

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 f. -Denotes found monument
 PPM -Denotes permanent parcel number INST -Denotes instrument number
 DN -Denotes document number AFN -Denotes automatic file number
 C./C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
 L. -Denotes lot line R. -Denotes property line
 BCSU -Denotes monument found bent, coated, straightened and used
 BCO -Denotes monument found bent, coated and observed
 POB -Denotes point of beginning MP -Denotes "measured perpendicularity"
 aka -Denotes "also known as" fka -Denotes "formerly known as"
 FB -Denotes "field book" TR -Denotes "Township Road" CR -Denotes "County Road"
 ODOT - Denotes "Ohio Department of Transportation"
 PI -Denotes point of angulation or intersection of monument point on tangency
 GCRD -Denotes "Gauega County Records and Deeds"
 GCER -Denotes "Gaugua County Engineer's Records"

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.

*The 1942 improvement plans for Hunt Road, Section B - Huntsburg Township (never constructed), prepared by Cloyd C. Graber, County Engineer, filed as TR-0115-B-HUNTLEY ROAD PLANS (CH-0037 CLAY STREET TO SR-0528 MADISON ROAD).pdf in the GCER.

*The October 1951 survey prepared by T.R. Lord, Registered Surveyor, recorded in INST 2008007816, Volume 1846, Page 853 of GCRD.

*The 1952 Plat titled "Plat of Highway No. 10 from Highway No. 10 to Highway No. 10" was recorded in INST 2008007816, Volume 1846, Page 853 of GCRD.

*The October 1952 survey prepared by T.R. Lord, Registered Surveyor, recorded in INST 2008007816, Volume 1846, Pages 80-81 of GCRD), and the 11 page right of way section of Geauga County, Ga. 528-35, (pages 149-160) as recorded in ODOT records.

*The July, 1996 surveys prepared by Mitchell A. Ferguson, S.S. 7627, recorded in INST 2010006063, Volume 1876, Page 2125 and INST 20180093623.

*The July, 2001 survey prepared by Jerry W. Daniel, Registered Surveyor 6222, recorded in INST 20010060554V, Volume 1391, Page 109 of GCRD.

*The September, 2002 survey prepared by Jerry W. Daniel, Registered Surveyor 6222, recorded in INST 20090079916A, Volume 1886, Page 3045 of GCRD.

*The August 2003 survey prepared by Jerry W. Daniel, Registered Surveyor 6222, recorded in INST 20030099949, Volume 2003, Page 81 of GCRD, filed as HN_00317_PLAT.pdf in the GCER.

R-3 Residential District
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

This re-survey, lot split and consolidation of Lots complies with the applicable Hunstburg Township Zoning Resolution

This _____ day of _____, 2021

and is accepted by:

Huntsburg Township Zoning Commission
PO Box 280
Huntsburg, Ohio
44046
Paul Tucker, Zoning Inspector
huntsburgtwp@windstream.net
(440) 636-5486, extension 3

All existing and/or proposed septic system information shown hereon was provided by
Zeigler Earthworks, LLC Ph. 440-834-4431

and no liability is assumed by D.B. Kosie & Associates (P.L. Kosie, PS 8167) for the existence, location, condition, type or size of any above or underground structure shown hereon, any mistinting 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.

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 11/24/2011
21-022

I certify to:

Irma Hersherberg, Jonas J. Hersherberg and Martha M. Hersherberg

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 fractions rounded to the nearest hundredth of an inch. This plat is valid only when accompanied by an original signature below. In accordance with provisions of Chapter 2305.09(e) of The Ohio Revised Code, The Statute of Limitation 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 on one or more 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

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



Signed and sealed on this 8th day
of February, 2021.



DBK PLAT 1139 2021



11.444 ACRE RESIDUAL PARCEL

Deed of Record: Permanent Parcel Number (PPN) 16-026730, Jonas J. Hershberger and Martha M. Hershberger, Trustees, Instrument Number (INST) 200900799164, Volume 1866, Page 3045 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Huntsburg, County of Geauga and State of Ohio and known as being part of Original Lot 76 within said Township and Township 8N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Huntley Road (also known as Township Road 115, Section B, 60 feet wide) and Madison Road (also known as Parkman - Thompson Road, State Route 528, R/W varies).

