

Situated in The	Month:	Page:
Township of Huntsburg, County of Geauga and State of Ohio and known as being part of Original Lot 98 within said Township, and Township 8N, Range 6W in the Connecticut Western Reserve	January	ONE
Survey for:	Year: 2020	of ONE
Eric Peck, Calvin C. Stanton and Jeanette Stanton		

PLAT OF RE-SURVEY, LOT SPLITS AND CONSOLIDATION OF:
PPN 16-066200 and PPN 16-066400,
Calvin C. Stanton and Jeanette Stanton, Trustees
 DEED OF RECORD:
 Volume 1083, Page 1111 and Volume 1012, Page 1139

Checked on January 29th, 2020 by RLK
 Revised March 20th, 2020
 Checked on April 4th, 2020

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, Geoid18



- -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 d. -Denotes deed measurement
- p. -Denotes plat measurement u. -Denotes used measurement
- fd. -Denotes found monument PPN -Denotes permanent parcel number
- INST -Denotes instrument number C.L. -Denotes centerline
- R/W -Denotes right-of-way (margin) 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 "Gauga County Records and Deeds"
- GCER -Denotes "Gauga County Engineer's Records"
- CO -Denotes "county road information" FB -Denotes "field book"
- 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
- CH -Denotes "county highway"

REFERENCES

- *The June 22nd, 1926 Transit Notes for Clay Street as shown in Field Book 126, Page 57 and the April, 1952 monument restaking and references with updates from August 17th, 1957 as shown on Pages 58 to 61, filed as G.C.E. FIELD BOOK 126.pdf in the GCER.
- *The 1935 Improvement Plans for County Highway No. 13, Huntsburg TP, Geauga County, prepared by E.A. Fieldler, County Surveyor, filed as CH-01915-F-I-CHARDON WINDSOR ROAD 1935 PLANS.pdf in the GCER.
- *The 1975-1976 field notes of monuments found for Clay Street (Part +1000' N&S of CH 13) as shown in Field Book 313, page 52, filed as G.C.E. FIELD BOOK 313.pdf in the GCER.
- *The October 1989 survey prepared by J. Arthur Temple, Registered Surveyor No. 4761, recorded in INST 468866, Volume 1012, Page 1139 of GCRD.
- *The December 2005 survey prepared by AAA Land Surveying, Keith B. Jones, Ohio Registered Land Surveyor #7734, recorded in INST 200600736876, Volume 1788, Page 1288 of GCRD.
- *The March 2006 survey prepared by AAA Land Surveying, Keith B. Jones, Ohio Registered Land Surveyor #7794, recorded in INST 200600748371, Volume 1803, Page 3231, INST 201300862241, Volume 1954, Page 947 and INST 200600741551, Volume 1794, Page 2077 of GCRD.
- *The June, 2007 survey prepared by J. Arthur Temple, Registered Surveyor No. 4761, recorded in INST 200600736876, Volume 1864, Page 2740, INST 20070072471, Volume 1834, Page 2533 and INST 20070072472, Volume 1834, Page 2535 of GCRD.
- *The 2017 monument reference plats for Chardon Windsor Road CH 13, Sections F-H station 129+88 to 163+32, located in Huntsburg Township, Township 8 North, Range 7 West of the Connecticut Western Reserve, filed in the GCER.

ENGINEER'S APPROVAL

SURVEYOR'S CERTIFICATION

I certify to: Eric Peck, Calvin C. Stanton and Jeanette Stanton

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, GEOID18). 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



Signed on April 5th, 2020

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.231
 4/20/2020
GAUGA COUNTY ENGINEER
 TAX MAP DEPT.

