

TRUE NORTH (Geodetic North)
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid12B



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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)
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GCRD - Denotes "Gauga County Records and Deeds"
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#5 rebar with yellow plastic cap bearing "KOSIE P.S. 8167" set

GRAPHIC SCALE: 1" EQUALS 100'

PLAT OF RE-SURVEY, LOT SPLIT AND CONSOLIDATION OF:
PPN 32-074207, 32-018700 and 32-074208
Jacob W. Detweiler and Emma J. Detweiler
14724 Nash Road

DEEDS OF RECORD:
INST 201300862961
Volume 1955, Page 602,
Parcels 1, 2 and 3

PAGE INDEX

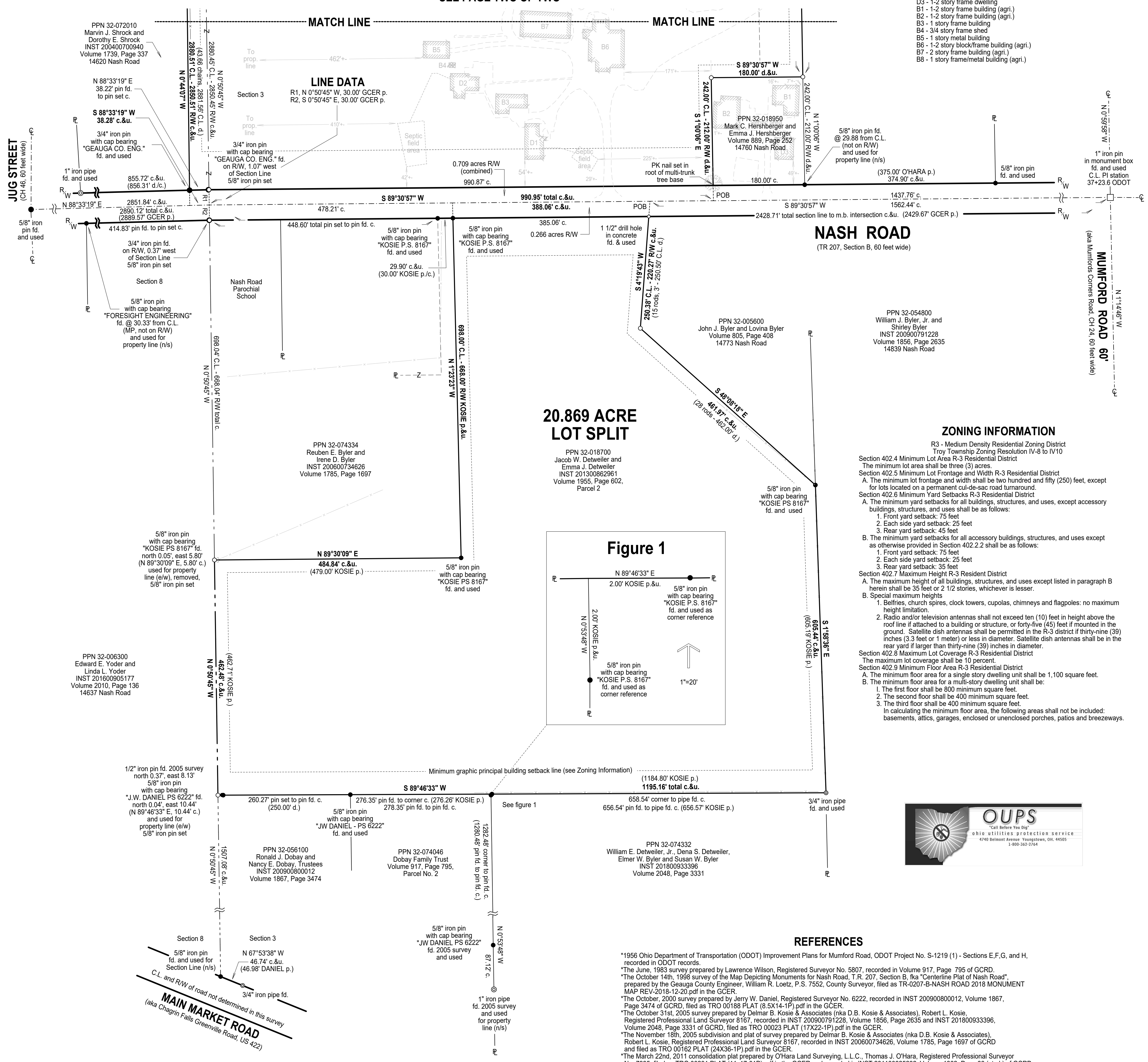
Page One of Two: Nash Road Detail and South Side of Nash Road
Page Two of Two: North Side of Nash Road

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.

