

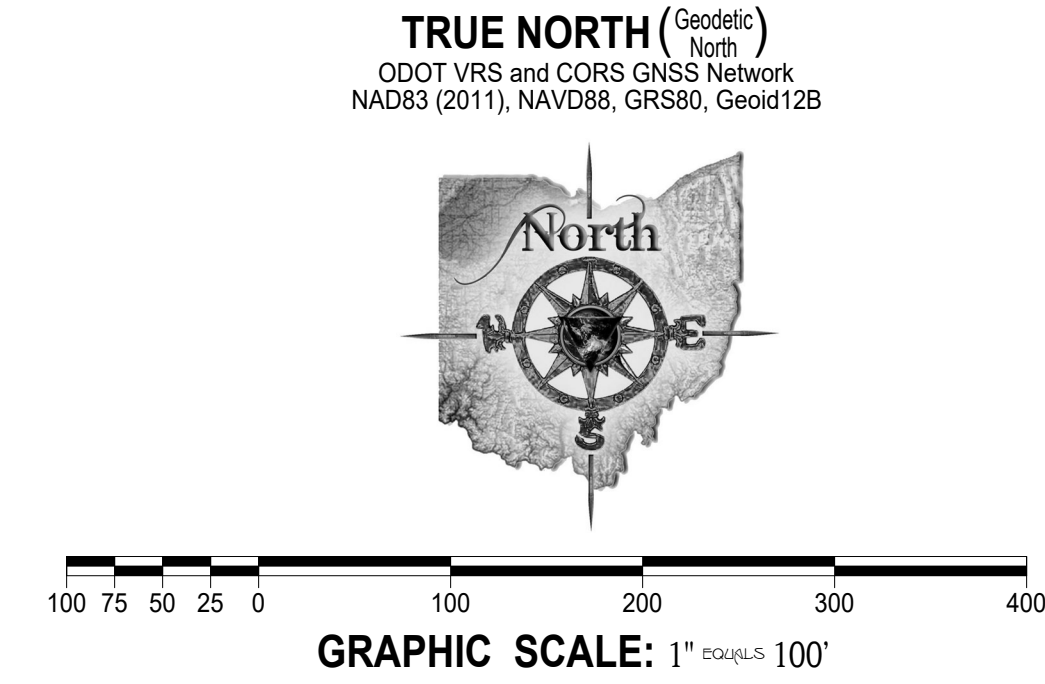
PLAT OF RE-SURVEY, LOT SPLIT AND CONSOLIDATION OF:
**Geraldine M. Fuduric (PPN 16-021600),
 Christopher J. Vucetic and Jelane M. Vucetic (PPN 16-078450)
 12927 and 12955 Princeton Road**

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.

Situated in The	Month:	Page:
Township of Huntsburg, County of Geauga and State of Ohio and known as being part of Original Lots 22 and 23 within said Township and Township 8N, Range 6W in the Connecticut Western Reserve	October	ONE
Survey for:	Year:	of
Geraldine M. Fuduric, Christopher J. Vucetic and Jelane M. Vucetic	2018	ONE

Checked on October 16th, 2018 by RLK
 Revised October 22nd, 2018



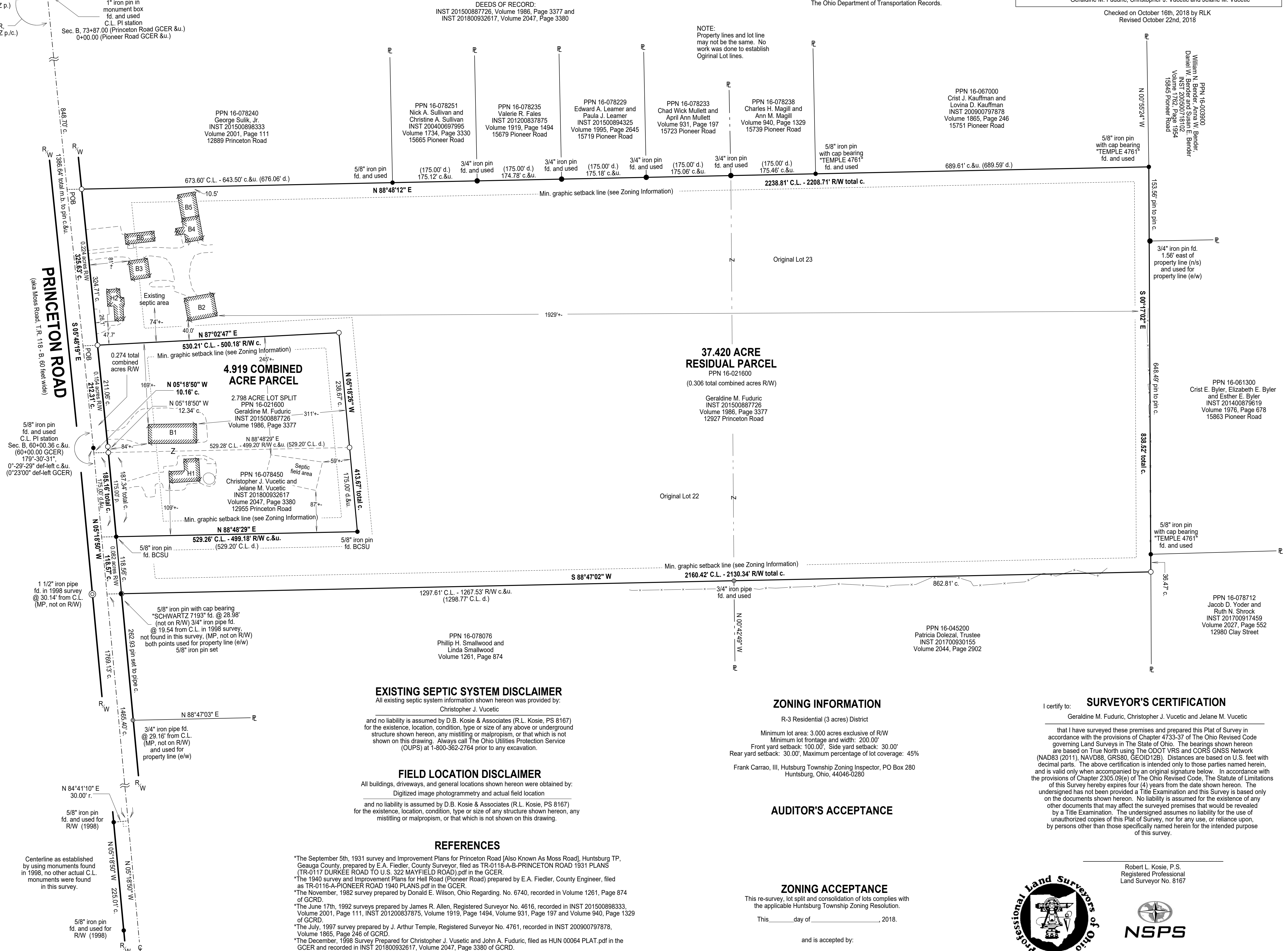
○ - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
 --- Denotes meandering fence line found
 c - Denotes calculated measurement r - Denotes record measurement
 d - Denotes deed measurement p - Denotes plat measurement
 o - Denotes 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/L - Denotes centerline R/W - 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)
 def - Denotes angular deflection
 GCRD - Denotes "Geauga County Records and Deeds"
 GCER - Denotes "Geauga County Engineer's Records"

