100 75 50 25 0

MAYFIELD ROAD (aka Cleveland Meadville Road, U.S. Route 322, 60 feet wide)

C.L. PI intersetcion

station 56+78.62 FB47

(54+78.62 1931 GCER)

1" iron pin in

monument box fd. and used

C.L. PI angle point

Original Lot 40

1" iron pin in

monument box fd. and used C.L. PI station

21+19.44 FB47

N 00°26'14" W

30.00' r.

1" iron pin in monument box

fd. and used

GRAPHIC SCALE: 1 inch equals 100 feet

 \odot -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 \mathbb{C} /C.L. -Denotes centerline R/W -Denotes right-of-way (margin) 4 -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" CH -Denotes "County Highway" GCRD -Denotes "Geauga County Records and Deeds" GCER -Denotes "Geauga County Engineer's Records"

ZONING INFORMATION

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

R-3 Residential District (medium-low density) Minimum Area: 3.000 acres exclusive of R/W Minimum Frontage and Width: 200' Front Setback: 100' Side Setback: 30' Rear Setback: 30' Corner Lot Setback: 50' Maximum Height: 35' Minimum Floor Area: 1200 square feet

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

Huntsburg Township Zoning Commission PO Box 280 Huntsburg, Ohio

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

ZONING APPROVAL This re-survey and consolidation of lots complies with

the applicable Huntsburg Township Zoning Resolution. day of and is accepted by: Signed Printed

Paul Tucker,

Huntsburg Township Zoning Inspector

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



www.dbksurveys.com

PLAT OF RESURVEY AND CONSOLIDATION OF:

PPN 16-030150 and PPN 16-078250 Jon A. Hunter 12665 Princeton Road

DEED OF RECORD: INST 200200620835 Volume 1453, Page 433, Parcels No. 1 and 2



PPN 16-078096

5/8" iron pin Denver G. Yeater and Marilyn J. Yeater, Trustees with cap bearing "TEMPLĖ 4761" fd INST 200700768137 Volume 1829, Page 1283 @ 30.22' from C.L (not on R/W), 0.35' north of 3/4" iron pipe 3/4" iron pipe property line (e/w) fd. and used fd. and used N 88°38'08" E 294.97' c.&u. 270.78' pin to pipe c. 5.855 COMBINED PPN 16-029600 **ACRE** Nancy K. Troyer and Daniel E. Troyer INST 200700768264 **PARCEL** Volume 1829, Page 1681 12631 Princeton Road PPN 16-030150

Jon A. Hunter INST 200200620835 3/4" iron pipe fd. @ 36.97' from C.L Volume 1453, Page 433, Parcel No. 1 12665 Princeton Road (not on R/W) and used for property line (e/w) 5/8" iron pin set Leach field PRINC 00°25'07" N 88°38'05" E area 3/4 story 307.65' C.L. - 277.64' R/W c.&u. ☐ frame 3/4" iron pipe (300.00' C.L. WILSON d.) fd. and used shed ≶∣ . 0.144 R/W TON ROAD 3/4 story TR 118, 60 1 frame shed 3/4" iron pipe fd. 3/4" iron pipe 565.08' pipe to pipe d./c.&u. @ 39.40' from C.L. N 88°39'09" E (not on R/W) fd. and used and used for PPN 16-078250, Jon A. Hunter , INST 200200620835 59.94' c.&u Volume 1453, Page 433, Parcel No. 2 (60.00' d.) 605.35' C.L. - 575.35' R/W c.&u. 3/4" iron pipe S 88°39'09" W (595.08' C.L. WILSON d.) fd. and used ō PPN 16-055410

Robert L. Filla and

Joyce M. Filla

INST 201300867314

Volume 1960, Page 2212

12691 Princeton road

I certify to: and Sun

PPN 16-055460

Randolph W. Pilarczyk and

Robin E. Pilarczyk

INST 200700763721

Volume 1823, Page 2466

Situated in The Township of Huntsburg, County of Geauga and State of Ohio and known as being part of Original Lot 39 within said Township and Township 8 North, Range 6 West in the Connecticut Western Reserve

Survey for:

Month: July ONE Year: ONE 2020

20-083

Checked on July 21st, 2020 by RLK

BASIS OF RESEARCH AND RECORDS

Jon A. Hunter

Revised July 30th, 2020

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 April, 1914 Location Map Geauga Co., Cleveland - Meadville Road, I.C.H. No. 15, Claridon Twp (GEA USR 322, 10.59 - 16+00+-) prepared by Res. Eng. - E.A. Fiedler, Chardon, O., recorded in the Ohio Department of Transportation records.
*The September 11th, 1930 field notes shown in Field Book 47, filed as G.C.E. FIELD BOOK 047.pdf in the GCER *The 1931 improvement plans for Princeton Road [also known as Moss Road], Huntsburg TP., Geauga County 1931 filed as TR-0118-A-B-PRINCETON ROAD 1931 PLANS (TR-0117 DURKEE ROAD TO U.S. 322 MAYFIELD ROA *The August, 1975 surveys prepared by Lawrence Wilson, Registered Surveyor 5807, recorded in INST 200200620835, Volume 1453, Page 433, Parcel No. 1, INST 201300867314, Volume 1960, Page 2212 and INST 201800942498, Volume 2061, Page 2221 of GCRD.

SEPTIC SYSTEM DISCLAIMER

All existing and/or proposed septic system information shown hereon was provided by:

Jon A. Hunter 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 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.

ENGINEER'S APPROVAL



SURVEYOR'S CERTIFICATION

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251 GEAUGA COUNTY ENGINEER TAX MAP DEPT.

20-083

Jon A. Hunter

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 and sealed on July 21st, 2020

EOFO ROBERT KOSIE 8167

DBK PLAT 1116 2020