

Plat of re-survey, lot split and consolidation of:

PPN 25-044700, Freeman F. Kuhns, Jr. and Sarah C. Kuhns, 16487 Madison Road and PPN 25-028800, Dan J. Byler and Cindy Lynn Byler, 16455 Madison Road

Situated in The Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 1, in Section 3, within said Township and Township 6N, Range 6W in the Connecticut Western Reserve	Month: October	Page: ONE
	Year: 2019	of ONE
Survey for: Freeman F. Kuhns, Jr., Sarah C. Kuhns, Dan J. Byler and Cindy Lynn Byler		
Checked on October 9th, 2019		

Deeds of record:
INST 201600906429, Volume 2011, Page 2956 and
INST 201900947588, Volume 2068, Page 2571

BUILDING DATA

- B1 - 2-story frame barn (agricultural)
- B2 - 2 story metal building (agricultural)
- B3 - 1 story frame building
- B4 - 1 story frame barn (agricultural)
- D1 - 1-2 story frame dwelling
- P1 - 3/4 story frame phone booth (no foundation)
- S1 - 3/4 story frame shed (no foundation)
- W1 - 1 story frame work shop

R/W AREA DATA

- R1 - 0.026 acres R/W
- R2 - 0.051 acres R/W
- R12 - 0.077 total combined acres R/W

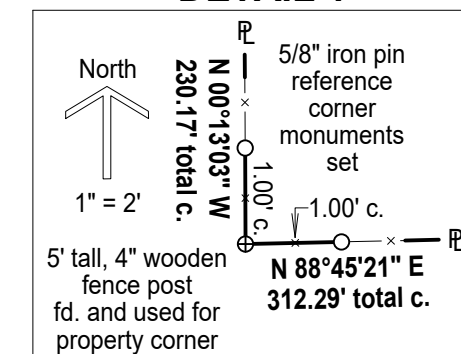
BASIS OF RESEARCH AND RECORDS

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.

REFERENCES

- *The 1961 State of Ohio Department of Highways improvement plans for GEA-88-2.07, GEA-528-1.32, Geauga County, Parkman and Middlefield Townships, filed in ODOT records.
- *The 1962 State of Ohio Department of Highways GEA-88-2.07, GEA-528-1.32, Geauga County, Parkman and Middlefield Townships Improvement Plans for Madison Road, SR 528, Fed. Rd. Division 2, Project 5-34 (5), 1961 Specifications, filed in ODOT records.
- *The April, 1989 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in INST 374620, Volume 830, Page 516 of GCRD.
- *The April-May, 2007 survey prepared by Edward J. Collier, Registered Surveyor 7141, recorded in INST 200700764068, Volume 1824, Page 467 of GCRD.
- *The September 17th, 2013 survey prepared by Clifford H. McGuire, Professional Surveyor No. 7770, recorded in INST 201900947588, Volume 2068, Page 2571 of GCRD, filed as PAR_00371_PLAT.pdf in the GCER.
- *The July 30th, 2014 survey prepared by Clifford H. McGuire, Professional Surveyor No. 7770, filed as PAR_00394_PLAT.pdf in the GCER.
- *The November 19th, 2014 plat of survey prepared by Jerry W. Daniel, Registered Professional Surveyor 6222, filed as PAR_00396_PLAT.pdf in the GCER.
- *The June 1st, 2015 survey prepared by Clifford H. McGuire, Professional Surveyor No. 7770, filed as PAR_00415_PLAT.pdf in the GCER.
- *The March 10th, 2016 plat of survey prepared by Jerry W. Daniel, Registered Professional Surveyor 6222, recorded in INST 201600906429, Volume 2011, Page 2956 of GCRD, filed as PAR_00429_PLAT.pdf in the GCER.

DETAIL 1



ENGINEER'S APPROVAL

SURVEYOR'S CERTIFICATION

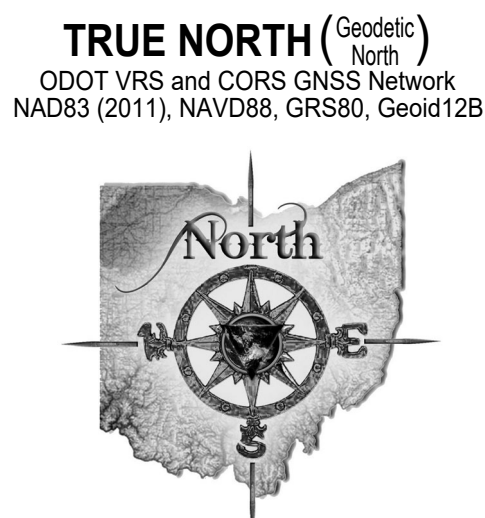
I certify to: Freeman F. Kuhns, Jr., Sarah C. Kuhns, Dan J. Byler and Cindy Lynn Byler

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.

