

Checked on March 16th, 2020 by RLK
Revised on April 30th, 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.



REFERENCES

- *The Original 1819 Road Records for Road from Welshfield to Middlefield (Patch Road), surveyed by Atist Ralph Boles, Surveyor on October 28th, 1819 and filed in Book C, pages 173 and 174 of GCRD.
- *The July 8th, 1925 survey prepared by E.A. Fiedler, County Surveyor, recorded in INST 201700926474, Volume 2039, Page 1999, Parcel 2 of GCRD.
- *The 1935 Improvement Plans for Geauga County Fram's Corners North Road, Prakman Township Section "A", Middlefield Township Section "B" prepared by E.A. Fiedler, County Surveyor, filed as TR-0130-A-E-NEWCOMB ROAD 1935 PLANS.pdf in the GCRD.
- *The April, 1987 survey prepared by James P. Russell, Registered Surveyor 5549, recorded in INST 201700926474, Volume 2039, Page 1999, Parcel 3 of GCRD.
- *The February 25th, 2012 plat of survey prepared by Clifford H. McGuire, Registered Professional Surveyor 7770, filed as PAR_00378_PLAT.pdf in the GCRD.
- *The July 28th, 2014 plat of survey prepared by Jerry W. Daniel, Registered Professional Surveyor 6222, filed as PAR_00388_PLAT.pdf in the GCRD.
- *The November 2nd, 2015 plat of survey prepared by Jerry W. Daniel, Registered Professional Surveyor 6222, filed as PAR_00429_PLAT.pdf in the GCRD.
- *The August 8th, 2018 plat of survey prepared by Clifford H. McGuire, Registered Professional Surveyor 7770, filed as PAR_00462_PLAT.pdf in the GCRD.
- *The March, 2019 survey prepared by Beth A. Pearson, P.S. 8430, recorded in INST 201900950223, Volume 2072, Page 2438 of GCRD and filed as PAR_00136_PLAT.pdf in the GCRD.

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by Digital image (2017 GIS orthophoto) 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 mistaking or malapropism, or that which is not shown on this drawing.

SEPTIC SYSTEM DISCLAIMER

All existing and/or proposed septic system information shown hereon was provided by Daniel M. Miller, owner in part, 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 above or underground structure shown hereon, any mistaking 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.

ENGINEER'S APPROVAL

Engineer's approval filed at the Geauga County Engineer's Office, Tax Map Department.

