

PLAT OF RE-SURVEY AND CONSOLIDATION OF:  
**PPN 25-057300 and PPN 25-190418**  
**Lester A. Schmucker and**  
**Kathryn A. Schmucker**  
**17800 Tavern Road**

DEEDS OF RECORD:  
 INST 200700763522  
 Volume 1823, Page 1683,  
 Exhibit "A", 2nd Parcel and Parcel Three

Situated in The	Month:	Page:
Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 5 in Section 11, Original Lot 6 in Section 12, Original Lot 2 in Section 20 and Section 19, within said Township and Township 6N, Range 6W in the Connecticut Western Reserve.	June	ONE
Survey for:	Year:	of
Lester A. Schmucker and Kathryn A. Schmucker	2019	ONE

Checked on June 27th, 2019 by RLK  
 Revised on August 6th, 2019

**BASIS OF RESEARCH AND RECORDS**

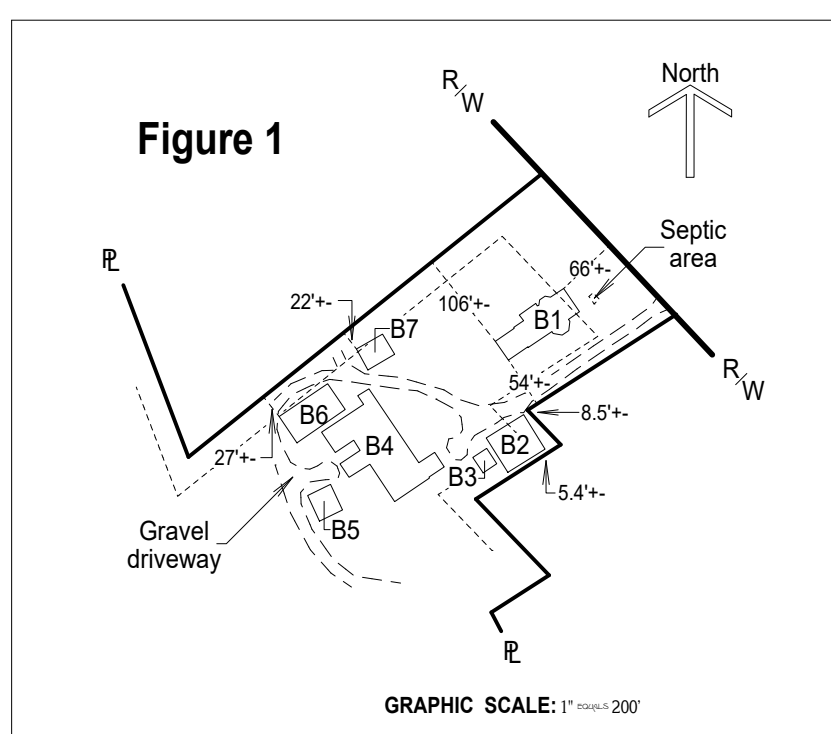
All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

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



- Denotes 5/8" iron (steel) rebar pin (#5 rebar) with cap bearing "J.W. DANIEL P.S. 6222" fd. and used unless otherwise noted
- 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 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"
- GCRD - Denotes "Gaugua County Records and Deeds"
- GCER - Denotes "Gaugua County Engineer's Records"
- aka - Denotes "also known as" AG - Denotes agricultural use
- Denotes approximate edge of Grand River

GRAPHIC SCALE: 1" = 200'



**LINE DATA**

- L1 - S 57°17'03" W, 214.77' c.&u. - 184.21' R/W c.&u. (215.00' C.L. DANIEL p.)
- L2 - S 43°51'06" E, 50.05' c.&u. (50.00' DANIEL p.)
- L3 - S 57°25'55" W, 105.11' c.&u. (105.00' DANIEL p.)
- L4 - S 43°53'16" E, 110.15' c.&u. (110.00' DANIEL p.)
- L5 - S 57°18'10" W, 71.52' c.&u. (71.00' DANIEL p.)
- CL1 - N 89°06'29" E, 99.93' c.&u. (100.00' GCER p.)
- CL2 - S 43°43'15" E, 136.06' c.&u. (135.99' DANIEL p.)
- CL3 - S 43°43'15" E, 205.60' c.&u. (205.77' DANIEL p.)
- CL4 - N 43°43'15" W, 130.18' c.&u.
- CL234 - N 43°43'15" W, 472.12' total c.&u.

