recorded in Volume 515, Page 161 of GCRD.
  - \*The undated survey (circa 1994) prepared by Babcock - Jones & Associates, Harry S. Jones, Jr., P.S. 6343, recorded in Volume 988, Page 123 of GCRD.
  - \*The July, 1994 surveys prepared by J. Arthur Temple, Registered Surveyor No. 4761, recorded in Volume 988, Page 125 (now INST 201800933598, Volume 2049, Page 726, Parcel 2), Volume 988, Page 127 (now Volume 1022, Page 739) and Volume 988, Page 275 (now INST 201400873460, Volume 988, Page 257) of GCRD.
  - \*The 1995 State of Ohio Department of Transportation Plans of Ravenna Road, GEA - 44 - 5.94, Newbury Township, Geauga County filed as SR-044 RAVENNA ROAD 1995 PLANS-00-00-05-94 GEA-NEW (ODOT-000554).pdf in the GCR.
  - \*The May, 2017 survey prepared by J. Arthur Temple, P.S. No. 4761, recorded in INST 201800933498, Volume 2049, Page 335 of GCRD.

- OTHER REFERENCES NOTED:**
- \*The December 21st, 2016 survey prepared by Rudy E. Schwartz, P.S. 7193, recorded in INST 201700923166, Volume 2035, Page 150, Exhibit "C" of GCRD and shown on The January 19th, 2017 Plat of Survey and Lot Split for Mary A. Lewis AKA Mary C. Lewis, filed as NEW 00302 PLAT (24X36-1P).pdf in the GCR.
  - \*The May, 2017 survey prepared by J. Arthur Temple, P.S. No. 4761, recorded in INST 201800933498, Volume 2049, Page 1769 of GCRD.

**TRUE NORTH** (Geodetic North)  
 ODOT VRS and CORS GNSS Network  
 NAD83 (2011), NAVD88, GRS80, Geoid128



**GRAPHIC SCALE:** 1" = 60'

- - 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 tree/wood 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 R/W - Denotes right-of-way (margin)
- l. - Denotes lot line R - Denotes property line
- B/C.S.U. - Denotes monument found bent, coned, straightened and used
- B/C.O. - Denotes monument found bent, coned and observed
- POB - Denotes point of beginning MP - Denotes "measured perpendicularity"
- GCRD - Denotes "Gauga County Records and Deeds"
- GCE - Denotes "Gauga County Engineer's Records"
- ODOT - Denotes "Ohio Department of Transportation Records" aka - Denotes "Also known as"