Thence North 01°09'38" West, along the centerline of said Madison Road, 513.88 feet to the southeasterly corner of PPN 16-078486, now or formerly conveyed to Jonas J. Hershberger and Martha M. Hershberger, Trustees, recorded in INST 200300648921, Volume 1569, Page 670 of GCRD.

Thence South 88°15'19" West, along the southerly line of said Hershberger's land, passing through a 5/8" iron pin found at 69.70 feet (not on R/W), a 5/8" iron pin set at 70.00 feet, a total distance of 596.67 feet to a 5/8" iron pin with cap bearing "J W DANIEL PS 6222" found at the southwesterly corner thereof.

Thence North 01°08'34" West, along the westerly line of said Hershberger's land, 324.62 feet to a 5/8" iron pin set, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

11.444 ACRE RESIDUAL PARCEL

(continued)

Thence South 88°51'26" West, along the southerly line of the parcel herein described, 717.12 feet to a 5/8" iron pin set on an easterly line of PPN 16-078421 as conveyed to Timothy A. Loze and Denise A. Loze, recorded in INST 201500899949, Volume 2003, Page 81 of GCRD, being the southwesterly corner of the parcel herein described.

Thence North 00°14'11" West, along said easterly line of Loze's land, 696.99 feet to a 5/8" iron pin set at the northeasterly corner thereof on a southerly line of PPN 16-035900 as conveyed to Carolyn Schue, recorded in INST 200800781935, Volume 1846, Page 653 of GCRD, being the northwesterly corner of the parcel herein described, witnessed by a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found North 00°14'11" West, 0.24 feet therefrom, a 1/2" iron pipe found South 88°15'58" West, 1365.27 feet therefrom and a 5/8" iron pin with cap bearing "C.H. MCGUIRE P.S. 7770" found South 88°15'58" West, 1366.54 feet therefrom.

Thence North 88°15'58" East, along a southerly line of said Schue's land, 706.13 feet to a 5/8" iron pin set at the northwesterly corner of PPN 16-078365 as conveyed to Howard L. Ludlow, recorded in INST 201000806632, Volume 1876, Page 2125 of GCRD, being the northeasterly corner of the parcel herein described, witnessed by a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found North 01°08'34" West, 0.53 feet therefrom and a 1" iron pipe found North 88°15'58" East, 526.75 feet therefrom.

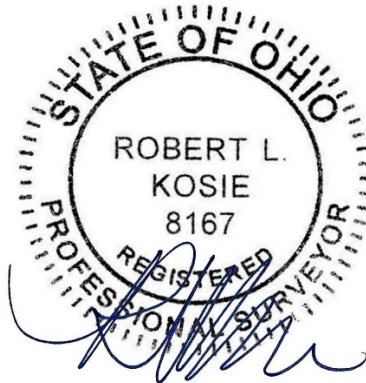
Thence South 01°08'34" East, along the westerly line of said Ludow's land, also along the westerly line of PPN 16-075700 as conveyed to Joseph A. Wroblewski and Elizabeth A. Wroblewski, recorded in INST 201800936223, Volume 2052, Page 3106 of GCRD and the westerly line of the aforesaid Hershberger parcel (PPN 16-078486), passing through a 5/8" iron pin found bent, coned and observed at 209.05 feet, a 1" iron pipe found at 474.00 feet, a total distance of 704.18 feet to **The Principal Place of Beginning of this Survey** and containing 11.444 acres of land, surveyed in February of 2021 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to describe the land remaining in PPN 16-026730 as conveyed to Jonas J. Hershberger and Martha M. Hershberger, Trustees, recorded in INST 200900799164, Volume 1866, Page 3045 of GCRD, after a 16.002 acre division therefrom.

