

Sited in The Township of Munson, County of Geauga and State of Ohio and known as being part of Original Lot 5 in Phelps Tract, Original Lot 6 in Hathaway Tract, and Township 8N, Range 8W in the Connecticut Western Reserve (Chagrin River Basin)	Month: September	Page: ONE
	Year: 2020	of ONE
Survey for: Darlene A. Fritz, Timothy P. Ward and Denise M. Ward		

Checked on September 10th, 2020 by RLK
Revised on September 17th, 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 1934 Improvement Plans for County Highway No. 4, Munson Township, prepared by E.A. Fiedler, County Surveyor, filed as CH-0004-P-AUBURN ROAD 1934 PLANS.pdf in the GCER.
- *The 1935 Improvement Plans for Downing's Corners North Road Munson Township Section A, Chardon Township Section B, prepared by E.A. Fiedler, County Surveyor, filed as CH-0004-P-Q-AUBURN ROAD 1935 PLANS.pdf in the GCER.
- *The 1938 Improvement Plans for Wilson Mills Road, Co. Highway No.-8, Sec.-H prepared by E.A. Fiedler, Co. Engineer, filed as CH-0008-H-WILSON MILLS ROAD 1938 PLANS.pdf in the GCER.
- *The February 7th, 1939 Improvement Plans for County Highway No. 8, prepared by E.A. Fiedler, Co. Engineer, filed as CH-0008-G-H-WILSON MILLS ROAD 1939 PLANS.pdf in the GCER.
- *The June 4th 1973 Munson Mills Subdivision plat prepared by Jerry Slay, Registered Surveyor 5298, recorded in Volume 10, Pages 12 and 13 of GCRD.
- *The July 1993 unrecorded plat of survey prepared by Lawrence Gordon Wilson, Professional Surveyor 5807.
- *The 1999 Improvement Plans for C.H. No. 4, Auburn Road, Section P-R, Munson & Chardon Townships, Geauga County, filed as CH-0004-P-AUBURN ROAD 1999 PLANS.pdf in the GCER.
- *The 2003 Improvement Plans for C.H. No. 4, Auburn Road, Sections Q & R, Chardon Township, Geauga County filed as CH-0004-Q-R-AUBURN ROAD 2003 PLANS.pdf in the GCER.
- *The June 2nd, 2020 Monument Reset Plat for Auburn Road, C.H. 0004, Section P, prepared by the Geauga County Engineer's Office, Andrew Walter Haupt, Registered Professional Surveyor 8108, filed as CH-004-P-MON-RESET R1.pdf in the GCER.

ENGINEER'S APPROVAL

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
09/18/2020
James Herringshaw
GEAUGA COUNTY ENGINEER
TAX MAP DEPT. 20-097

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

SURVEYOR'S CERTIFICATION

I certify to: Darlene A. Fritz, Timothy P. Ward and Denise M. Ward

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, GEOID12B). 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
Robert L. Kosie, P.S.
Registered Professional
Land Surveyor No. 8167

Signed and sealed on this 9th day of September, 2020.



DBK PLAT 1120 2020

PLAT OF RE-SURVEY AND CONSOLIDATION OF LOTS OF:

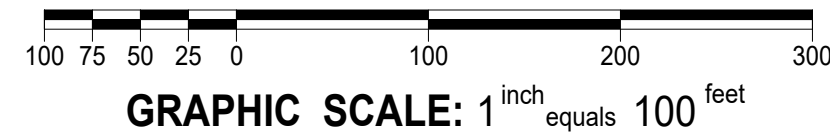
**PPN 21-176352, Darlene A. Fritz, 11560 Auburn Road,
PPN 21-062500, Darlene A. Fritz and
PPN 21-062700, Timothy P. Ward and Denise M Ward,
11020 Wilson Mills Road**

DEEDS OF RECORD:

Volume 1222, Page 242,
INST 200600746252, Volume 1801, Page 757 and
Volume 1095, Page 168



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



- 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. -Denotes centerline R/W -Denotes right-of-way (margin)
- L -Denotes lot line RL -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 "Gauga County Records and Deeds"
- GCER -Denotes "Gauga County Engineer's Records"

MUNSON MILLS SUBDIVISION NO. 1
Plat Volume 10, Pages 12 and 13

ZONING INFORMATION

R1 and R2 Residential Zoning Districts
Minimum area:
R1 2.5 acres (exclusive of R/W)
R2 5.0 acres (exclusive of R/W)
Minimum frontage: R1 200.00', R2 250.00'
Minimum front yard setback(R/W): 80.00'
Minimum sideyard setback: 25.00'
Minimum rear yard setback: 40.00'