DBK PLAT NO. 1100 2019

ZONING INFORMATION

R-3 Residential District
 Minimum Frontage and Width: 200' Front Setback: 100'
 Side Setback: 30' Rear Setback: 30'
 Corner Lot Setback: 50' Maximum Height: 100'
 Minimum Floor Area: 1200'

Rear/ Back/ Flag Lots
 Minimum Frontage: 40' Minimum Width: 200'
 Front Setback: 100'

Huntsburg Township Zoning Commission
 PO Box 280
 Huntsburg, Ohio
 44046

Paul Tucker, Zoning Inspector
 huntsburgwp@windstream.net
 (440) 636-5486, extension 3

ZONING APPROVAL

This re-survey and lot split complies with the applicable Huntsburg Township Zoning Resolution.
 This _____ day of _____, 2020.

and is accepted by:
 Signed _____
 Printed Paul Tucker,
 Huntsburg Township Zoning Inspector

BUILDING DATA

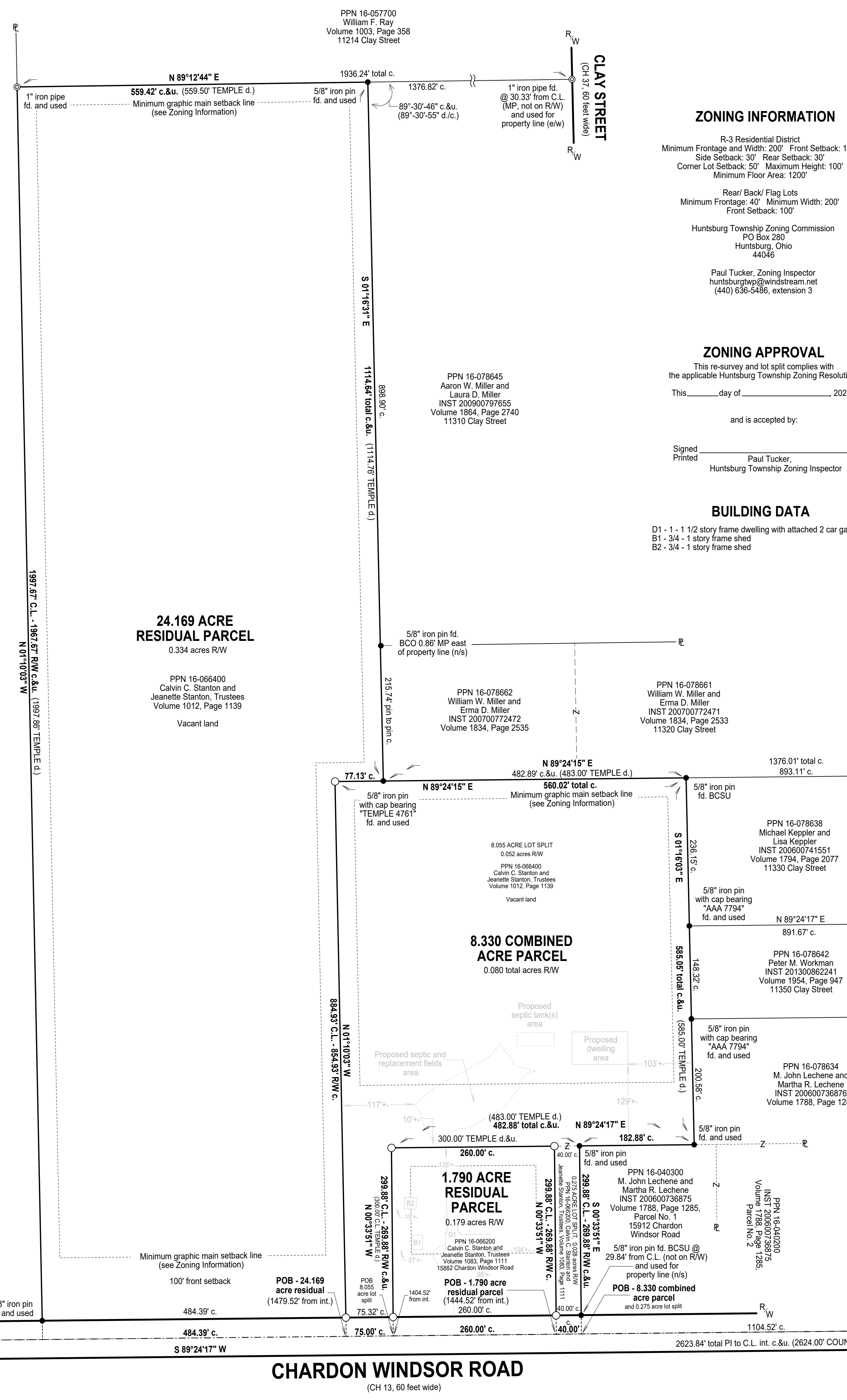
D1 - 1 - 1 1/2 story frame dwelling with attached 2 car garage
 B1 - 3/4 - 1 story frame shed
 B2 - 3/4 - 1 story frame shed