**MONUMENT DATA**

- M1 - 5/8" iron pin with damaged cap bearing "KOSIE P.S. 5278" fd. @ 29.79' from C.L. (not on RW) and used for property line (ne/sw)
- M2 - 5/8" iron pin with cap bearing "KOSIE P.S. 5278" fd. @ 30.22' from C.L. (not on RW) and used for property line (ne/sw)
- M3 - 5/8" iron pin with damaged cap bearing "KOSIE PS 5278" fd. @ 29.79' from C.L. (not on RW) and used for property line (ne/sw)
- M4 - 5/8" iron pin fd. and used
- M5 - 5/8" iron pin with cap bearing "KOSIE PS 5278" fd. @ 29.79' from C.L. (not on RW) and used for property line (ne/sw)

**PARCEL DATA**

- PAR1 - PPN 25-190356 Joseph J. Miller and Irene A. Miller INST 580077, Volume 1300, Page 1138 15685 Nash Road
- PAR2 - PPN 25-057010 Emma M. Miller INST 434084, Volume 948, Page 420 17806 Tavern Road
- PAR3 - PPN 25-190057 Lester A. Schmucker and Kathryn A. Schmucker INST 402893, Volume 882, Page 243 17810 Tavern Road

**ENCROACHMENT**

E1 - Adjoiner's (PPN 25-053000, Jake J. Byler and Mary G. Byler) have installed a gravel driveway 47'-0" north of the property line (west side) as shown

**BUILDING INFORMATION**

- (see Figure 1)
- B1 - 1-2 story frame dwelling
- B2 - 1 1/2 story frame 2-car garage AG
- B3 - 1 story frame shed AG
- B4 - 1-2 story block and frame barn AG
- B5 - 1 story frame building AG
- B6 - 1 story metal building AG
- B7 - 3/4 story frame shed AG

**118.174 TOTAL COMBINED PARCEL**  
 0.199 acres R/W on Nash Road  
 0.585 acres R/W (total) on Tavern Road

**LINE DATA**

- L6 - S 11°59'55" E, 109.08' c.&u. (109.20' DANIEL p.)
- L7 - S 18°12'55" E, 123.06' c.&u. (141.70' DANIEL p.)
- L8 - S 12°50'42" E, 102.47' c.&u. (99.93' DANIEL p.)
- L9 - S 02°45'23" W, 59.34' c.&u. (59.33' DANIEL p.)
- L10 - S 02°45'23" W, 79.98' c.&u. (80.00' DANIEL p.)
- L11 - N 89°17'36" E, 325.48' total c.&u.
- L910 - S 02°45'23" W, 139.32' total c.&u. (139.35' DANIEL p.)

**MONUMENT DATA**

- M6 - 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" fd. @ 29.79' from C.L. (not on RW) and used for property line (ne/sw)
- M7 - 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" fd. @ 29.80' from C.L. (not on RW) and used for property line (ne/sw)
- M8 - 1" iron pipe fd. and used for property line (ne-sw)
- M9 - 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" fd. south 0.68', east 0.60' and used for property line (nw/se)
- M10 - 1" iron pipe fd. and used
- M11 - 3/4" iron pin fd. and used

**PARCEL DATA**

- PAR4 - PPN 25-018160 Eli H. Miller and Esther S. Miller INST 20070072376, Volume 1834, Page 2077 18030 Tavern Road
- PAR5 - PPN 25-190474 Allen M. Miller and Martha R. Miller INST 20030069646, Volume 1662, Page 1029, Exhibit "A", Parcel 2 18040 Tavern Road
- PAR6 - PPN 25-190405 Bill Miller and Ellen Miller INST 200300658417, Volume 1611, Page 424 18054 Tavern Road
- PAR7 - PPN 25-057300 Lester A. Schmucker and Kathryn A. Schmucker INST 200700763522, Volume 1823, Page 1683 Exhibit "A", 2nd Parcel

