PLAT OF RE-SURVEY AND CONSOLIDATION OF

PPN 08-A-030-0-00-011-0 and PPN 08-A-030-0-00-069-0
Donald H. Peters, III and Robinette Peters
10725 Prouty Road

DEEDS OF RECORD

DN 2016R023968 and DN 2013R025378

Situated in The	Month:	Page:
Township of Concord, County of Lake and State of Ohio and known as being part of Original Lot 7, Tract 3 and part of Original Lot 36, Tract 4 within said Township, and part of Township 10N, Range 7W in the Connecticut Western Reserve.	May	ONE of ONE
	Year: 2020	
Survey for: Donald H. Peters, III and Robinette Peters		

Checked on May 5th, 2020 by RLK

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 in 2013 survey, found and used
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 R/W -Denotes right-of-way (margin)
⅊ -Denotes lot line ⅊-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"
aka -Denotes "also known as" fka -Denotes "formerly known as"
FB -Denotes "field book" TR -Denotes "Township Road" CR -Denotes "County Road"
☐ -Denotes 1" iron pin in monument box assembly fd. and used unless otherwise noted

50 38 25 13 0 50 100 150 200

GRAPHIC SCALE: 1 inch equals 100 feet

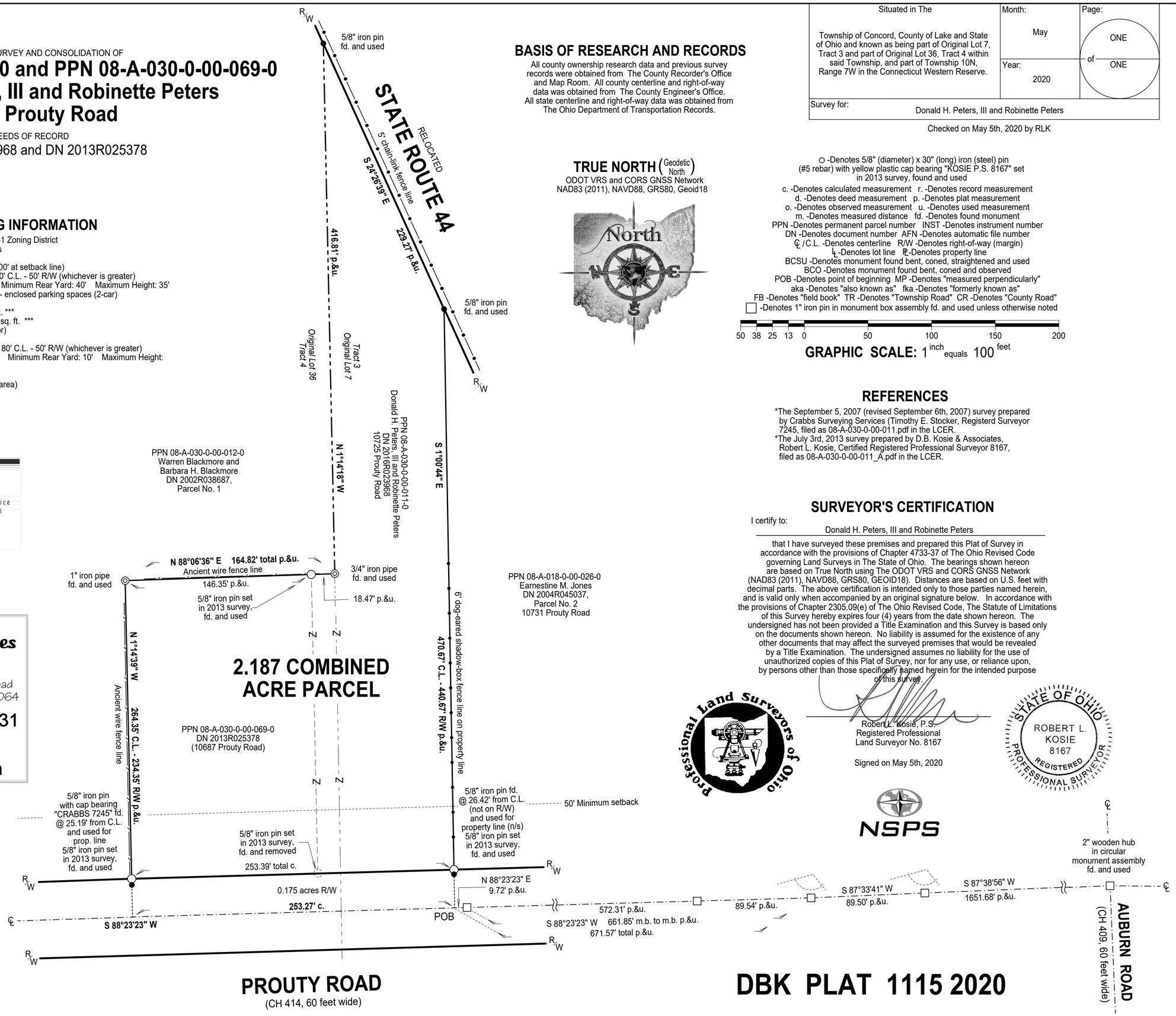
ZONING INFORMATION

R-1 Zoning District
Minimum acreage: 0.75 acres
Main dwelling:
Minimum Frontage: 50' (100' at setback line)
Front Building Setback: 80' C.L. - 50' R/W (whichever is greater)
Minimum Side Yard: 15' Minimum Rear Yard: 40' Maximum Height: 35'
Garage Requirements: 2 - enclosed parking spaces (2-car)
Minimum main dwelling area:
1 story: 1,200-1,300 sq. ft. ***
2 story: 1,500-1,600 total sq. ft. ***
(800 sq. ft. on ground floor)
Accessory buildings:
Front Building Setback: 80' C.L. - 50' R/W (whichever is greater)
Minimum Side Yard: 10' Minimum Rear Yard: 10' Maximum Height: 20'

*** (depending on basement area)

REFERENCES

*The September 5, 2007 (revised September 6th, 2007) survey prepared by Crabbs Surveying Services (Timothy E. Stocker, Registerd Surveyor 7245, filed as 08-A-030-0-00-011.pdf in the LCER.
*The July 3rd, 2013 survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Certified Registered Professional Surveyor 8167, filed as 08-A-030-0-00-011_A.pdf in the LCER.



SURVEYOR'S CERTIFICATION

I certify to:

Donald H. Peters, III and Robinette Peters

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 May 5th, 2020

STATE OF OHIO
ROBERT L. KOSIE
8167
REGISTERED
PROFESSIONAL SURVEYOR

Professional Land Surveyors of Ohio

NSPS

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

DBK PLAT 1115 2020