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by: The Geauga County GIS 2017 Orthophoto, digitized image photogrammetry 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 malapropism, or that which is not shown on this drawing.

PROPOSED SEPTIC SYSTEM DISCLAIMER

All proposed septic system information shown hereon was provided by: Eric Peck
 and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the proposed location, future placement, condition, type or size, nor for any use or reliance upon any information that is shown hereon, any mistitling or malapropism, 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.



24.169 ACRE RESIDUAL PARCEL
 0.334 acres R/W

8.330 COMBINED ACRE PARCEL
 0.080 total acres R/W

1.790 ACRE RESIDUAL PARCEL
 0.179 acres R/W

CHARDON WINDSOR ROAD
 (CH 13, 60 feet wide)

CLAY STREET
 (CH 37, 60 feet wide)

CLAY STREET
 (CH 37, 60 feet wide)

1897.67' C.L. - 1897.67' R/W c.&u. (1907.786' TEMPLE d.)
 N 01°10'03" W

PPN 16-036800
 John Simak and Mary Lou Simak
 Volume 948, Page 330
 15790 Chardon Windsor Road

PPN 16-066400
 Calvin C. Stanton and
 Jeanette Stanton, Trustees
 Volume 1012, Page 1139
 Vacant land

PPN 16-078662
 William W. Miller and
 Erma D. Miller
 INST 20070072472
 Volume 1834, Page 2535
 Vacant land

PPN 16-078661
 William W. Miller and
 Erma D. Miller
 INST 20070072471
 Volume 1834, Page 2533
 11320 Clay Street

PPN 16-078638
 Michael Keppler and
 Lisa Keppler
 INST 200600741551
 Volume 1794, Page 2077
 11330 Clay Street

PPN 16-078642
 Peter M. Workman
 INST 201300862241
 Volume 1954, Page 947
 11350 Clay Street

PPN 16-078634
 M. John Lechene and
 Martha R. Lechene
 INST 200600736876
 Volume 1788, Page 1288

PPN 16-040300
 M. John Lechene and
 Martha R. Lechene
 INST 200600736875
 Volume 1788, Page 1285,
 Parcel No. 1
 15912 Chardon
 Windsor Road

PPN 16-040000
 INST 200600736875
 Volume 1788, Page 1285,
 Parcel No. 2

C.L. INTERSECTION
 1" iron pin with
 2" aluminum cap
 bearing "PLS 8108"
 fd. and used

Clay Street
 C.L. POT int. station
 100+85.07 CO FB 313, 1975-1976 and used!
 (100+87.61 CO FB126 [1926],
 33+27.00 CO FB126 [1952, 1957 N-S])

Chardon - Windsor Road
 C.L. PI int. station
 157+85.00 CO p.

1" iron rebar with
 2" aluminum cap
 bearing "PLS 8108"
 fd. and used
 C.L. PI station
 131+61.00 county

POB - 24.169
 acre residual
 (1479.52' from int.)

POB - 1.790 acre
 residual parcel
 (1444.52' from int.)

POB - 8.330 combined
 acre parcel
 and 0.275 acre lot split

CHARDON WINDSOR ROAD
 (CH 13, 60 feet wide)