11.444 ACRE RESIDUAL PARCEL

(continued)

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on

Tuesday, February 9th, 2021.

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 11/24/2021

21-022



16.002 ACRE LOT SPLIT

1.427 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 16-026730, Jonas J. Hershberger and Martha M. Hershberger, Trustees, Instrument Number (INST) 200900799164, Volume 1866, Page 3045 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Huntsburg, County of Geauga and State of Ohio and known as being part of Original Lot 76 within said Township and Township 8N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a 1" iron pin in a monument box found at the centerline intersection of Huntley Road (also known as Township Road 115, Section B, 60 feet wide) and Madison Road (also known as Parkman - Thompson Road, State Route 528, R/W varies), being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 88°21'20" West, along the centerline of said Huntley Road, a frontage distance of 624.37 feet to the southeasterly corner of PPN 16-078529 as conveyed to Paul E. Troyer and Carol Troyer, recorded in INST 200100605549, Volume 1391, Page 109 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°14'19" West, along the easterly line of said Troyer's land, passing through a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found at 29.83 feet (not on R/W), a total distance of 309.68 feet to a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found at the northeasterly corner thereof.

Thence South 88°22'42" West, along the northerly line of said Troyer's land, 702.92 feet to a 5/8" iron pin with cap bearing "J W DANIEL PS 6222" found at the

16.002 ACRE LOT SPLIT

(continued)

northwesterly corner thereof, on an easterly line of PPN 16-078421 as conveyed to Timothy A. Loze and Denise A. Loze, recorded in INST 201500899949, Volume 2003, Page 81 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°14'11" West, along said easterly line of Loze's land, 534.00 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

Thence North 88°51'26" East, along a northerly line of the parcel herein described, 717.12 feet to a 5/8" iron pin set on the westerly line of PPN 16-078486, now or formerly conveyed to Jonas J. Hershberger and Martha M. Hershberger, Trustees, recorded in INST 200300648921, Volume 1569, Page 670 of GCRD, being a northeasterly corner of the parcel herein described.

Thence South 01°08'34" East, along said westerly line of Hershberger's land, 324.62 feet to a 5/8" iron pin with cap bearing "J W DANIEL PS 6222" found at the southwesterly corner thereof.

Thence North 88°15'19" East, along the southerly line of said Hershberger's land, passing through a 5/8" iron pin set at 526.67 feet and a 5/8" iron pin found at 526.97 feet, a total distance of 596.67 feet to the southeasterly corner thereof, being a point on the centerline of the aforesaid Madison Road at a northeasterly corner of the parcel herein described.

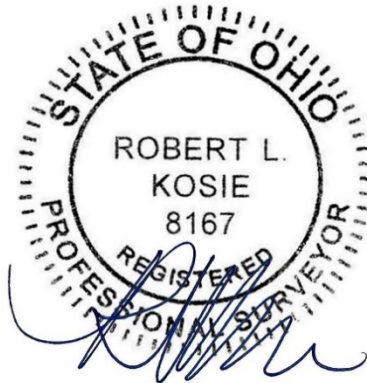
Thence South 01°09'38" East, along said centerline, a frontage distance of 513.88 feet to **The Principal Place of Beginning of this Survey** and containing 16.002 acres of land, of which, 1.427 acres are within the R/W of said Huntley Road and Madison Road, surveyed in November of 2021 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to divide 16.002 acres of land from PPN 16-026730 as conveyed to Jonas J. Hershberger and Martha M. Hershberger, Trustees, recorded in INST 200900799164, Volume 1866, Page 3045 of GCRD.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

16.002 ACRE LOT SPLIT

(continued)



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on

Tuesday, February 9th, 2021.

Survey Plat & Description
Approved Per O.R.C. 315.251

Geauga County Engineer

Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 11/24/2021

21-022

0.891 acres Right of Way (R/W)

Situated in the Township of Huntsburg, County of Geauga and State of Ohio and known as being part of Original Lot 76 within said Township and Township 8N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Thence North 01°09'38" West, along the centerline of said Madison Road, 513.88 feet to the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 01°08'34" West, along a westerly line of the parcel herein described, 324.62 feet to a 5/8" iron pin set.

