

Situated in The	Month:	Page:
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	July	ONE
Survey for:	Year:	ONE
Jon A. Hunter	2020	

Checked on July 21st, 2020 by RLK  
Revised July 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 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 ROAD).pdf in the GCER.  
\*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 GCER.

**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**

I certify to: 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.

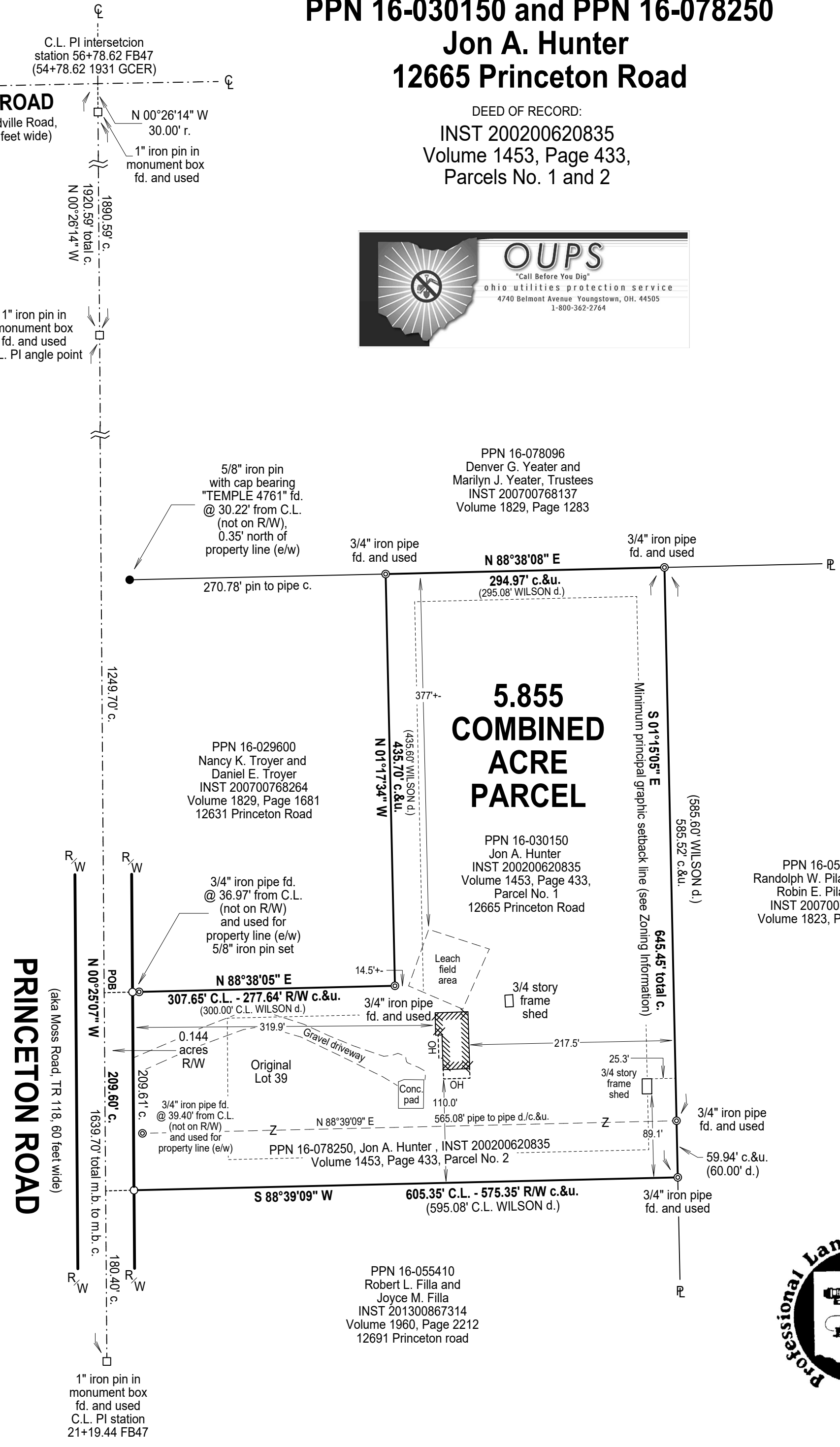
Robert L. Kosie, P.S.  
Registered Professional  
Land Surveyor No. 8167

Signed and sealed on July 21st, 2020



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



**TRUE NORTH** (Geodetic North)  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD88, GRS80, Geoid18



**GRAPHIC SCALE: 1 inch equals 100 feet**

- -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. -Denotes centerline RW -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" CH -Denotes "County Highway"
- GCER -Denotes "Gauga County Records and Deeds"
- GCER -Denotes "Gauga County Engineer's Records"
- 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

**ZONING INFORMATION**

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  
44046

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.

This \_\_\_\_\_ day of \_\_\_\_\_, 2020.

and is accepted by:

Signed \_\_\_\_\_  
Printed Paul Tucker,  
Huntsburg Township Zoning Inspector

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](http://www.dbksurveys.com)

**DBK PLAT 1116 2020**