

PLAT OF RE-SURVEY, LOT SPLIT AND CONSOLIDATION OF:
PPN 32-018700 and 32-018950
Jacob W. Detweiler and Emma J. Detweiler,
Mark C. Hershberger and Emma J. Hershberger,
14724 and 14760 Nash Road

DEEDS OF RECORD:
INST 201900948294, Volume 2069, Page 2612
and INST 406578, Volume 889, Page 252

Situated in The	Month:	Page:
Township of Troy, County of Geauga and State of Ohio and known as being part of Original Sections 3 and 5 within said Township and Township 6N, Range 7W in the Connecticut Western Reserve	June	ONE
Survey for:	Year:	ONE
Jacob W. Detweiler, Emma J. Detweiler, Mark C. Hershberger and Emma J. Hershberger	2019	

Checked on June 3rd, 2019
Revised June 7th, 2019

REFERENCES

- *1956 Ohio Department of Transportation (ODOT) Improvement Plans for Mumford Road, ODOT Project No. S-1219 (1) - Sections E,F,G, and H, recorded in ODOT records.
- *The June, 1983 survey prepared by Lawrence Wilson, Registered Surveyor No. 5807, recorded in Volume 917, Page 795 of GCRD.
- *The October 14th, 1988 survey of the Map Depicting Monuments for Nash Road, T.R. 207, Section B, fka "Centerline Plat of Nash Road", prepared by the Geauga County Engineer, William R. Loetz, P.S. 7552, County Surveyor, filed as TR-0207-B-NASH ROAD 2018 MONUMENT MAP REV-2018-12-20.pdf in the GCER.
- *The October, 2000 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in INST 200900800012, Volume 1867, Page 3474 of GCRD, filed as TRO 00188 PLAT (8.5X14-1P).pdf in the GCER.
- *The October 31st, 2005 survey prepared by Delmar B. Kosie & Associates (nka D.B. Kosie & Associates), Robert L. Kosie, Registered Professional Land Surveyor 8167, recorded in INST 200900791228, Volume 1856, Page 2635 and INST 201800933396, Volume 2048, Page 3331 of GCRD, filed as TRO 00023 PLAT (17X22-1P).pdf in the GCER.
- *The November 18th, 2005 subdivision and plat of survey prepared by Delmar B. Kosie & Associates (nka D.B. Kosie & Associates), Robert L. Kosie, Registered Professional Land Surveyor 8167, recorded in INST 200600734626, Volume 1785, Page 1697 of GCRD and filed as TRO 00162 PLAT (24X36-1P).pdf in the GCER.
- *The March 22nd, 2011 consolidation plat prepared by O'Hara Land Surveying, L.L.C., Thomas J. O'Hara, Registered Professional Surveyor No. 7995, filed as TRO 00201 PLAT (11x17-01P).pdf in the GCER and recorded in INST 201100825232, Volume 1902, Page 66 (et al.) of GCRD.
- *The March 27th, 2002 subdivision and plat of survey, The February 1st, 2013 plat of consolidation and survey update, The March 31st, 2015 plat of re-survey and lot split and the July 17th, 2015 plat of re-survey, lot split and consolidation prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Land Surveyor 8167, filed as TRO 00028 PLAT (17X22-1P).pdf, TRO 00213 PLAT (18x24-01P).pdf, TRO 00229 PLAT (17X22-2p).pdf and TRO 00232 PLAT (24X36).pdf in the GCER.
- *The March 31st, 2015 re-survey and lot split prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Land Surveyor 8167, filed as TRO 00229 PLAT (17X22-2p).pdf in the GCER.
- *The December 9th, 2015 survey prepared by Rudy E. Schwartz, Registered Professional Surveyor 7193, recorded in INST 201600905177, Volume 2010, Page 138 of GCRD, shown on TRO 00105 PLAT (24X36).pdf in the GCER.
- *The February, 2019 Plat of Survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Surveyor 8167, recorded in INST 201900948294, Volume 2069, Page 2612 of GCRD, filed as TRO 00261 PLAT.pdf in the GCER.



70.587 ACRE RESIDUAL
0.661 acres R/W

PPN 32-018700
Jacob W. Detweiler and
Emma J. Detweiler
INST 201900948294
Volume 2069, Page 2612
14724 Nash Road

EXISTING SEPTIC SYSTEM DISCLAIMER

All existing septic system information shown hereon was provided by:
Jacob W. Detweiler 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 above or underground structure shown hereon, any mistitling or malproposim, 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 mistitling or malproposim, or that which is not shown on this drawing.

BUILDING DATA

- D1 - 1-2 story frame dwelling
- D2 - 1 story frame dwelling
- D3 - 1-2 story frame dwelling
- B1 - 1-2 story frame building (agri.)
- B2 - 1-2 story frame building (agri.)
- B3 - 1 story frame building
- B4 - 3/4 story frame shed
- B5 - 1 story metal building
- B6 - 1-2 story block/frame building (agri.)
- B7 - 2 story frame building (agri.)
- B8 - 1 story frame/metal building (agri.)

SURVEY NOTE:

This survey is to be a continuation of the February, 2019 Survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Surveyor 8167, recorded in INST 201900948294, Volume 2069, Page 2612 of GCRD, filed as TRO 00261 PLAT.pdf in the GCER.

LINE DATA

- R1, N 0°50'45" W, 30.00' GCER p.
- R2, S 0°50'45" E, 30.00' GCER p.