**BUILDING INFORMATION**

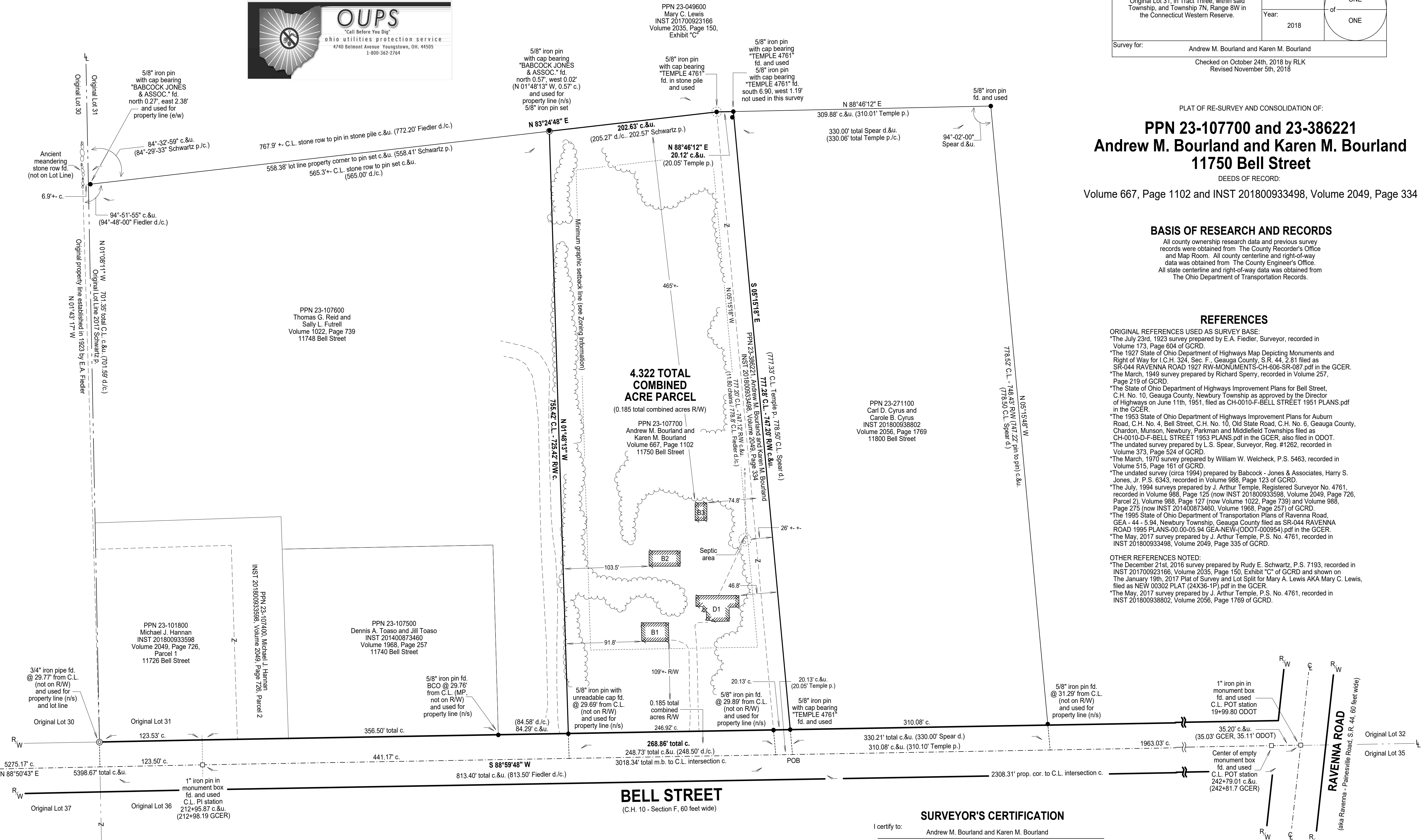
- D1 - 1 1/2 story frame dwelling area
- B1 - 2 story frame barn area
- B2 - 1 story frame garage area
- B3 - 1 story frame shed area

**ZONING INFORMATION**

R1 - RESIDENTIAL ZONING DISTRICT

- Minimum Front Yard Setback from edge of R/W: 100'
- Minimum Side Yard Setback: 30'
- Minimum Rear Yard Setback: 50'
- Minimum Lot Width: 200'
- Minimum Lot Area (exclusive of R/W): 3 acres

P.O. Box 257, 14899 Auburn Road  
 Newbury, Ohio 44065  
 Mike Joyce, Zoning Inspector  
 (440) 564-5997 ext. 1,  
 zoninginsp@newburyohio.com  
 Marge Hrabak, Secretary  
 (440) 564-5997 ext. 1,  
 zoningsec@newburyohio.com



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**

**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 mistiling or malpropiam, or that which is not shown on this drawing.

**EXISTING SEPTIC SYSTEM DISCLAIMER**  
 All existing septic system information shown hereon was provided by: Karen Bourland, 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 mistiling or malpropiam, 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**

This Re-survey and Consolidation of Lots complies with the applicable Newbury Township Zoning Resolution.

This day of \_\_\_\_\_, 2018.

**ZONING APPROVAL**

This Re-survey and Consolidation of Lots complies with the applicable Newbury Township Zoning Resolution.

This day of \_\_\_\_\_, 2018.

and is accepted by:

Signed: \_\_\_\_\_  
 Printed: Mike Joyce, Newbury Township Zoning Inspector

**SURVEYOR'S CERTIFICATION**

I certify to: Andrew M. Bourland and Karen M. Bourland

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, GEOD128). 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.:**  
**1052 2018**