

DEWEY ROAD
(TR 54, 60 feet wide)

No effort was made in determining C.L. R/W of Dewey Road on this survey

PPN 30-086900
Linda M. Williams and
David R. Williams
Volume 2025, Page 1717
Parcel 2
7186 Dewey RoadPPN 30-095103
Justin M. Falcone
Volume 1897, page 1490
7210 Dewey RoadPPN 30-095117
Gregory F. and
Chrysal M. Fairbanks
Volume 1799, Page 1314
7230 Dewey RoadPPN 30-095119
Matthew W. Cadorette and
Amanda K. Cadorette
Volume 2019, Page 3379
7272 Dewey RoadPPN 30-095118
David R. Turko and
Vicki D. Gibson Turko
Volume 1897, Page 897
7282 Dewey RoadPPN 30-095732
Ralph Scott McClure
Volume 2164, Page 1021,
Parcel 2
7460 Dewey RoadPPN 30-095730
Steven P. and Regina D. Kepes
Volume 1017, Page 947
7482 Dewey Road

Situated in The	Month:	Page:
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	March	One
Survey for:	Year:	One
	2023	
Checked on March 29th, 2023 by RLK		

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.)
1956.16' c.PPN 30-051400
Daniel J. LaRosa and
Jessica L. LaRosa
Volume 2159, Page 2226PPN 30-053000
Constance O. Strong, Trustee
Volume 1877, Page 2620

ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven M. Reschner, P.S. Ohio #0070
By: SNR Date: 04/11/2023

MAP OF RESURVEY, LOT SPLIT AND RESIDUAL OF

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

LEGEND

O-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
 c.-Denotes calculated measurement r.-Denotes record measurement
 d.-Denotes deed measurement p.-Denotes plat measurement
 u.-Denotes used measurement
 m.-Denotes measured distance fd.-Denotes found monument
 PPN-Denotes permanent parcel number
 C./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 "Township Road"
 CH-Denotes "County Highway"
 GCRD-Denotes "Gauga County Records and Deeds"
 GCER-Denotes "Gauga County Engineer's Records"

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

GRAPHIC SCALE: 1 inch equals 100 feet

PPN 30-038500
H. Jack Klinger
Volume 1891, Page 1411
7183 Clay StreetPPN 30-095920
Thomas H. Nagy
Volume 2161, Page 109PPN 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
- The minimum yards for all buildings, structures, and uses except accessory buildings, structures, and uses shall be as follows:
 - Front yard: 100 feet from the road right-of-way.
 - Each side yard: 25 feet
 - Each rear yard: 25 feet
 - The minimum yards for all accessory buildings, structures, and uses shall be as follows:
 - Front yard: 100 feet from the road right-of-way.
 - Each side yard: 15 feet
 - Each rear yard: 10 feet

Kenny Walsh, Zoning Inspector
15554 Valentine Road
Thompson, Ohio 44098
Phone: 440-298-1445

ZONING ACCEPTANCE

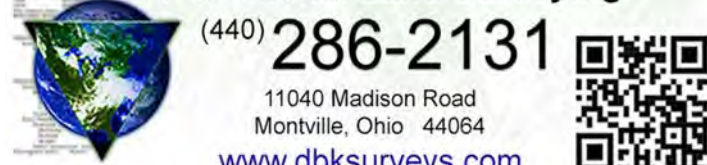
This resurvey, lot split and residual parcel complies with the applicable Thompson Township Zoning Resolution