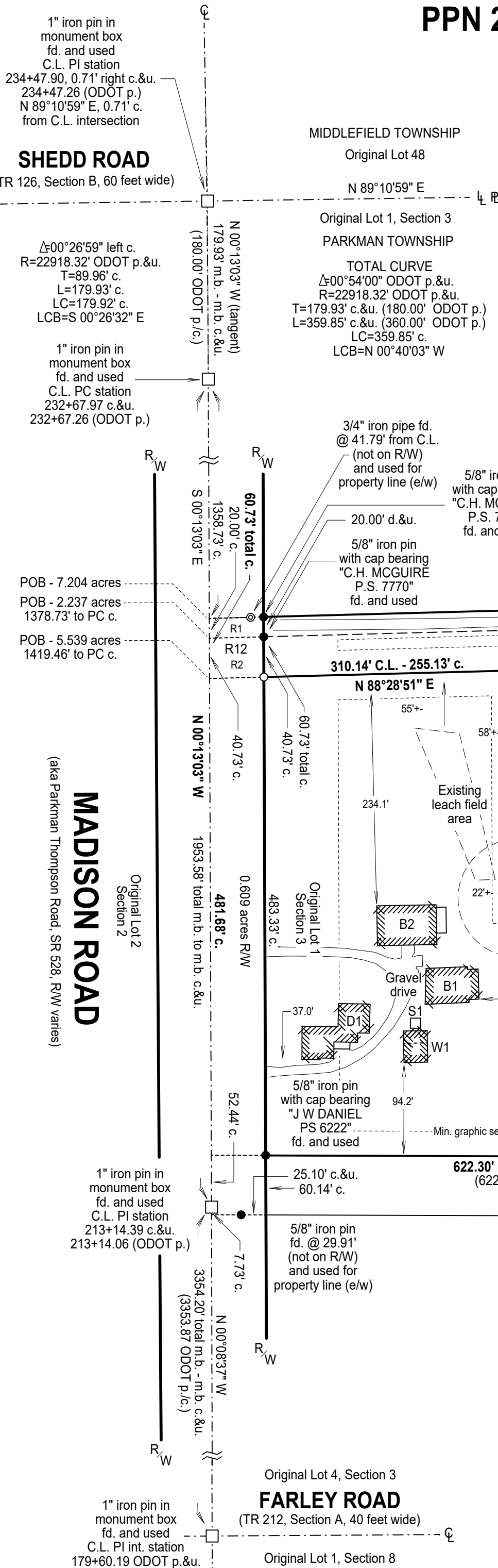
Robert L. Kosie, P.S.
Registered Professional
Land Surveyor No. 8167



DBK PLAT NO.: 1084 2019



- - 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
- fd. - Denotes found monument
- d. - Denotes deed measurement
- p. - Denotes plat measurement
- u. - Denotes used measurement
- ℙ - Denotes property line
- PPN - Denotes permanent parcel number
- INST - Denotes instrument number
- ℄ / C.L. - Denotes centerline
- R/W - Denotes right-of-way (margin)
- POB - Denotes point of beginning
- MP - Denotes "measured perpendicularly"
- GCRD - Denotes "Gauga County Records and Deeds"
- GCER - Denotes "Gauga County Engineer's Records"
- aka - Denotes "also known as"
- fka - Denotes "formerly known as"
- ℓ - Denotes Lot Line
- Δ - Denotes delta angle
- R - Denotes radius distance
- T - Denotes tangent distance
- L - Denotes length distance
- LC - Denotes chord distance
- LCB - Denotes chord bearing
- PC - Denotes point of curve
- PT - Denotes point of Tangency
- PCC - Denotes point of compound curve
- PRC - Denotes point of reverse curve
- PI - Denotes point of angular intersection (vertex)
- POT - Denotes point on tangency
- x — Denotes 5' wire fence line



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

ZONING INFORMATION

R1 - Residential Zoning District
Minimum Front Yard: 75.00' R/W
Minimum Sideyard: 25.00'
Minimum Rearyard: 25.00'
John Spelich, Zoning Inspector
Parkman Township Zoning hours:
Wednesday's 5pm to 6:30pm and by appointment if needed.
Phone 330-219-3698 or zoning office at 440-548-2480.
or e-mail at rcavictor42@aol.com

ZONING APPROVAL

This re-survey, lot split 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