**SURVEYOR'S CERTIFICATION**

I certify to: Lester A. Schmucker and Kathryn A. Schmucker

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 herein. 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



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

**ENGINEER'S APPROVAL**

**ZONING APPROVAL**

**ZONING INFORMATION**

R1 - Residential Zoning District  
 Minimum Front Yard: 75.00' R/W  
 Minimum Sideyard: 25.00'  
 Minimum Rearyard: 25.00'

This re-survey and consolidation of lots complies with the applicable Parkman Township Zoning Resolution.  
 This \_\_\_\_\_ day of \_\_\_\_\_, 2019.

and is accepted by:  
 Signed \_\_\_\_\_  
 Printed John Spelich  
 Parkman Township Zoning Inspector

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



**REFERENCES**

- \*The 1927 State of Ohio Department of Highways and Public Works, Division of Highways Improvement Plans for Warren - Burton Road, I.C.H. No. 325, Sec. G-I, Plat. No. 6056, Geauga County, Parkman - Troy Twp., filed as SR-168 TAVERN ROAD 1927 PLANS-00-22-00-33 GE-PA-R (ODOT-001049).pdf in the GCER.
- \*The survey prepared by Richard Sperry, Registered Surveyor, recorded in INST 201700919013, Volume 2029, Page 900 of GCRD.
- \*The July, 1985 survey prepared by W.L. Mosier, Registered Surveyor No. 8832, recorded in INST 416248, Volume 909, Page 830 of GCRD.
- \*The March, 1989 survey (unrecorded) and August, 1991 (revised September 10th, 1991) survey prepared by Delmar B. Kosie & Associates (Delmar B. Kosie, P.S. 5276), recorded in INST 402893, Volume 882, Page 243 of GCRD.
- \*The November 26th, 1997 survey prepared by Jerry Slay, Ohio Surveyor Number 5298, recorded in INST 521766, Volume 1141, Page 1170 of GCRD.
- \*The July, 1999 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in INST 580077, Volume 1300, Page 1138 of GCRD.
- \*The August, 2001 surveys prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in INST 200700763522, Volume 1823, Page 1683, Exhibit "A", Parcel One and Parcel Three, Exhibit "B", Parcel Two and INST 20180037994, Volume 2055, Page 152 of GCRD, filed as PAR 00238 PLAT.pdf in the GCER.
- \*The November 13th, 2002 Map of Survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, filed as PAR 00184 PLAT.pdf in the GCER.
- \*The March, 2003 surveys prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in INST 200300658417, Volume 1611, Page 424, INST 20030069646, Volume 1662, Page 1029 and INST 20070072376, Volume 1834, Page 2077 of GCRD, filed as PAR 00165 PLAT.pdf in the GCER.
- \*The September 13th, 2006 Centerline Plat of Nash Road T.R. 207 prepared by the Geauga County Engineer's Office, William R. Loetz, P.S. 7552, County Surveyor, filed as TR-0207-C-NASH ROAD 2016 MONUMENT MAP-REV-2016-11-07.pdf in the GCER.
- \*The February, 2007 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in INST 200700758656, Volume 1817, Page 1565 of GCRD, filed as PAR 00237 PLAT.pdf in the GCER.
- \*The July, 2007 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in INST 200700768413, Volume 1829, Page 2387 and INST 201700919013, Volume 2029, Page 900 (exception) of GCRD, filed as PAR 00114 PLAT.pdf in the GCER.
- \*The October, 2007 Map of Survey for Levi Yoder prepared by Joseph Arthur Temple, Registered Surveyor No. 4761, filed as PAR 00269 PLAT.pdf in the GCER.
- \*The January 30th, 2008 Centerline Plat of Newcomb Road T.R. 130 prepared by the Geauga County Engineer's Office, William R. Loetz, P.S. 7552, County Surveyor, filed as TR-0130-A-C-NEWCOMB ROAD 2016 MONUMENT MAP-REV-2016-10-31.pdf in the GCER.
- \*The April, 2012 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in INST 201300859544, Volume 1950, Page 926 of GCRD.

**DBK PLAT NO.: 1074 2019**