MAP OF RESURVEY, LOT SPLIT AND RESIDUAL OF Township of Thompson, County of Geauga April PPN 30-051290, Thomas H. Nagy and State of Ohio and known as being part One of Original Lot 10 within said Township and Township 10N, Range 6W in the 7247 Clay Street Year: Connecticut Western Reserve One 2022 DEED OF RECORD: Volume 1999, Page 172 N 1°07'22" Survey for: **LEGEND** Thomas H. Nagy O-Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set TRUE NORTH (Geodetic) Checked on July 21st, 2022 by RLK ● -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin ODOT VRS and CORS GNSS Network (#5 rebar) with yellow plastic cap bearing "KOSIÈ P.S. 8167" 5/8" iron pin NAD83 (2011), NAVD88, GRS80, Geoid18 found and used unless otherwise noted fd. and used BASIS OF RESEARCH AND RECORDS c. -Denotes calculated measurement r. -Denotes record measurement C.L. PI station d. -Denotes deed measurement p. -Denotes plat measurement 161+11.00 GCER p. All county ownership research data and previous survey u. -Denotes used measurement records were obtained from The County Recorder's Office m. -Denotes measured distance fd. -Denotes found monument North and Map Room. All county centerline and right-of-way PPN -Denotes permanent parcel number data was obtained from The County Engineer's Office. R_{W} € / C.L. -Denotes centerline R/W -Denotes right-of-way (margin) All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records. POB -Denotes "Point of Beginning" 3/4" iron pin aka -Denotes "also known as" fka -Denotes "formerly known as" with cap bearing FB -Denotes "field book" TR -Denotes "Township Road" 1°42'02" "LOETZ 7552" fd. CH -Denotes "County Highway" @ 30.22' from C.L GCRD -Denotes "Geauga County Records and Deeds" (MP, not on R/W) GCER -Denotes "Geauga County Engineer's Records" and used for ≤ï property line (e/w) 100 75 50 25 0 100 200 GRAPHIC SCALE: 1 inch equals 100 feet PPN 30-095860 1901.45 H. Jack Klinger, Original Original Timothy R. Doerr and Paula S. Doerr 3/4" iron pin Volume 2141, Page 2131 with cap bearing PPN 30-038500 "LOETZ 7552" fd. H. Jack Klinger north 0.02', east 1.90' Volume 1891, Page 1411 3/4" iron pin and used for 7183 Clay Street with cap bearing property line (e/w) "LOETZ 7552" fd. 5/8" iron pin 0.19' north of with cap bearing property line (e/w) 3/4" iron pin "KOSIE P.S. 8176" and used for with cap bearing (1957.93' d.) fd. and used property line (n/s) "LOETZ 7552" N 89°14'59" E 178.84' c. 1956.16' c.&u. fd. and used N 89°14'59" E 2135.00' total DBK p.&u. 890.95' R/W DBK p.&u. 920.95' C.L. Minimum principal graphic setback line 밀 (see Zoning Information) replacement peat mounds This map of survey prepared by 6.410 ACRE LOT SPLIT 8°13'23" D.B. Kosie & Associates, LLC **Professional Land Surveying** 297.71 (440) 286-2131 PPN 30-051290 Proposed Thomas H. Nagy 10 Volume 1999, Montville, Ohio 44064 www.dbksurveys.com POB - 6.410 N 89°14'59" E 955.06' C.L. - 925.06' R/W c. PPN 30-051400 5/8" iron pin Paul D. Yoder and fd. and used Linda M. Yoder 1 1°42'02" \ -- 43.83' c. -- 44.38' c. C.L. PI station Volume 1998, Page 276 138+68.00 GCER p. 9.027 RESIDUAL ACRE PARCEL REFERENCES 8.750 acres exclusive of R/W tal DBK d.&u.)5.66' C. *The June 27th, 2002 improvement plans for C.H. No. 37, PPN 30-051290 dwelling Clay Street, Sections K-L, Thompson Township, Thomas H. Nagy ヹ Geauga County filed as CH-0037-K-L-CLAY Gravel driveway Volume 1999, Page 172 STREET 2002 PLANS (1).pdf Ш 7247 Clay Street 6 g *The September 29th, 2022 survey prepared by D.B. Kosie metal R/W П & Associates, Robert L. Kosie, PS 8167, recorded in shed Volume 1999, Page 172 of GCRD, filed as spray head THO 00253.pdf in the GCER. **GAS AREA** 142.4'+-Minimum principal graphic setback line (see Zoning Information) 1000.00' C.L. - 970.00' R/W DBK p.