

(TR 54, 60 feet wide)

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	Month:  March	Page:  <div style="border: 1px solid black; border-radius: 50%; width: 100px; height: 100px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> <div style="text-align: center;">             One               of               One           </div> </div>
	Year:  2023	

Survey for:

Daniel J. LaRosa and Jessica L. LaRosa

## 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.

PPN 30-095860  
H. Jack Klinger,  
Timothy R. Doerr  
and Paula S. Doerr  
Volume 2141, Page 2131

(1957.93' d.)  
1050 461 =

1956.16 C.

51.351 acres exclusive of R/W

PPN 30-051400  
Daniel J. LaRosa and  
Jessica L. LaRosa  
Volume 2159, Page 2226

## 51.490 ACRE RESIDUAL PARCEL

MAP OF RESURVEY, LOT SPLIT AND RESIDUAL OF  
**PPN 30-051400**  
**Daniel J. LaRosa and Jessica L. LaRosa**

DEED OF RECORD:  
Volume 2159, Page 2226

## LEGEND

- Denotes 5/8" (diameter) x 30" (long) iron (steel) pin  
 (#5 rebar) with yellow plastic cap bearing "KOSIE P S. 8167" set
- Denotes 5/8" (diameter) x 30" (long) iron (steel) pin  
 (#5 rebar) with yellow plastic cap bearing "KOSIE P S. 8167"  
 found and used unless otherwise noted
- Denotes calculated measurement r- Denotes recorded measurement  
 u- Denotes used measurement p- Denotes plot measurement
- m- Denotes measured elevations ft. m- Denotes measured monument
- PPN- Denotes permanent parcel number
- /C/L- Denotes centerline RW- Denotes right-of-way (margin)  
 L- Denotes lot line R- Denotes property line  
 POB- Denotes "Point of Beginning"
- aka- Denotes "also known as" fka- Denotes "formerly known as"  
 FB- Denotes "field book" TR- Denotes "Towmship Road"  
 GH- Denotes "County Highway"
- GC&D- Denotes "Gageau County Records and Deeds"  
 GC&ER- Denotes "Gageau County Engineer's Records"
- Denotes existing 50' wide riparian setback  
 (25' from C/L creek area) as shown on GIS

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



**GRAPHIC SCALE:** 1<sup>inch</sup> equals 100<sup>feet</sup>

PPN 30-038500  
H. Jack Klinger  
Volume 1891, Page 1411  
7183 Clay Street

PPN 30-095920  
Thomas H. Nagy  
Volume 2161, Page 109

N 89°14'59" E  
955.06' C.L. - 925.06' R/W c.

PPN 30-051290  
Daniel J. LaRosa and  
Jessica L. LaRosa  
Volume 2161, Page 78  
7247 Clay Street

## 10.000 ACRE LOT SPLIT

9.862 acres exclusive of R/W

PPN 30-051400, Daniel J. LaRosa and Jessica L. LaRosa  
Volume 2159, Page 2226

**ZONING INFORMATION**  
as amended April 1st, 2011

402.4 The minimum lot area shall be three (3) acres.

402.5 The minimum lot frontage shall be two hundred (200) feet.

402.6 The minimum lot width shall be two hundred (200) feet.

402.7

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

b. The minimum yards for all accessory buildings, structures, and uses shall be as follows:

- 1. Front yard: 100 feet from the road right-of-way.
- 2. Each side yard: 15 feet
- 3. Rear yard: 10 feet

Kenny Walsh, Zoning Inspector  
15554 Valentine Road  
Thompson, Ohio 44086  
Phone: 440-298-1445

## ZONING ACCEPTANCE

This \_\_\_\_\_ day of \_\_\_\_\_, 2023

and is accepted by

Signed \_\_\_\_\_  
Printed **Kenny Walsh**  
**Thompson Township**  
**Zoning Inspector**

### SURVEYOR'S CERTIFICATION

I certify to: Daniel J. LaBosa and Jessica L. LaBosa

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 GDOT VRS and CORS GNSS Network. NAD83, UTM, NAVD83, and the State Plane Coordinate System (SPCS) Foot Conversion (feet with decimal), 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 State of Ohio hereby certifies that this Survey is a true and correct copy of the original 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 unsurveyed copies of this Survey by persons other than those specifically named herein for the intended purpose.

Robert L. Kosie, P.S.  
Registered Professional  
Land Surveyor 8167

Signed and sealed on this 10th day of March, 2023



**ENGINEER'S APPROVAL**

Survey Plat & Description  
Approved Per O.R.C. 315.251  
Geauga County Engineer  
Reviewed under the supervision of  
Steven N. Roessner, P.S. Ohio #70770  
By: **SNR** Date: **04/11/2023**

23-061

## REFERENCES

\*The June 27th, 2002 improvement plans for C.H. No. 37, Clay Street, Sections K-L, Thompson Township, Geauga County filed as CH-0037-K-L-CLAY STREET 2002 PLANS (1).pdf

\*The September 29th, 2022 survey prepared by D.B. Koski & Associates, Robert L. Kosie, PS 8167, recorded in Volume 1999, Page 172 of GCRD, filed as THO 00253.pdf in the GCEr.

This map of survey prepared by

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

(440) **286-2131**

11040 Madison Road  
Montville, Ohio 44064

[www.dbkosiesurvey.com](http://www.dbkosiesurvey.com)



# DBK MAP 1275 2023