

PLAT OF RE-SURVEY, LOT SPLIT AND
CONSOLIDATION OF LOTS OF:
PPN 20-053200 and PPN 20-053100
Ronald A. Rosati and Suzanne E. Rosati and
Matthew D. Rosati and Christine M. Rosati
10291 Kile Road and 10295 Kile Road

DEEDS OF RECORD:
INST 200400696115, Volume 1732, Page 670
INST 200400696116, Volume 1732, Page 673

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



GRAPHIC SCALE: 1" equals 100'

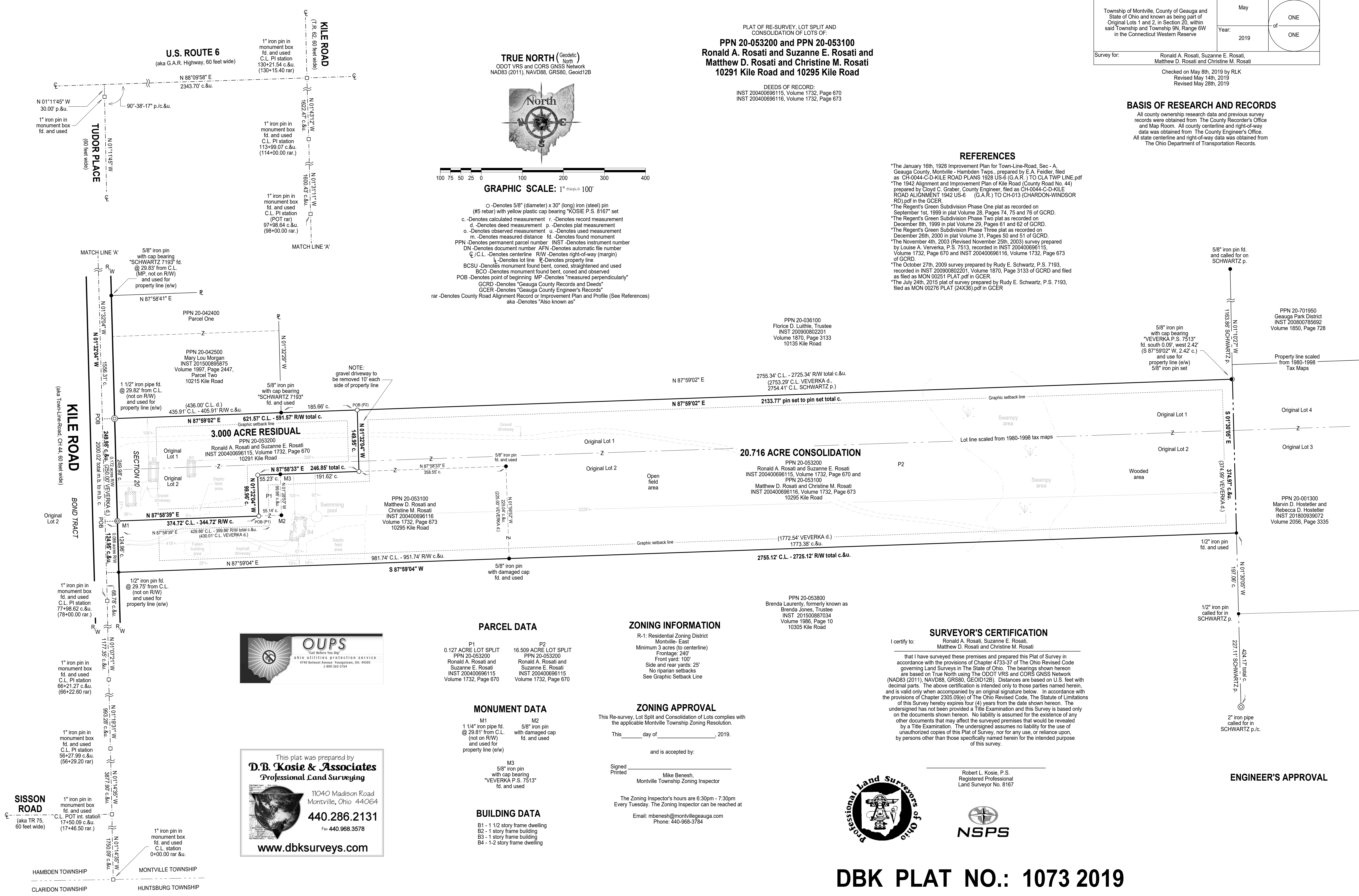
- o -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- c -Denotes calculated measurement r -Denotes record measurement
- d -Denotes deed measurement p -Denotes plat measurement
- o -Denotes observed measurement u -Denotes used measurement
- 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 RW -Denotes right-of-way (margin)
- l -Denotes lot line E -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 perpendicular"
- GCRD -Denotes "Gaugua County Records and Deeds"
- GGER -Denotes "Gaugua County Engineer's Records"
- rar -Denotes County Road Alignment Record or Improvement Plan and Profile (See References)
- aka -Denotes "Also known as"