SURVEYOR'S CERTIFICATION

I certify to: Daniel M. Miller and Melvin A. Miller

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

Signed on April 30th, 2020



DBK PLAT 1105 2020

TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, GEOID18



GRAPHIC SCALE: 4 3/8" = 1 MILE @ 83*

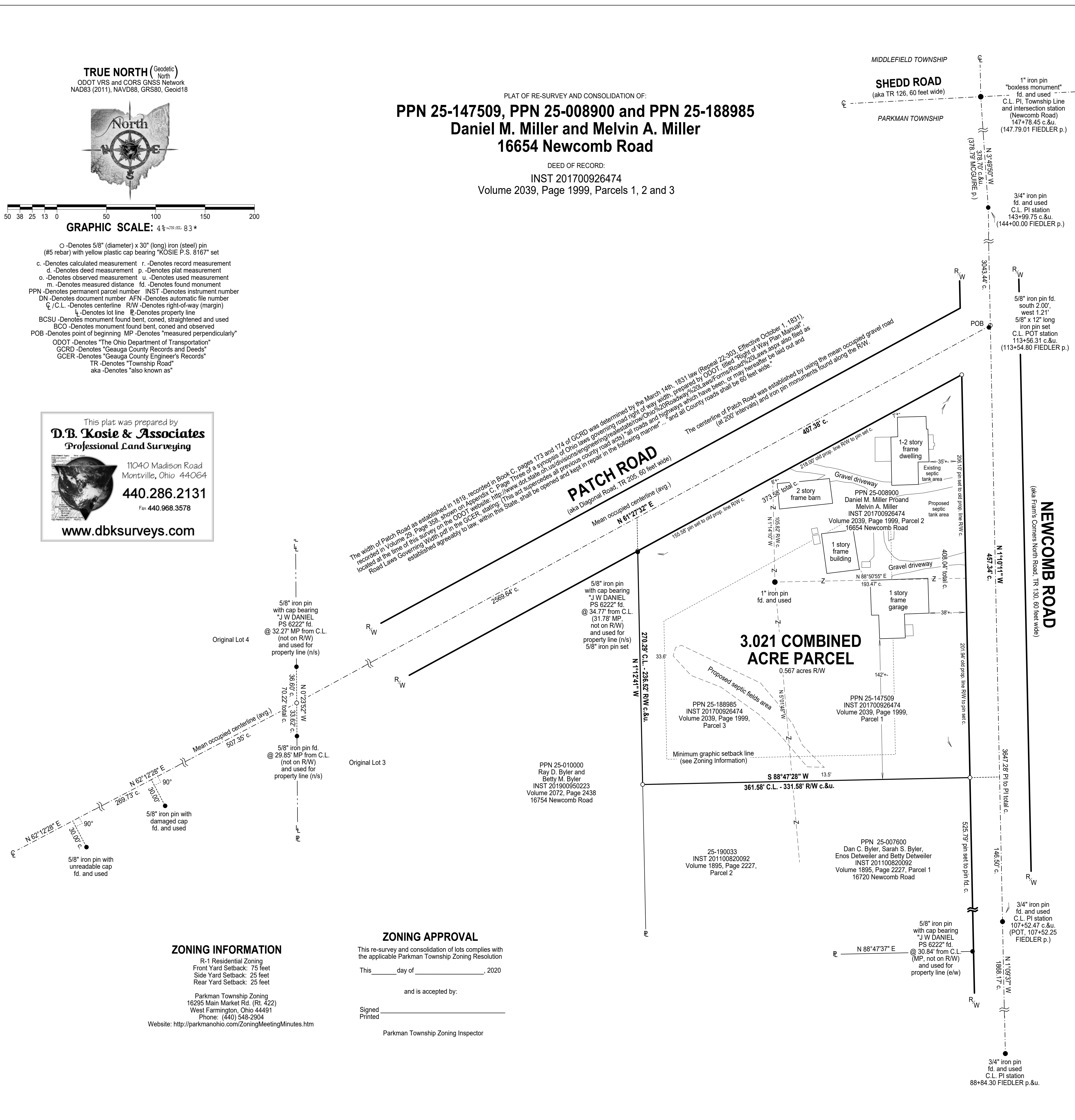
- o - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- c - Denotes calculated measurement r - Denotes record measurement
- d - Denotes deed measurement p - Denotes plat measurement
- o - Denotes observed measurement u - Denotes used 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./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 MP - Denotes "measured perpendicularly"
- ODOT - Denotes "The Ohio Department of Transportation"
- GCRD - Denotes "Gauga County Records and Deeds"
- GCEER - Denotes "Gauga County Engineer's Records"
- TR - Denotes "Township Road"
- aka - Denotes "also known as"

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying

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Montville, Ohio 44064
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Fax 440.968.3578
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PLAT OF RE-SURVEY AND CONSOLIDATION OF: PPN 25-147509, PPN 25-008900 and PPN 25-188985 Daniel M. Miller and Melvin A. Miller 16654 Newcomb Road

DEED OF RECORD:
INST 201700926474
Volume 2039, Page 1999, Parcels 1, 2 and 3



ZONING APPROVAL

This re-survey and consolidation of lots complies with the applicable Parkman Township Zoning Resolution

This _____ day of _____, 2020

and is accepted by:

Signed _____
Printed _____

Parkman Township Zoning Inspector

ZONING INFORMATION

R-1 Residential Zoning
Front Yard Setback: 75 feet
Side Yard Setback: 25 feet
Rear Yard Setback: 25 feet

Parkman Township Zoning
16295 Main Market Rd. (Rt. 422)
West Farmington, Ohio 44491
Phone: (440) 549-2904

Website: <http://parkmanohio.com/ZoningMeetingMinutes.htm>