

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



GRAPHIC SCALE: 4 3/32" = 400'

○ -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
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"
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
---x--- Denotes barbed-wire / barbed-wire fence found on or near property line
B&O -Denotes The Baltimore and Ohio Railroad Company
● -Denotes 5/8" iron pin with cap bearing "G.C.E. 8108" fd. and used
△ -Denotes delta angle R -Denotes radius distance
T -Denotes tangent distance L -Denotes length distance
LC -Denotes chord distance LCB -Denotes chord bearing
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
GCRD -Denotes "Geauga County Records and Deeds"
GCER -Denotes "Geauga County Engineer's Records"
RR -Denotes "Railroad" aka -Denotes "Also known as"
ODOT -Denotes "Ohio Department of Transportation"

ZONING INFORMATION

R-1 Residential District
Section 402.4 Minimum Lot Area
The minimum lot area shall be 2.5 acres, exclusive of the area in the road right-of-way.
Section 402.5 Minimum Lot Frontage and Width
The minimum lot frontage and width shall be two hundred (200) feet except as follows:
1. Lots on the arc of a permanent cul-de-sac road turnaround:
The minimum lot frontage at the front lot line shall be sixty (60) feet.
Section 402.6 Minimum Yard
A. The minimum yards for all buildings, structures, and uses, except accessory buildings, structures, and uses shall be as follows:
1. Front yard: 75 feet from the road right-of-way
2. Each side yard: 25 feet
3. Rear yard: 25 feet
B. The minimum yards for all accessory buildings, structures, and uses shall be as follows:
1. Front yard: 75 feet from the road right-of-way
2. Each side yard: 25 feet
3. Rear yard: 25 feet

Parkman Zoning
18295 Main Market Rd. (Rt. 422)
West Farmington, Ohio 44491
(440) 548-2904 (Ext #1)

ZONING APPROVAL

This resurvey and consolidation of lots complies with the applicable Parkman Township Zoning Resolution
This day of _____, 2022.

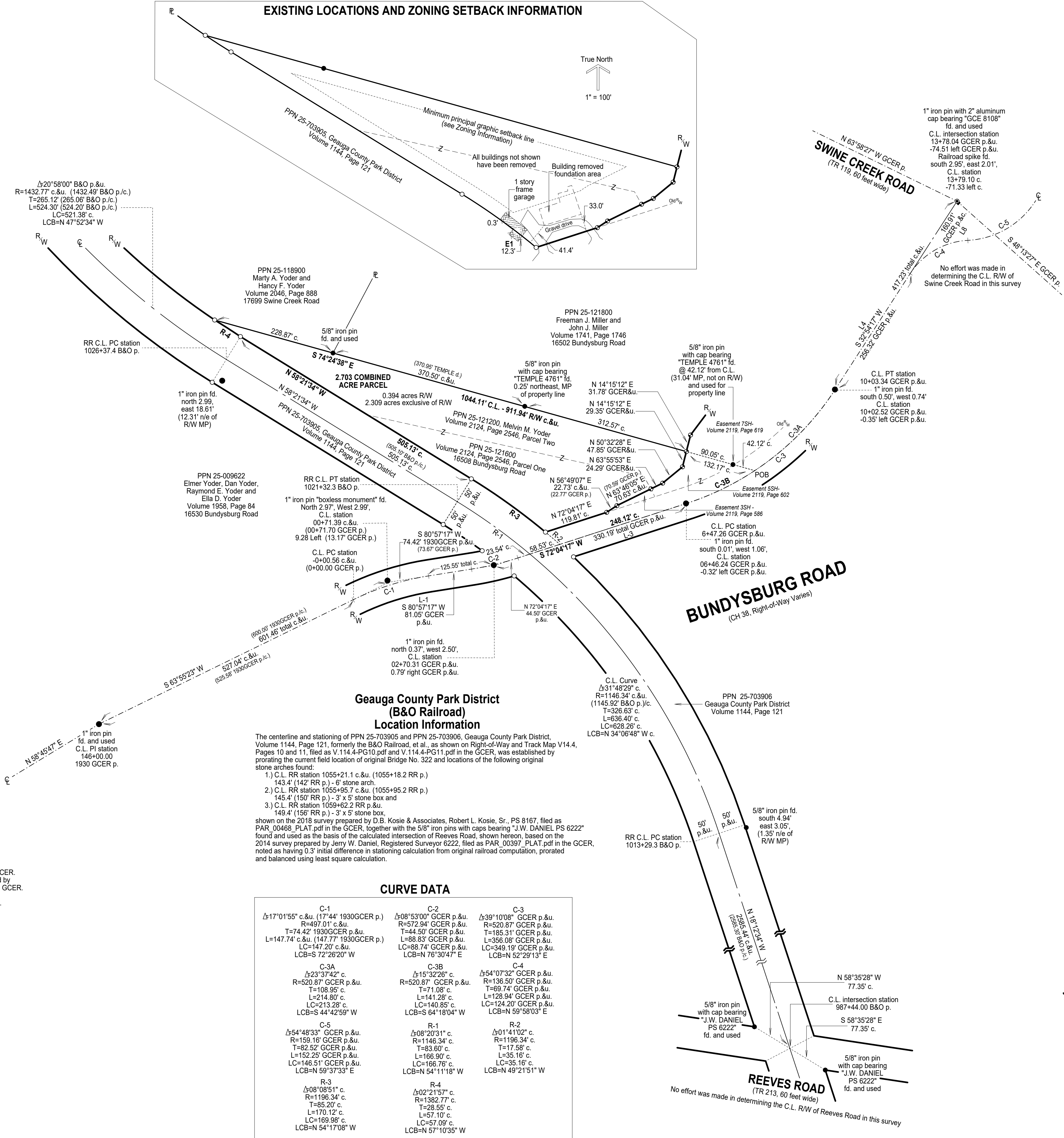
and is accepted by:

Signed _____
Printed John Spellich,
Parkman Township Zoning Inspector

REFERENCES

*The 1846 and 1870 Tax Maps of Middlefield Township (aka Batavia), filed in the GCR.
*The March 22-23, 1900 survey prepared by E.L.F. Phelps and son, recorded in Volume 1988, Page 2689, 4, 25-105800 of GCRD and shown in detail on the Plat of Survey filed as GEALGA COUNTY SURVEYOR BOOK-VII PAGE 42, pdf in the GCR.
*The June 30th, 1918 Right-of-Way and Track Map for the Baltimore and Ohio Railroad Company Operated by The Baltimore and Ohio Railroad Company, Akron-Chicago Division, Fairport Branch, Station 950+40 to Station 1056+00 filed as V.114.4-PG10.pdf in the GCR.
*The June 30th, 1918 Right-of-Way and Track Map for the Baltimore and Ohio Railroad Company Operated by The Baltimore and Ohio Railroad Company, Akron-Chicago Division, Fairport Branch, Station 1056+00 to Station 1161+60 filed as V.114.4-PG11.pdf in the GCR.
*The December, 1925 - November 1927 surveys prepared by F.R. Zeltmayr filed as MIDW20004B.pdf in the GCR.
*The July 1st, 1930 Improvement plans for Parkman-Bundysburg Road, County Highway No. 38, 1930 prepared by E.A. Fiedler, filed as CH-0038-C-D BUNDYSBURG ROAD 1930 PLANS (SR-38 TO COUNTY LINE).pdf in the GCR.
*The 1936 Improvement Plans for Swine Creek Road, Middlefield & Parkman Townships, prepared by E.A. Fiedler, County Engineer and filed as TR-0119-A-D-SWINECREEK ROAD 1936 PLANS.pdf in the GCR.
*The survey prepared by Fullerton, Kerr and Associates, recorded in INST 201000808775, Volume 1876, Page 2202 of GCRD.
*The February, 1961 State of Ohio Department of Highways (ODOT) Center Line Survey plat of S.R. 88 - 2.07 thru S.R. 88 - 3.39, S.R. 528 - 1.32 thru S.R. 528 - 6.35, Parkman and Middlefield Townships, Geauga County filed in the ODOT records.
*The April, 2002 survey prepared by J. Arthur Temple, Registered Surveyor 4761, recorded in Volume 1962, Page 1706, Parcel 2 of GCRD.
*The August, 2004 survey prepared by J. Arthur Temple, Registered Surveyor 4761, recorded in Volume 1741, Page 1746 of GCRD.
*The June 11th, 2007 Centerline Plat of The Remainder of Section "D", Shedd Road, T.R. 126 prepared by The Geauga County Engineer's Office, William R. Loetz, P.S. 7552, County Surveyor, recorded in plat Volume 40, Page 103 of GCRD.
*The February 1st 2009, revised June 12th, 2009 and April 4, 2010 plats of survey prepared by O'Hara Land Surveying, LLC filed as PAR_00326_PLAT.pdf, PAR_00329_PLAT.pdf and PAR_00337_PLAT.pdf in the GCR.
*The May 2009 survey prepared by O'Hara Land Surveying, LLC, Thomas J. O'Hara, Registered Surveyor 7995, recorded in Volume 2097, Page 2414 of GCRD.
*The October 29th, 2014 survey prepared by Jerry W. Daniel, Registered Professional Surveyor 6222, filed as PAR_00397_PLAT.pdf in the GCR.
*The May, 2016 survey prepared by Jerry W. Daniel, Registered Surveyor 6222, recorded in Volume 2018, Page 2113 of GCRD, filed as PAR_00435_PLAT.pdf in the GCR.
*The November 2017 survey prepared by O'Hara Land Surveying, LLC, Thomas J. O'Hara, Registered Surveyor 7995, recorded in Volume 2051, Page 1874 of GCRD.
*The June 4th, 2021 Centerline Plat and survey prepared by the Geauga County Engineer's Office, Andrew Walter Haupt, Registered Professional Surveyor 8108, recorded in plat Volume 43, Page 121 of the GCRD, filed as Record Plat 2021-05-17 R1.pdf in the GCR.
*The April 2nd, 2021 survey prepared by Jerry Slay, Registered Professional Surveyor 5298, recorded in 2138, Page 1753, Volume 2138, Page 1768 and Volume 2138, Page 1783 of GCRD.