REFERENCES

- *The January 16th, 1928 Improvement Plan for Town-Line-Road, Sec. A, Gauga County, Montville - Hambden Twp., prepared by E.A. Feidler, filed as CH-0044-C-D-KILE ROAD PLANS 1928 US-6 (G.A.R.) TO CLA TWP LINE pdf
- *The 1942 Alignment and Improvement Plan of Kile Road (County Road No. 44) prepared by Cloyd C. Graber, County Engineer, filed as CH-0044-C-D-KILE ROAD ALIGNMENT 1942 US-6 (G.A.R.) TO CH-013 (CHARDON-WINDSOR RD) pdf in the GCER
- *The Regent's Green Subdivision Phase One plat as recorded on September 1st, 1999 in plat Volume 28, Pages 74, 75 and 76 of GCRD.
- *The Regent's Green Subdivision Phase Two plat as recorded on December 8th, 1999 in plat Volume 29, Pages 61 and 62 of GCRD.
- *The Regent's Green Subdivision Phase Three plat as recorded on December 26th, 2000 in plat Volume 31, Pages 50 and 51 of GCRD.
- *The November 4th, 2003 (Revised November 25th, 2003) survey prepared by Louise A. Ververka, P.S. 7513, recorded in INST 200400696115, Volume 1732, Page 670 and INST 200400696116, Volume 1732, Page 673 of GCRD.
- *The October 27th, 2009 survey prepared by Rudy E. Schwartz, P.S. 7193, recorded in INST 200900802201, Volume 1870, Page 3133 of GCRD and filed as filed as MON 00251 PLAT.pdf in GCER
- *The July 24th, 2015 plat of survey prepared by Rudy E. Schwartz, P.S. 7193, filed as MON 00276 PLAT (24X36).pdf in GCER

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.



PARCEL DATA

P1	P2
0.127 ACRE LOT SPLIT PPN 20-053200 Ronald A. Rosati and Suzanne E. Rosati INST 200400696115 Volume 1732, Page 670	16.509 ACRE LOT SPLIT PPN 20-053200 Ronald A. Rosati and Suzanne E. Rosati INST 200400696115 Volume 1732, Page 670

ZONING INFORMATION

R-1: Residential Zoning District
Montville - East
Minimum 3 acres (to centerline)
Frontage: 240'
Front yard: 100'
Side and rear yards: 25'
No riparian setbacks
See Graphic Setback Line

MONUMENT DATA

M1	M2	M3
1 1/4" iron pipe fd. @ 29.81' from C.L. (not on RW) and used for property line (e/w)	5/8" iron pin with damaged cap fd. and used	5/8" iron pin with cap bearing "VEVERKA P.S. 7513" fd. and used

ZONING APPROVAL

This Re-survey, Lot Split and Consolidation of Lots complies with the applicable Montville Township Zoning Resolution.
This _____ day of _____, 2019,
and is accepted by:
Signed _____
Printed Mike Benesh,
Montville Township Zoning Inspector
The Zoning Inspector's hours are 6:30pm - 7:30pm
Every Tuesday. The Zoning Inspector can be reached at
Email: mbenesh@montvillegeauga.com
Phone: 440-968-3784

BUILDING DATA

- B1 - 1 1/2 story frame dwelling
- B2 - 1 story frame building
- B3 - 1 story frame building
- B4 - 1-2 story frame dwelling

SURVEYOR'S CERTIFICATION

I certify to: Ronald A. Rosati, Suzanne E. Rosati,
Matthew D. Rosati and Christine M. Rosati
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



ENGINEER'S APPROVAL



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 NO.: 1073 2019