&u. 1°53'00" The Centerline of (Geauga County E Group, fi N 89°14'59" E POB - 9.027 residual ≶ أ PPN 30-051400 Paul D. Yoder and Linda M. Yoder of Clay Street was on the Clay Street was on Volume 1998, Page 276 **ENGINEER'S APPROVAL** ZONING INFORMATION Survey Plat & Description as amended April 1st, 2011 Approved Per O.R.C. 315.251 1850.81' c. .72' PI to PI NOTE: s established by using the April 8th, 1996 sy as surveyed by Foresight Engineering ריים ריים וחולי Engineer's Records 402.4 The minimum lot area shall be three (3) acres. Geauga County Engineer 402.5 The minimum lot frontage shall be two hundred (200) feet. Reviewed under the supervision of Steven N. Roessner, P.S. Ohio #7070 402.6 The minimum lot width shall be two hundred (200) feet. SNR *Date*: 07/25/2022 a. The minimum yards for all buildings, structures, and uses except accessory buildings, structures, and uses shall be as follows: 1. Front yard: 100 feet from the road right-of-way. 2. Each side yard: 25 feet 3. Rear yard: 25 feet SURVEYOR'S CERTIFICATION b. The minimum yards for all accessory buildings, structures, and uses shall be as follows: I certify to: 1. Front yard: 100 feet from the road right-of-way. Thomas H. Nagy 2. Each side yard: 15 feet 3. Rear yard: 10 feet that I have surveyed these premises and prepared this Plat of Survey in 5/8" iron pin accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code with cap bearing governing Land Surveys in The State of Ohio. The bearings shown hereon Kenny Walsh, Zoning Inspector "KOSIE PS 8167 15554 Valentine Road are based on True North using The ODOT VRS and CORS GNSS Network fd. and used Thompson, Ohio 44086 (NAD83 (2011), NAVD88, GRS80, GEOID18). Distances are based on US Survey Foot Phone: 440-298-1445 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 **ZONING ACCEPTANCE** 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 This resurvey, lot split and residual parcel complies based only on the documents shown hereon. No liability is assumed for the existence with the applicable Thompson Township Zoning Resolution of any other documents that may affect the surveyed premises that would be revealed 5/8" iron pin by a Title Examination. The undersigned assumes no liability for the use of fd. and used unauthorized copies of this Plat of Survey, nor for any use, or reliance upon, C.L. PI station by persons other than those specifically named herein for the intended purpose 116+59.00 GCER p. and is accepted by Signed OF Original Kenny Walsh lot 10 Robert L. Kosie, P.S. Thompson Township Registered Professional Zoning Inspector Land Surveyor 8167 ROBERT VALENTINE ROAD KOSIE Signed and sealed on this 6th day of April, 2022 (TR 52, 60 feet wide) 8167 SEPTIC SYSTEM DISCLAIMER 5/8" iron pin S 88°37'31" W All existing and/or proposed septic system information shown hereon was provided by: fd. and used 796.34' c.&u. Trappers Design and Trade, Trevor Jones DBK MAP (796.28' p.) 3/4" iron pipe and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) fd. and used for the existence, location, condition, type or size of any above or underground C.L. PI station Original structure shown hereon, any mistitling or malapropism, or that which is not lot 11 105+09.00 GCER p. 1213 2022 shown on this drawing. Always call The Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.