EXISTING LOCATIONS AND ZONING SETBACK INFORMATION



Geauga County Park District (B&O Railroad) Location Information

The centerline and stationing of PPN 25-703905 and PPN 25-703906, Geauga County Park District, Volume 1144, Page 121, formerly the B&O Railroad, et al., as shown on Right-of-Way and Track Map V14.4, Pages 10 and 11, filed as V.114.4-PG10.pdf and V.114.4-PG11.pdf in the GCR, was established by proration the current field location of original Bridge No. 322 and locations of the following original stone arches found:
1) C.L. RR station 1055+21.1 c.&u. (1055+18.2 RR p.)
143.4' (142' RR p.) - 6' stone arch
2) C.L. RR station 1055+95.7 c.&u. (1055+95.2 RR p.)
145.4' (150' RR p.) - 3' x 5' stone box and
3) C.L. RR station 1059+62.2 RR p.&u.
149.4' (156' RR p.) - 3' x 5' stone box,
shown on the 2018 survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Sr., PS 8167, filed as PAR_00488_PLAT.pdf in the GCR, together with the 5/8" iron pins with caps bearing "J.W. DANIEL PS 6222" found and used as the basis of the calculated intersection of Reeves Road, shown hereon, based on the 2014 survey prepared by Jerry W. Daniel, Registered Surveyor 6222, filed as PAR_00397_PLAT.pdf in the GCR, noted as having 0.3' initial difference in stationing calculation from original railroad computation, prorated and balanced using least square calculation.

