

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
 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)
 L -Denotes lot line R -Denotes property line
 BCSO -Denotes monument found bent, coned, straightened and observed
 BCO -Denotes monument found bent, coned and observed
 MP -Denotes measurement calculated perpendicularly
 Δ - Denotes delta angle, R -Denotes radius distance, T -Denotes tangent distance,
 L -Denotes length distance, LC -Denotes chord distance, LCB -Denotes chord bearing
 GCRD -Denotes "Gauga County Records and Deeds" GCER -Denotes "Gauga County Engineer's Records"
 aka - Denotes "also known as" CH - Denotes "County Highway"
 x - Denotes barbed-wire found



PPN 12-054400
 Lois L. Peine, B.L. Dixon and
 C.H. Butcher, Trustees
 Volume 907, Page 335
 13017 Taylor Wells Road

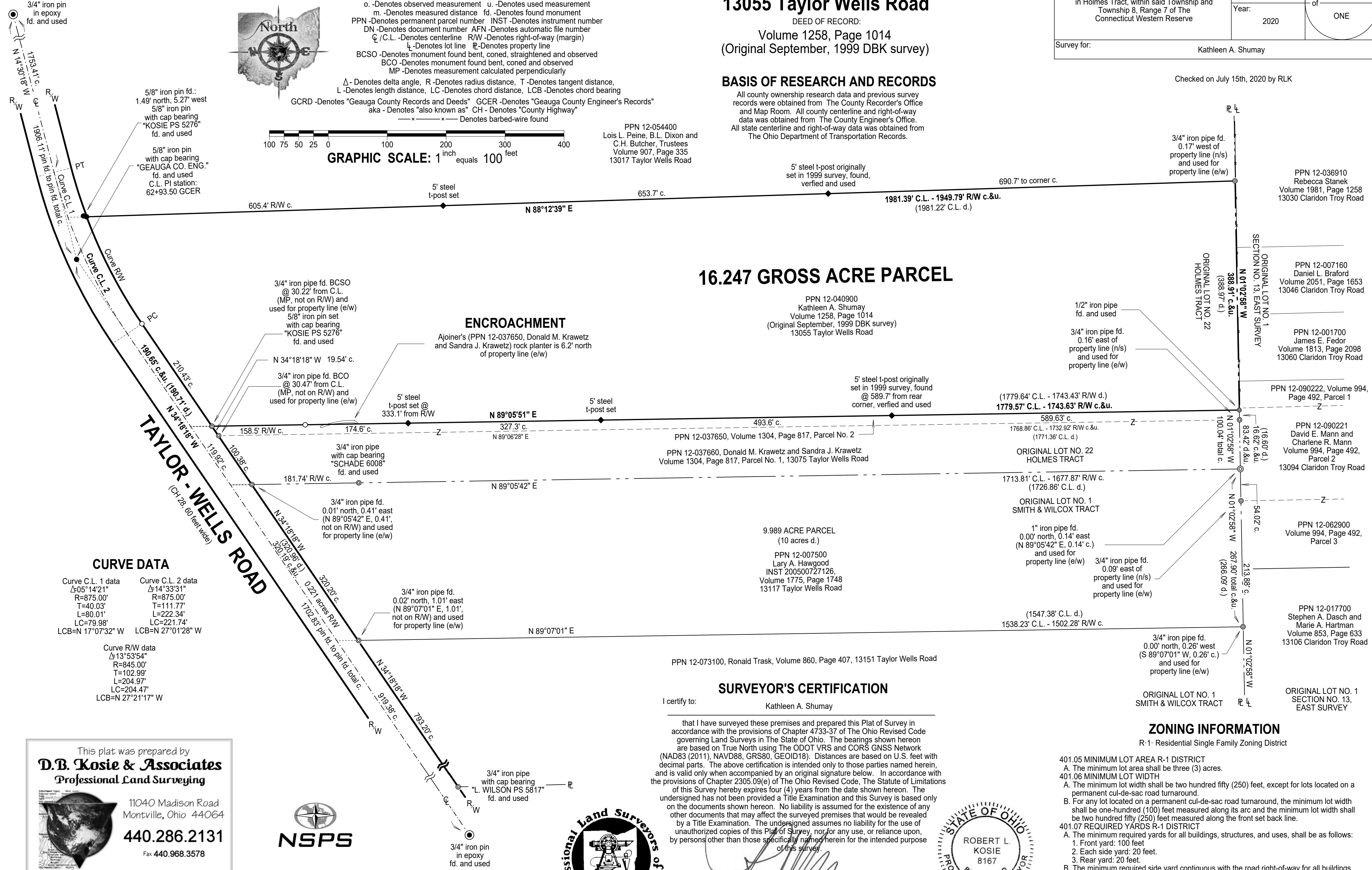
PLAT OF SURVEY OF:
PPN 12-040900, Kathleen A. Shumay
13055 Taylor Wells Road
 DEED OF RECORD:
 Volume 1258, Page 1014
 (Original September, 1999 DBK survey)

