

Situated in The	Month:	Page:
Township of Madison, County of Lake and State of Ohio and known as being part of Original Tract 10 within said Township and Township 11, Range 6 in the Connecticut Western Reserve.	February	ONE
Survey for:	Year:	of ONE
	2020	

**BUILDING INFORMATION**

- B1 2 story frame and canvas agricultural dome building
- B2 3/4 story frame shed
- B3 1 story frame barn
- B4 3/4 story frame shed
- B5 1 story frame ranch dwelling with attached 2-car garage
- B6 2 story frame barn

PPN 01-A-042-0-00-010-0  
 Lake County Commissioners,  
 Lake County Metropolitan Park District  
 Volume 595, Page 1044  
 4888 Emerson Road

PLAT OF RE-SURVEY OF:  
**PPN 01-A-043-0-00-004-0 and  
 PPN 01-A-043-0-00-008-0**  
**Jennifer Cameron**

DEEDS OF RECORD:  
 DN 2019R026001, Exhibit 'A'  
 and DN 2018R001375

**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.

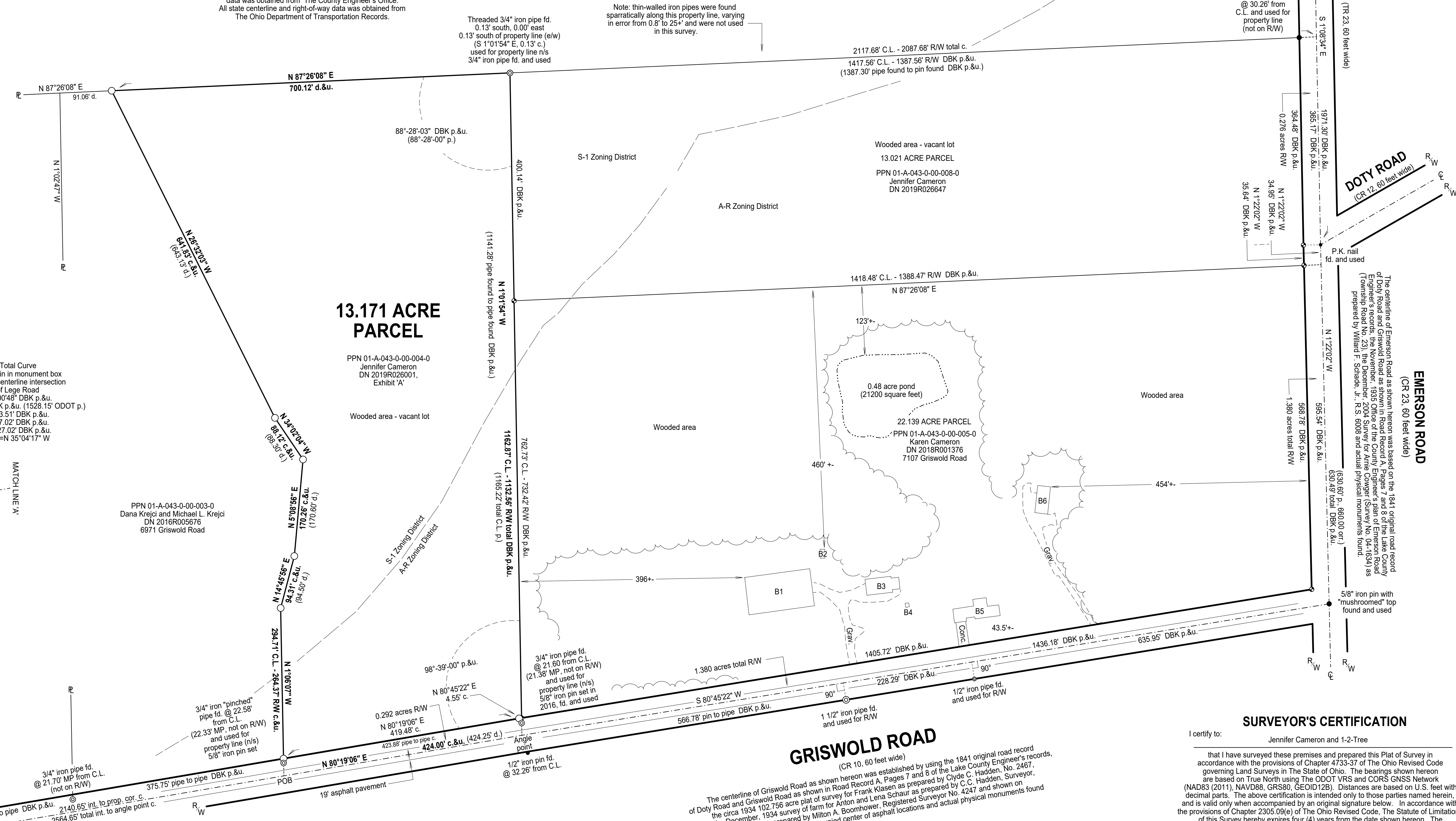
**TRUE NORTH** (Geodetic)  
 North  
 ODOT VRS and CORS GNSS Network  
 NAD83 (2011), NAVD88, GRS80, Geoid12B