CURVE DATA

C-1 Δ17°01'55" c.&u. (17°44' 1930GCER p.) R=497.01' c.&u. T=74.42' 1930GCER p.&u. L=147.74' c.&u. (147.77' 1930GCER p.) LC=147.20' c.&u. LCB=S 72°26'20" W	C-2 Δ08°53'00" GCER p.&u. R=572.94' GCER p.&u. T=44.50' GCER p.&u. L=80.83' GCER p.&u. LC=88.74' GCER p.&u. LCB=N 76°30'47" E	C-3 Δ39°10'08" GCER p.&u. R=520.87' GCER p.&u. T=185.31' GCER p.&u. L=356.08' GCER p.&u. LC=349.19' GCER p.&u. LCB=N 52°29'13" E
C-3A Δ3°37'42" c. R=520.87' GCER p.&u. T=108.95' c. L=214.80' c. LC=213.28' c. LCB=S 44°42'59" W	C-3B Δ15°32'28" c. R=520.87' GCER p.&u. T=71.08' c. L=141.28' c. LC=140.85' c. LCB=S 64°18'04" W	C-4 Δ54°07'32" GCER p.&u. R=136.50' GCER p.&u. T=1196.34' c. L=128.94' GCER p.&u. LC=124.20' GCER p.&u. LCB=N 59°58'03" E
C-5 Δ54°48'33" GCER p.&u. R=159.16' GCER p.&u. T=82.52' GCER p.&u. L=152.25' GCER p.&u. LC=146.51' GCER p.&u. LCB=N 59°37'33" E	C-5 Δ08°20'31" c. R=159.16' GCER p.&u. T=82.52' GCER p.&u. L=152.25' GCER p.&u. LC=146.51' GCER p.&u. LCB=N 59°37'33" E	C-6 Δ01°41'02" c. R=1196.34' c. T=17.58' c. L=35.16' c. LC=35.16' c. LCB=N 49°21'51" W
C-6 Δ08°08'31" c. R=1196.34' c. T=85.20' c. L=170.12' c. LC=169.98' c. LCB=N 54°17'08" W	C-7 Δ02°21'57" c. R=1392.77' c. T=28.55' c. L=57.10' c. LC=57.09' c. LCB=N 57°10'55" W	

Situated in The	Month:	Page:	22-043
Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 2, Section 5 within said Township and Township 6N, Range 6W in the Connecticut Western Reserve	February	ONE of ONE	
Year:	2022	ONE	
Survey for:	Melvin M. Yoder and Aaron L. Miller		
Checked on March 12th, 2022 by RLK			

MAP OF RESURVEY AND CONSOLIDATION OF LOTS OF PPN 25-121600 and PPN 25-121200 Melvin M. Yoder 16508 Bundysburg Road

DEED OF RECORD:
Volume 2124, Page 2546,
Parcels One and Two

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.



ENCROACHMENT

E1 - The 1 story frame garage owned by PPN 25-121600, Melvin M. Yoder, Volume 2124, Page 2546, Parcel One of GCRD as shown hereon is encroaching 12.3' southwest of the property line at its southeasterly corner and 0.3' southwest of the property line at its southwesterly corner.

ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven H. Heston, P.E., Ohio PE#07070
By: SNR Date: 03/27/2022
22-043

This map of survey prepared by

D.B. Kosie & Associates, LLC Professional Land Surveying



(440) 286-2131

11040 Madison Road
Montville, Ohio 44064

www.dbksurveys.com



SURVEYOR'S CERTIFICATION

I certify to:

Melvin M. Yoder and Aaron L. Miller

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, GEOD18). Distances are based on US Survey Foot Conversion (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.E.
Registered Professional
Land Surveyor 8167

Signed and sealed on this 11th day of March, 2022



DBK MAP 1199 2022



2.703 COMBINED ACRE PARCEL

0.394 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 25-121600 and PPN 25-121200, Melvin M. Yoder, Volume 2124, Page 2546, Parcels One and Two of Geauga County Records and Deeds (GCRD). 16508 Bundysburg Road.

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 2, Section 5 within said Township and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at 1" iron pin with a 2" aluminum cap bearing "GCE 8108" found at the westerly extension of the centerline of Bundysburg Road (CH 38, Right-of-Way Varies) at its intersection with the centerline of Swine Creek Road (TR 119, 60 feet wide).

Thence South $32^{\circ}54'17''$ West, along said westerly centerline extension, along the centerline of said Bundysburg Road, 417.23 feet to a point of curve therein, referenced by a 1" iron pin found south 0.50 feet and west 0.74 feet therefrom.