BUILDING DETAIL

- H1 - 1 story frame dwelling
- H2 - 1 - 1/2 story frame dwelling
- B1 - 2 story metal garage
- B2 - 1 1/2 story frame and metal garage
- B3 - 1 story metal barn (agricultural)
- B4 - 2 story block and frame barn (agricultural)
- B5 - 1 story frame addition (agricultural)
- B6 - 1 story frame and metal building (agricultural)



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



EXISTING SEPTIC SYSTEM DISCLAIMER

All existing septic system information shown hereon was provided by: Christopher J. Vucetic
 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 malproprism, 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.

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 malproprism, or that which is not shown on this drawing.

REFERENCES

- *The September 5th, 1931 survey and Improvement Plans for Princeton Road [Also Known As Moss Road], Huntsburg TP, Geauga County, prepared by E.A. Fiedler, County Surveyor, filed as TR-0118-A-B-PRINCETON ROAD 1931 PLANS (TR-0117 DURKEE ROAD TO U.S. 322 MAYFIELD ROAD).pdf in the GCER.
- *The 1940 survey and Improvement Plans for Hell Road (Pioneer Road) prepared by E.A. Fiedler, County Engineer, filed as TR-0116-A-PIONEER ROAD 1940 PLANS.pdf in the GCER.
- *The November, 1982 survey prepared by Donald E. Wilson, Ohio Regarding, No. 6740, recorded in Volume 1261, Page 874 of GCRD.
- *The June 17th, 1992 surveys prepared by James R. Allen, Registered Surveyor No. 4616, recorded in INST 201500898333, Volume 2001, Page 111, INST 201200837875, Volume 1919, Page 1494, Volume 931, Page 197 and Volume 940, Page 1329 of GCRD.
- *The July, 1997 survey prepared by J. Arthur Temple, Registered Surveyor No. 4761, recorded in INST 200900797878, Volume 1885, Page 246 of GCRD.
- *The December, 1998 Survey Prepared for Christopher J. Vucetic and John A. Fuduric, filed as HUN 00064 PLAT.pdf in the GCER and recorded in INST 201800932617, Volume 2047, Page 3380 of GCRD.
- *The April, 2005 survey prepared by Mitchell A. Ferguson, RLS Ohio No. S/7627, recorded in INST 200500718102, Volume 1782, Page 1954 of GCRD.
- *The February 2nd, 2010 Plat of Survey and Lot Split for Elwin R. Troyer prepared by Schwartz Land Surveying, Inc., Rudy E. Schwartz, Professional Surveyor No. 7193, filed as HUN 00275 PLAT (11x17-01P).pdf in the GCER.
- *The September, 2016 survey prepared by J. Arthur Temple, Registered Surveyor No. 4761, recorded in INST 201700917459, Volume 2027, Page 552 and INST 201700917461, Volume 2027, Page 556 of GCRD and filed as HUN 00330 PLAT (11X17-1P).pdf in the GCER.

ZONING INFORMATION

R-3 Residential (3 acres) District
 Minimum lot area: 3.000 acres exclusive of R/W
 Minimum lot frontage and width: 200' 00"
 Front yard setback: 100' 00", Side yard setback: 30' 00"
 Rear yard setback: 30' 00", Maximum percentage of lot coverage: 45%
 Frank Carrao, III, Huntsburg Township Zoning Inspector, PO Box 280
 Huntsburg, Ohio, 44046-0280

AUDITOR'S ACCEPTANCE

Signed _____
 Printed _____
 Frank Carrao, III, Huntsburg
 Township Zoning Inspector

ZONING ACCEPTANCE

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

and is accepted by:
 Signed _____
 Printed _____
 Frank Carrao, III, Huntsburg
 Township Zoning Inspector

SURVEYOR'S CERTIFICATION

I certify to:
 Geraldine M. Fuduric, Christopher J. Vucetic and Jelane M. Vucetic
 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