19.042 COMBINED ACRE PARCEL

(continued)

Thence South 88°51'26" West, along a southerly line of the parcel herein described, 717.12 feet to a 5/8" iron pin set on an easterly line of PPN 16-078421 as conveyed to Timothy A. Loze and Denise A. Loze, recorded in INST 201500899949, Volume 2003, Page 81 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°14'11" West, along said easterly line of Loze's land, 696.99 feet to a 5/8" iron pin set at the northeasterly corner thereof on a southerly line of PPN 16-035900 as conveyed to Carolyn Schue, recorded in INST 200800781935, Volume 1846, Page 653 of GCRD, being the northwesterly corner of the parcel herein described, witnessed by a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found North 00°14'11" West, 0.24 feet therefrom, a 1/2" iron pipe found South 88°15'58" West, 1365.27 feet therefrom and a 5/8" iron pin with cap bearing "C.H. MCGUIRE P.S. 7770" found South 88°15'58" West, 1366.54 feet therefrom.

Thence North 88°15'58" East, along a southerly line of said Schue's land, 706.13 feet to a 5/8" iron pin set at the northwesterly corner of PPN 16-078365 as conveyed to Howard L. Ludlow, recorded in INST 201000806632, Volume 1876, Page 2125 of GCRD, being the northeasterly corner of the parcel herein described, witnessed by a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found North 01°08'34" West, 0.53 feet therefrom and a 1" iron pipe found North 88°15'58" East, 526.75 feet therefrom.

Thence South 01°08'34" East, along the westerly line of said Ludow's, also along the westerly line of PPN 16-075700 as conveyed to Joseph A. Wrobletsky and Elizabeth A. Wrobletsky, recorded in INST 201800936223, Volume 2052, Page 3106 of GCRD, passing through a 5/8" iron pin found bent, coned and observed at 209.05 feet, a total distance of 474.00 feet to a 1" iron pipe found at the southwesterly corner thereof.

Thence North 88°15'32" East, along the southerly line of said Wrobletsky's land, passing through a 5/8" iron pin set at 526.49 feet, a 3/4" iron pipe found at 526.68 feet, a total distance of 596.49 feet to the southeasterly corner thereof, being a point on the centerline of the aforesaid Madison Road and a northeasterly corner of the parcel herein described.

Thence South 01°09'48" East, along said centerline, a frontage distance (in part) of 107.96 feet to a 3/4" iron pin in a monument box found at an angle point therein.

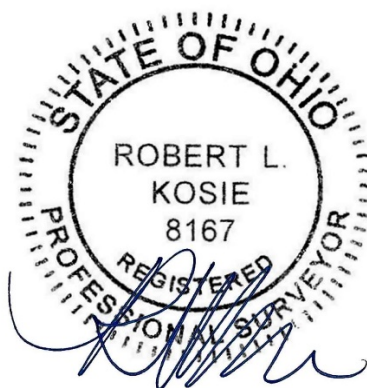
19.042 COMBINED ACRE PARCEL

(continued)

Thence South 01°09'38" East, continuing along said centerline, a frontage distance (in part) of 446.80 feet to **The Principal Place of Beginning of this Survey** and containing 19.042 acres of land, of which, 0.891 acres are within the R/W of said Madison Road, surveyed in February of 2021 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to describe the land remaining in PPN 16-026730 as conveyed to Jonas J. Hershberger and Martha M. Hershberger, Trustees, recorded in INST 200900799164, Volume 1866, Page 3045, after a 16.002 acre division therefrom, together with PPN 16-078486 as conveyed to Jonas J. Hershberger and Martha M. Hershberger, Trustees, recorded in INST 200300648921, Volume 1569, Page 670 of GCRD. Known as being 11810 Madison Road.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".



Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 11/24/2021

21-022

Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on

Tuesday, February 9th, 2021.