Thence continuing along said centerline, along said curve, deflecting to the right, having a chord bearing of South $44^{\circ}42'59''$ West, a delta angle of $23^{\circ}37'42''$, a radius of 520.87 feet, a chord distance of 213.28 feet, a total length distance of 214.80 feet to the southeasterly corner of PPN 25-121800 as conveyed to Freeman J. Miller and John J. Miller, recorded in Volume 1741, Page 1746 of GCRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence continuing along said centerline and said curve, deflecting to the right, having a chord bearing of South $64^{\circ}18'04''$ West, a delta angle of $15^{\circ}32'26''$, a radius of 520.87 feet, a chord distance of 140.85 feet, a total length distance of 141.28 feet to

2.703 COMBINED ACRE PARCEL (continued)

a point of tangency therein, reference by a 1" iron pin found south 0.01 feet and west 1.06 feet therefrom.

Thence South 72°04'17" West, continuing along said centerline, 248.12 feet to the southeasterly corner of PPN 25-703905 as conveyed to the Geauga County Park District (GPD), recorded in Volume 1144, Page 121 of GCRD, formerly owned by the B&O Railroad, et al., shown on Right-of-Way and Track Map Volume 14.4, Pages 10 and 11, filed as V.114.4-PG10.pdf and V.114.4-PG11.pdf in the Geauga County Engineer's Office, being the southwesterly corner of the parcel herein described.

Thence along a northeasterly line of the said GPD parcel, along a curve, deflecting to the left, having a chord bearing of North 49°21'51" West, a delta angle of 01°41'02", a radius of 1196.34 feet, and a chord distance of 35.16 feet, a total length distance of 35.16 feet to a 5/8" iron pin set on the northerly R/W of said Bundysburg Road.

Thence continuing along said northeasterly line of the said GPD parcel and along said curve, deflecting to the left, having a chord bearing of North 54°17'08" West, a delta angle of 08°08'51", a radius of 1196.34 feet, and a chord distance of 169.98 feet, a total length distance of 170.12 feet to a 5/8" iron pin set at a point of tangency therein.

Thence North 58°21'34" West, along a northeasterly line of the said GPD parcel, 505.13 feet to a 5/8" iron pin set at a point of curve therein.

Thence along a northeasterly line of the said GPD parcel, along said curve, deflecting to the right, having a chord bearing of North 57°10'35" West, a delta angle of 02°21'57", a radius of 1382.77 feet, and a chord distance of 57.09 feet, a total length distance of 57.10 feet to a 5/8" iron pin set at a southwesterly corner of PPN 25-118900 as conveyed to Marty A. Yoder and Hancy F. Yoder, recorded in Volume 2046, Page 888 of GCRD, being the northwesterly corner of the parcel herein described.

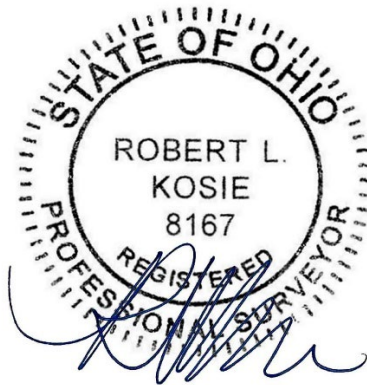
Thence South 74°24'38" East, along a southerly line of said Yoder's land, along the southerly line of the aforesaid Miller parcel (PPN 25-121800), passing through a 5/8" iron pin found at 228.87 feet, by a 5/8" iron pin with cap bearing "TEMPLE 4761" found 0.25' northeast (as measured perpendicularly) of the property line at 599.37 feet, through a 1" iron pin with cap bearing "G.C.E. 8108" found at 911.94 feet, through a 5/8" iron pin with cap bearing "TEMPLE 4761" found at 1001.99 feet, a total distance of 1044.11 feet to **The Principal Place of Beginning of this Survey** and containing 2.703 acres of land, of which, 0.394 acres are within the R/W of said

2.703 COMBINED ACRE PARCEL (continued)

Bundysburg Road, leaving 2.309 acres of land exclusive of said R/W, surveyed in March of 2022 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, restrictions, encumbrances and easements, including but not limited to Easement 3SH, recorded in Volume 2119, Page 586 and Easement 5SH, recorded in Volume 2119, Page 602 of GCRD..

The intent of this survey is to more accurately describe and combine PPN 25-121600 and PPN 25-121200 as conveyed to Melvin M. Yoder, recorded in Volume 2124, Page 2546, Parcels One and Two of GCRD. Known as being 16508 Bundysburg 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: 03/25/2022

22-043

Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167
Signed and Sealed on March 14th, 2022