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.)

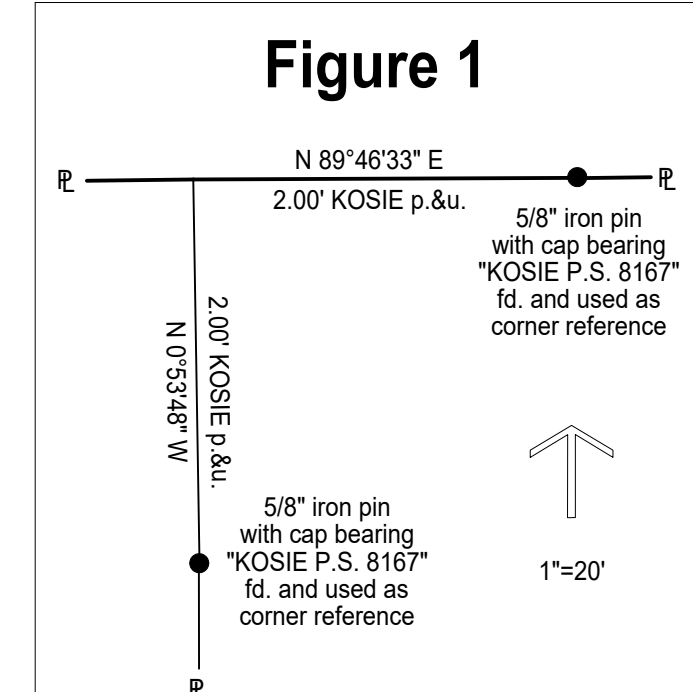
SEE PAGE TWO OF TWO



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

20.869 ACRE LOT SPLIT

PPN 32-018700
Jacob W. Detweiler and Emma J. Detweiler
INST 201300862961
Volume 1955, Page 602,
Parcel 2



ZONING INFORMATION

R3 - Medium Density Residential Zoning District
Troy Township Zoning Resolution IV-8 to IV-10

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 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 Residential 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 400 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.

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, 1963 survey prepared by Lawrence Wilson, Registered Surveyor No. 5807, recorded in Volume 917, Page 795 of GCRD.
- *The October 14th, 1958 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 GCR.
- *The October, 2000 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in INST 200908000112, Volume 1867, Page 3474 of GCRD, filed as TRO 00188 PLAT (8.5X14-1P).pdf in the GCR.
- *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 20090791228, Volume 1856, Page 2635 and INST 201800933396, Volume 2048, Page 3331 of GCRD, filed as TRO 00023 PLAT (17X22-1P).pdf in the GCR.
- *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 GCR.
- *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 GCR 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 GCR.
- *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 GCR.
- *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 GCR.

SURVEYOR'S CERTIFICATION

I certify to: Jacob W. Detweiler and Emma J. Detweiler

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



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

ZONING APPROVAL

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 mistaking or malproportion, 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 malproportion, or that which is not shown on this drawing.



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

DBK PLAT 1064 2019

Checked on February 8th, 2019 by RLK
Revised on February, 20th, 2019

SEE PAGE ONE OF TWO FOR
Basis of Research, References, Zoning Information,
Existing Septic System Disclaimer, Field Location Disclaimer,
Engineer's Approval, Zoning Approval
and Surveyor's Certification



TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
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Emma J. Detweiler
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Volume 1955, Page 602,
Parcels 1, 2 and 3

PPN 32-700400
John M. Kudrick, D.D.,
Bishop of The Byzantine Catholic
Diocese Church of Parma
INST 200700755900
Volume 1813, Page 2672

PPN 32-069000
Albert J. Miller, Jr. and
Marianne M. Miller
INST 201700928175
Volume 2039, Page 684
17540 Mumford Road

PPN 32-004800
Stephen M. Trudick, Trustee
INST 200600749336
Volume 1805, Page 3106