NASH ROAD
(TR 207, Section B, 60 feet wide)



ENGINEER'S APPROVAL

This re-survey, lot split and consolidation of Lots complies with the applicable Troy Township Zoning Resolution.

This _____ day of _____, 2019.

and is accepted by:

Signed _____
Printed Joseph McDougall,
Troy Township Zoning Inspector,
Phone: 440.567.4218
Email: mcdougall04@netzero.net

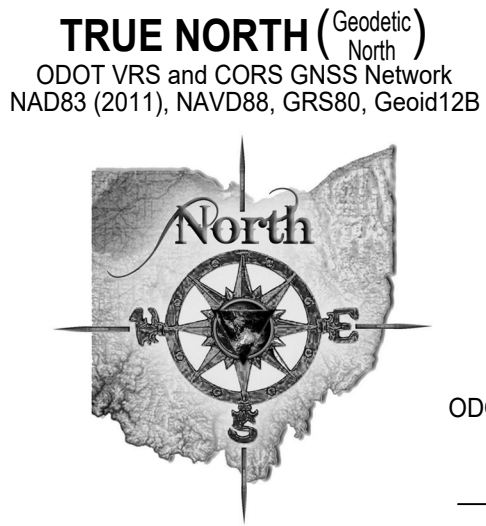
Minimum graphic principal building setback line (see Zoning Information)

I certify to: Jacob W. Detweiler, Emma J. Detweiler, Mark C. Hershberger and Emma J. Hershberger

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

- c. -Denotes calculated measurement
- d. -Denotes deed measurement
- o. -Denotes observed measurement
- m. -Denotes measured distance
- PN. -Denotes permanent parcel number
- DN. -Denotes document number
- C/L. -Denotes centerline
- L. -Denotes lot line
- BCSU. -Denotes monument found bent, coned, straightened and used
- BCO. -Denotes monument found bent, coned and observed
- POB. -Denotes point of beginning
- GCER. -Denotes "Gauga County Records and Deeds"
- GCER. -Denotes "Gauga County Engineer's Records"
- aka. -Denotes "also known as"
- nka. -Denotes "now known as"
- ODOT. -Denotes "Ohio Department of Transportation" fka "Ohio Department of Highways"
- GCER. -Denotes "Gauga County Records and Deeds"
- GCER. -Denotes "Gauga County Engineer's Records"
- Denotes barbed-wire fence found
- Denotes Section Line
- Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set



GRAPHIC SCALE: 1" equals 100'

PPN 32-069000
Albert J. Miller, Jr. and
Marianne M. Miller
INST 201700926175
Volume 2039, Page 584
17540 Mumford 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.

ZONING INFORMATION

- R3 - Medium Density Residential Zoning District
- Troy Township Zoning Resolution IV-8 to IV10
- Section 402.4 Minimum Lot Area R-3 Residential District
- The minimum lot area shall be three (3) acres.
- Section 402.5 Minimum Lot Frontage and Width R-3 Residential District
- A. The minimum lot frontage and width shall be two hundred and fifty (250) feet, except for lots located on a permanent cul-de-sac road turnaround.
- Section 402.6 Minimum Yard Setbacks R-3 Residential District
- A. The minimum yard setbacks for all buildings, structures, and uses, except accessory buildings, structures, and uses shall be as follows:
 - 1. Front yard setback: 75 feet
 - 2. Each side yard setback: 25 feet
 - 3. Rear yard setback: 45 feet
- B. The minimum yard setbacks for all accessory buildings, structures, and uses except as otherwise provided in Section 402.2.2 shall be as follows:
 - 1. Front yard setback: 75 feet
 - 2. Each side yard setback: 25 feet
 - 3. Rear yard setback: 35 feet
- Section 402.7 Maximum Height R-3 Resident District
- A. The maximum height of all buildings, structures, and uses except listed in paragraph B herein shall be 35 feet or 2 1/2 stories, whichever is lesser.
- B. Special maximum heights
 - 1. Belfries, church spires, clock towers, cupolas, chimneys and flagpoles: no maximum height limitation.
 - 2. Radio and/or television antennas shall not exceed ten (10) feet in height above the roof line if attached to a building or structure, or forty-five (45) feet if mounted in the ground. Satellite dish antennas shall be permitted in the R-3 district if thirty-nine (39) inches (3.3 feet or 1 meter) or less in diameter. Satellite dish antennas shall be in the rear yard if larger than thirty-nine (39) inches in diameter.
- Section 402.8 Maximum Lot Coverage R-3 Residential District
- The maximum lot coverage shall be 10 percent.
- Section 402.9 Minimum Floor Area R-3 Residential District
- A. The minimum floor area for a single story dwelling unit shall be 1,100 square feet.
- B. The minimum floor area for a multi-story dwelling unit shall be:
 - 1. The first floor shall be 800 minimum square feet.
 - 2. The second floor shall be 400 minimum square feet.
 - 3. The third floor shall be 400 minimum square feet.
- In calculating the minimum floor area, the following areas shall not be included: basements, attics, garages, enclosed or unenclosed porches, patios and breezeways.

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

PPN 32-034100
John J. Shrock, Jr. and
Kathryn Sue Shrock
INST 201100825232
Volume 1902, Page 66
14818 Nash Road

PPN 32-018950
Mark C. Hershberger and
Emma J. Hershberger
INST 406578
Volume 889, Page 252
14760 Nash Road

5/8" iron pin fd. and used
@ 29.88 from C.L.
(not on R/W)
and used for property line (n/s)

5/8" iron pin fd. and used
(aka Mumfords Corners Road CH 24, 60 feet wide)

DBK PLAT 1079 2019