Munson Township
12210 Auburn Road
Chardon, Ohio
44024-9454
Township Office Hours: Monday - Friday 9am - 3pm
Phone: 440.286.9255 • Fax: 440.286.1180
munson@munsontwp.com

Sublot 9
PPN 21-103700
Joseph A. Schultz and
Sandy E. Schultz
INST 200900790780
Volume 1856, Page 917
11597 Forest View Drive

ZONING APPROVAL

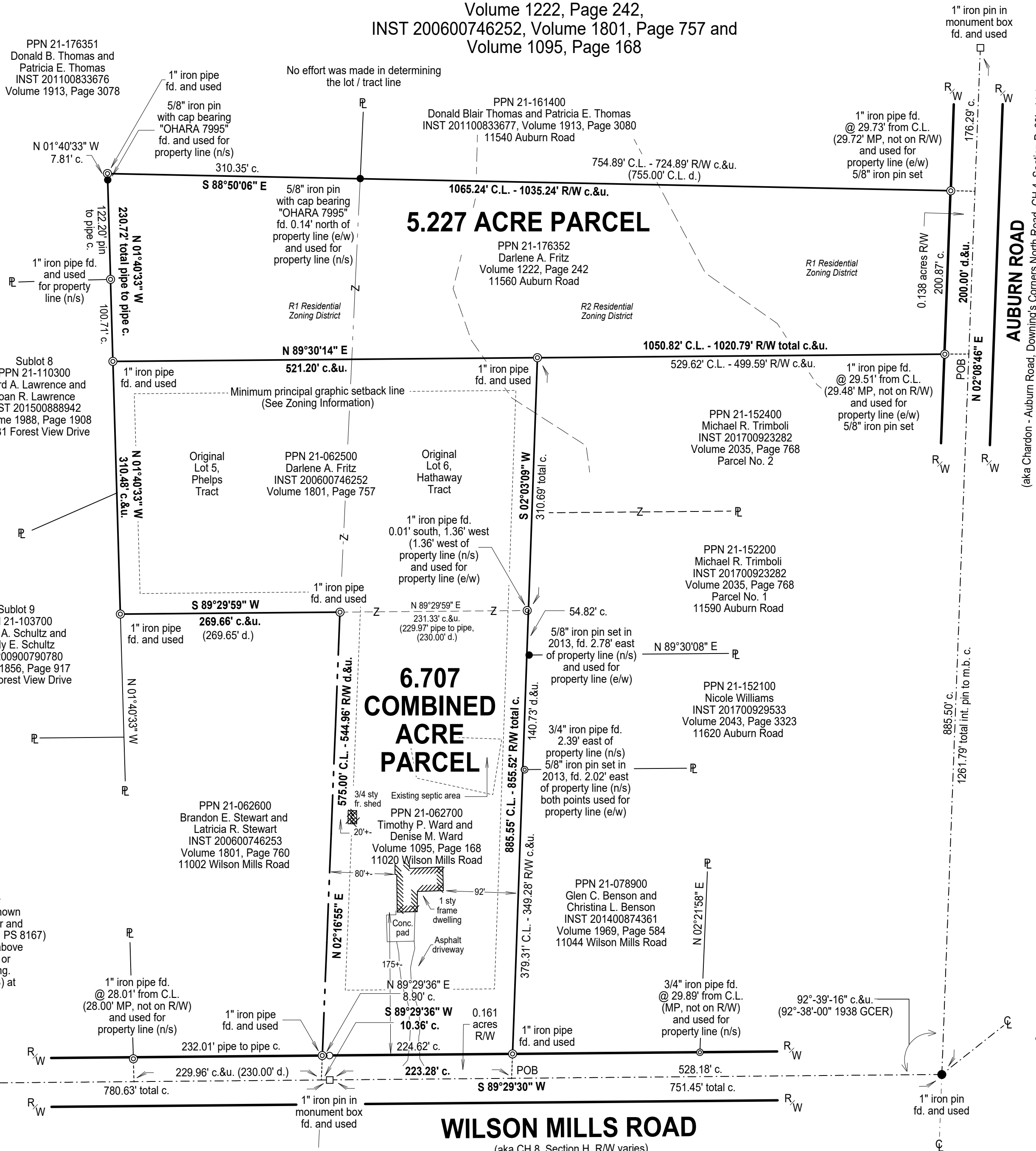
This re-survey and consolidation of lots complies with the applicable Munson Township Zoning Resolution.

This _____ day of _____, 2020.

and is accepted by:
Signed _____
Printed James Herringshaw, Zoning Inspector

SEPTIC SYSTEM DISCLAIMER

All existing and/or proposed septic system information shown hereon was provided by Timothy P. Ward, property owner 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.



WILSON MILLS ROAD
(aka CH 8, Section H, R/W varies)