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.

Situated in The	Month:	Page:
Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot No. 22 in Holmes Tract, within said Township and Township 8, Range 7 of The Connecticut Western Reserve	July	ONE
	Year:	of
	2020	ONE
Survey for:	Kathleen A. Shumay	

Checked on July 15th, 2020 by RLK

16.247 GROSS ACRE PARCEL



CURVE DATA

Curve C.L. 1 data
 Δ=05°14'21"
 R=875.00'
 T=40.03'
 L=80.01'
 LC=79.98'
 LCB=N 17°07'32" W

Curve C.L. 2 data
 Δ=14°33'31"
 R=875.00'
 T=111.77'
 L=222.34'
 LC=221.74'
 LCB=N 27°01'28" W

Curve R/W data
 Δ=13°53'54"
 R=845.00'
 T=102.99'
 L=204.97'
 LC=204.47'
 LCB=N 27°21'17" W

ENCROACHMENT
 Ajoiner's (PPN 12-037650, Donald M. Krawetz and Sandra J. Krawetz) rock planter is 6.2' north of property line (e/w)

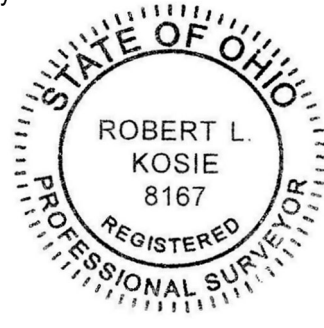
PPN 12-073100, Ronald Trask, Volume 860, Page 407, 13151 Taylor Wells Road

SURVEYOR'S CERTIFICATION

I certify to:
 Kathleen A. Shumay

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 herein 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, PLS
 Registered Professional
 Land Surveyor No. 8167



ZONING INFORMATION

R-1 - Residential Single Family Zoning District

401.05 MINIMUM LOT AREA R-1 DISTRICT
 A. The minimum lot area shall be three (3) acres.

401.06 MINIMUM LOT WIDTH
 A. The minimum lot width shall be two hundred fifty (250) feet, except for lots located on a permanent cul-de-sac road turnaround.
 B. For any lot located on a permanent cul-de-sac road turnaround, the minimum lot width shall be one-hundred (100) feet measured along its arc and the minimum lot width shall be two hundred fifty (250) feet measured along the front set back line.

401.07 REQUIRED YARDS R-1 DISTRICT
 A. The minimum required yards for all buildings, structures, and uses, shall be as follows:
 1. Front yard: 100 feet
 2. Each side yard: 20 feet.
 3. Rear yard: 20 feet.
 B. The minimum required side yard contiguous with the road right-of-way for all buildings, structures, and uses on corner lots shall be one hundred (100) feet.

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

www.dbksurveys.com