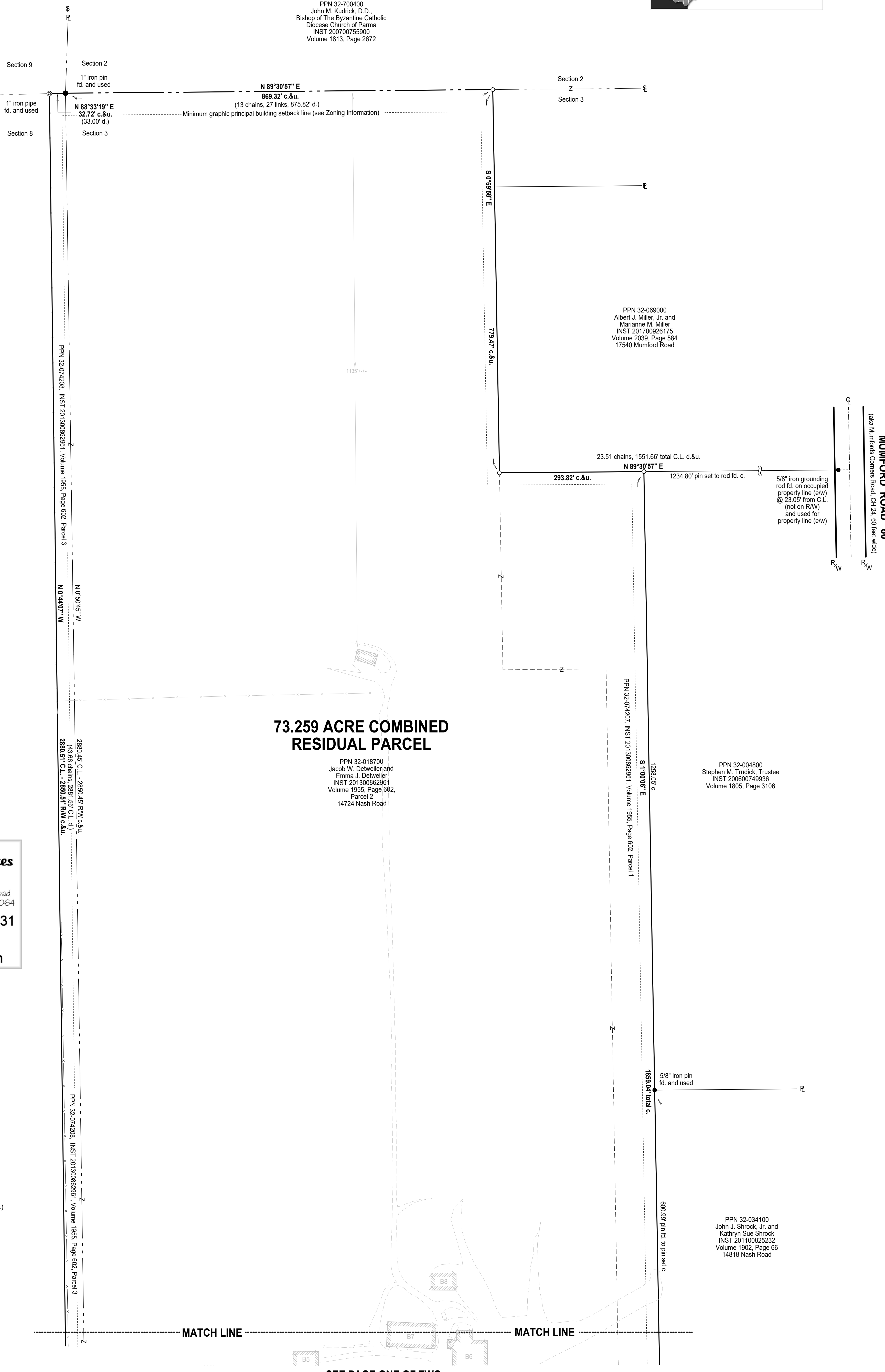
PPN 32-018700
Jacob W. Detweiler and
Emma J. Detweiler
INST 201300862961
Volume 1955, Page 602,
Parcel 2
14724 Nash Road

PPN 32-072010
Marvin J. Shrock and
Dorothy E. Shrock
INST 200400700940
Volume 1739, Page 337
14620 Nash Road



This plat was prepared by
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73.259 ACRE COMBINED RESIDUAL PARCEL

SEE PAGE ONE OF TWO