100 75 50 25 0 100 200 300 400

**GRAPHIC SCALE: 1" = 100'**

- Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- ⊕ Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set in 2016, fd. and used.
- Denotes edge of woodline
- c - Denotes calculated measurement r - Denotes record measurement
- o - Denotes observed 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)
- 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
- LCRD - Denotes "Lake County Records and Deeds"
- LCER - Denotes "Lake County Engineer's Records"
- DBK - Denotes the 2016 survey prepared by D.B. Kosie & Associates (See References)
- CR - Denotes "County Road" TR - Denotes "Township Road" SR - Denotes State Route aka - Denotes "also known as" ka - Denotes "formerly known as"



**13.171 ACRE PARCEL**

PPN 01-A-043-0-00-004-0  
 Jennifer Cameron  
 DN 2019R026001,  
 Exhibit 'A'

PPN 01-A-043-0-00-003-0  
 Dana Krejci and Michael L. Krejci  
 DN 2016R003676  
 6971 Griswold Road

**SURVEYOR'S CERTIFICATION**

I certify that:  
 Jennifer Cameron and 1-2-Tree  
 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 2305.03(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 February 19th, 2020



**ZONING INFORMATION**

A-R Agricultural-Residential District Regulations  
 105.3 LOT SIZE, FRONTAGE, HEIGHT, AND SETBACKS:  
 Maximum height of main building - 2 1/2 stories, 35 feet Minimum depth of front yard - 50 feet  
 Minimum either side yard - 40 feet Width of, sum of side yards - 80 feet  
 Minimum depth of rear yard - 50 feet Minimum lot area per family - 217,800 square feet  
 Minimum lot frontage - 250 feet  
 S-1 Recreational Green Area District  
 122.9 LOT SIZE, FRONTAGE, HEIGHT AND SET BACK REQUIREMENTS:  
 (Recreational and Grand River Area):  
 Maximum height of main building - 2 1/2 stories, 35 feet Minimum depth of front yard - 50 feet  
 Minimum either side yard - 40 feet Width of, sum of side yards - 80 feet  
 Minimum depth of rear yard - 50 feet Minimum lot area per family - 217,800 square feet  
 Minimum lot frontage - 250 feet

**LOT USAGE**

0.106 acres (used for buildings) of 22.139 acres (<1%)

**REFERENCES**

- \*The October 16th, 1918 Record of Surveys, Survey of Lands of Libbie C. Postman prepared by the County Surveyor, recorded in Volume 4, Page 191 of LCRD.
- \*The surveys prepared by Clyde C. Hadden - Surveyor, filed as "Old Hadden Surveys" in the LCRD.
- \*The November, 1935 Office of the County Engineer's plan of Emerson Road (Township Road No. 23).
- \*The July, 1936 Right of Way Plan, Ford Road, Leroy & Madison Townships, Lake County, Ohio, filed as Ford Alignment1.pdf in the LCRD.
- \*The October 24th, 1939 Alignment, Ross Road - Madison Field Book prepared by Wilson, Jayne, Tear and Beebe, filed as FB\_232\_P\_56\_1939\_ROSS\_ALIGNMENT\_528\_TO\_LEDGE.pdf in the LCRD.
- \*The Plat showing Alignment of Ross Road prepared by A.B. Wilson, Lake County Engineer, filed as APERTURE ROSS ALIGNMENT.pdf in the LCRD.
- \*The October, 1945 survey prepared by Clyde C. Hadden, Surveyor, recorded in DN 2006R037396, Parcel No. 1 of LCRD.
- \*The April 4th, 1949 Survey of Land for Henry Novak prepared by Clyde C. Hadden - Surveyor, filed as Old Hadden Surveys32.pdf in the LCRD.
- \*The October 20th, 1960 State of Ohio Department of Highways LAK - 528 - 1.24 Relocation, Centerline Survey of Madison Road, filed as N-52.pdf in the LCRD, also filed in ODOT records.
- \*The 1961 State of Ohio Department of Highways LAK-528-1.24, Madison Township, Lake County Right of Way and Improvement Plans for Madison Road, State Route 528, filed as LAK-528-1.24.pdf in the LCRD, also filed in the Ohio Department of Transportation Records.
- \*The survey as prepared by Milton A. Boomhower, Registered Surveyor No. 4247 as shown on Volume 132, Page 349 of ACRD
- \*The December, 2004 Survey for Arnie Cowger (Survey No. 04-1634) as prepared by Willard F. Schade, Jr., R.S. 6008.
- \*The April, 2016 plat of survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Certified Registered Professional Surveyor 8167 (DBK Plat 913 2016), filed as 01-A-043-0-00-005.pdf in the LCRD.

This plat was prepared by  
**D.B. Kosie & Associates**  
 Professional Land Surveying  
  
 11040 Madison Road  
 Mantle, Ohio 44064  
**440.286.2131**  
 Fax 440.968.3578  
 www.dbksurveys.com

**DBK PLAT NO.: 1101 2020**