Situated in The

Month:

Page:

22-089



6.410 ACRE LOT SPLIT

0.205 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 30-051290 Volume 1999, Page 172 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 10 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pipe found at the centerline intersection of Clay Street (County Highway 37, Section L, 60 feet wide) and Valentine Road (Township Road 52, 60 feet wide), referenced by a 5/8" iron pin found on the centerline of said Valentine Road, South 88°37'31" West, 796.34 feet therefrom.

Thence North 3°21'31" East, along the centerline of said Clay Street, 1149.67 feet to a 5/8" iron pin found at an angle point therein.

Thence North 1°53'00" West, continuing along the centerline of said Clay Street, 1850.81 feet to a northwesterly corner of PPN 30-051400 as conveyed to Paul D. Yoder and Linda M. Yoder, recorded in Volume 1998, Page 276 of GCRD.

Thence North 1°53'00" West, continuing along said centerline, 357.91 to a 5/8" iron pin found at an angle point therein.

Thence North 1°42'02" West, continuing along said centerline 44.38 feet to the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence North 1°42'02" West, continuing along said centerline, a frontage distance of 297.71 feet to the southwesterly corner of PPN 30-038500 as conveyed to H. Jack Klinger, recorded in Volume 1891, Page 1411 of GCRD, being the northwesterly corner of the parcel herein described.

Thence North 89°14'59" East, along the southerly line of said Klinger's land, passing through

6.410 ACRE LOT SPLIT (continued)

a 3/4" iron pin with cap bearing "LOETZ 7552" found at 30.00 feet, a total distance of 920.95 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at a northwesterly corner of the aforesaid Paul D. Yoder and Linda M. Yoder parcel (30-051400), being the northeasterly corner of the parcel herein described.

Thence South 8°13'23" East, along a westerly line of said Yoder's land, 300.22 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

Thence South 89°14'59" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 925.06 feet, a total distance of 955.06 feet to **The Principal Place of Beginning of this Survey** and containing 6.410 acres of land, of which, 0.205 acres are within the R/W of said Clay Street, leaving 6.205 acres of land exclusive of said R/W, surveyed in July 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, easements, restrictions and encumbrances.

The intent of this survey is to divide 6.410 acres of land from the northerly side of PPN 30-051290 as conveyed to Thomas H. Nagy, recorded in Volume 1999, Page 172 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".



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: 07/25/2022

22-089

Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167
Signed and Sealed on July 20, 2022



9.027 RESIDUAL ACRE PARCEL

0.277 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 30-051290

Volume 1999, Page 172 of Geauga County Records and Deeds (GCRD).

7247 Clay Street.

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 10 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pipe found at the centerline intersection of Clay Street (County Highway 37, Section L, 60 feet wide) and Valentine Road (Township Road 52, 60 feet wide), referenced by a 5/8" iron pin found on the centerline of said Valentine Road, South 88°37'31" West, 796.34 feet therefrom.

Thence North 3°21'31" East, along the centerline of said Clay Street, 1149.67 feet to a 5/8" iron pin found at an angle point therein.

Thence North 1°53'00" West, continuing along the centerline of said Clay Street, 1850.81 feet to a northwesterly corner of PPN 30-051400 as conveyed to Paul D. Yoder and Linda M. Yoder, recorded in Volume 1998, Page 276 of GCRD, being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence North 1°53'00" West, continuing along said centerline, a frontage distance (in part) of 357.91 to a 5/8" iron pin found at an angle point therein.

Thence North 1°42'02" West, continuing along said centerline a frontage distance (in part) of 44.38 feet to the northwesterly corner of the parcel herein described.

Thence North 89°14'59" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 955.06 feet to a 5/8" iron pin set at the northeasterly corner of the parcel herein described, on a westerly line of the aforesaid Paul D. Yoder and Linda M. Yoder parcel (PPN 30-051400).

Thence South 8°13'23" East, along a westerly line of said Yoder's land, 405.66 feet to a 5/8"

9.027 RESIDUAL ACRE PARCEL (continued)

iron pin set at the southeasterly corner of the parcel herein described.

Thence South 89°14'59" West, along a northerly line of said Yoder's land, passing through a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at 970.00 feet, a total distance of 1000.00 feet to The Principal Place of Beginning of this Survey and containing 9.027 acres of land, of which, 0.277 acres are within the R/W of said Clay Street, leaving 8.750 acres of land exclusive of said R/W, surveyed in July 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, easements, restrictions and encumbrances.

The intent of this survey is to describe the residual of land remaining in PPN 30-051290 as conveyed to Thomas H. Nagy, recorded in Volume 1999, Page 172 of GCRD, after a 6.410 acre division from the northerly side thereof. Known as being 7247 Clay Street.

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: 07/25/2022

22-089

Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167
Signed and Sealed on July 20, 2022