This _____ day of _____, 2023

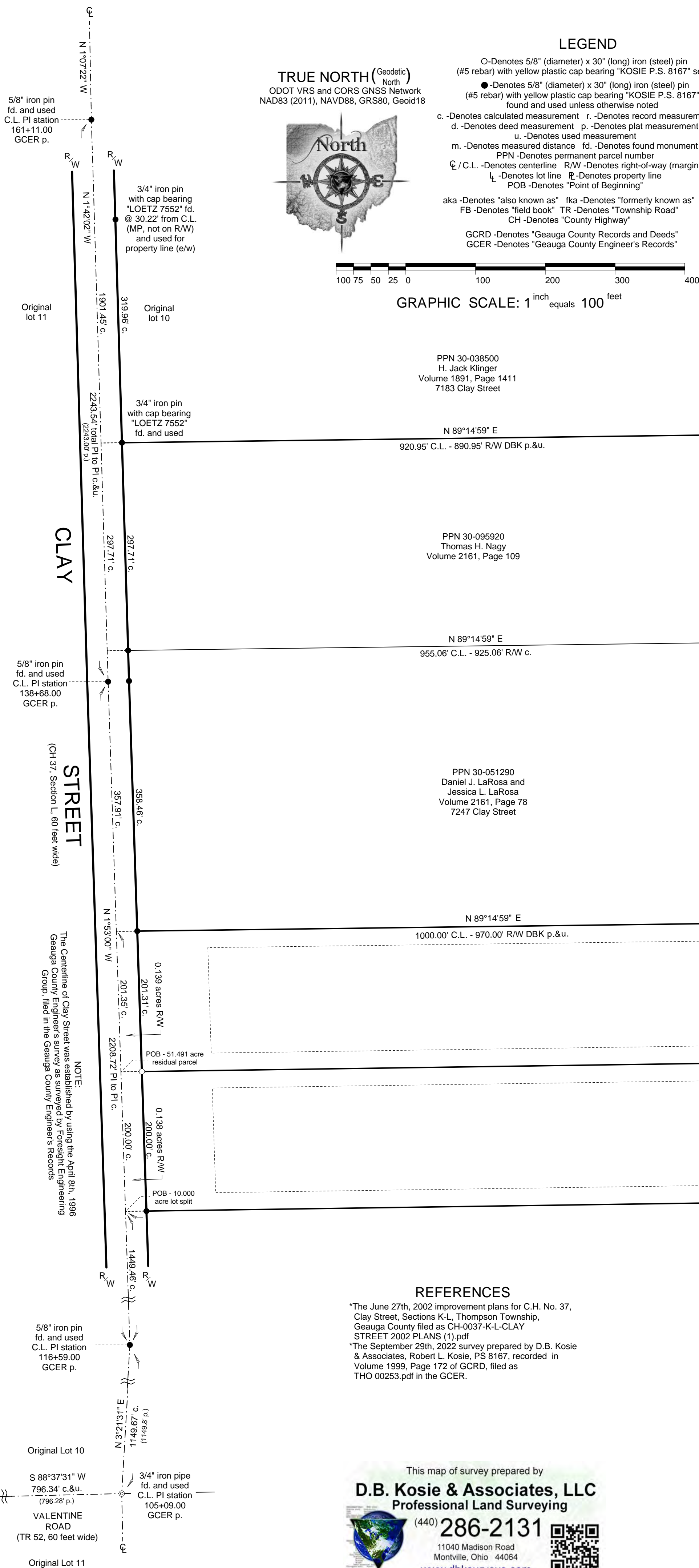
and is accepted by

Signed
Printed
Kenny Walsh
Thompson Township
Zoning Inspector

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



DBK MAP 1275 2023





10.000 ACRE LOT SPLIT

0.138 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 30-051400, Daniel J. LaRosa and Jessica L. LaRosa, Volume 2159, Page 2226 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, 1449.46 feet to the northwesterly corner of PPN 30-053000 as conveyed to Constance O. Strong, Trustee, recorded in Volume 1877, Page 2620 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 of 200.00 feet to the northwesterly corner of the parcel herein described.

Thence North 89°10'27" 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 2180.22 feet to a 5/8" iron pin set at the northeasterly corner of the parcel herein described.

Thence South 0°49'33" East, along the easterly line of the parcel herein described, 199.97 feet to the southeasterly corner thereof, on the northerly line of the aforesaid Strong parcel (PPN 30-053000).

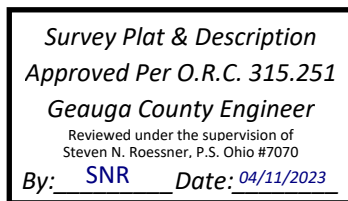
Thence South 89°10'27" West, along said northerly line of Strong's land, passing through a

10.000 ACRE LOT SPLIT (continued)

5/8" iron pin with cap bearing "KOSIE PS 8167" found at 2146.53 feet, a total distance of 2176.53 feet to **The Principal Place of Beginning of this Survey** and containing 10.000 acres of land, of which, 0.138 acres are within the R/W of said Clay Street, leaving 9.862 acres of land exclusive of said R/W, surveyed in April of 2023 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 10.000 acres of land from the southwesterly side of PPN 30-051400 as conveyed to Daniel J. LaRosa and Jessica L. LaRosa, recorded in Volume 2159, Page 2226 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".



23-061



Robert L. Kosie, Sr.,
 Ohio Certified Registered Professional Surveyor 8167
 Signed and Sealed on March 30th, 2023



51.490 ACRE RESIDUAL PARCEL

0.139 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 30-051400, Daniel J. LaRosa and Jessica L. LaRosa, Volume 2159, Page 2226 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, 1449.46 feet to the northwesterly corner of PPN 30-053000 as conveyed to Constance O. Strong, Trustee, recorded in Volume 1877, Page 2620 of GCRD.

Thence North 1°53'00" West, continuing along the centerline of said Clay Street, 200.00 feet to 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 of 201.35 feet to the southwesterly corner of PPN 30-051290 as conveyed to Daniel J. LaRosa and Jessica L. LaRosa, recorded in Volume 2161, Page 78 of GCRD, being a northwesterly corner of the parcel herein described.

51.490 ACRE RESIDUAL PARCEL (continued)

Thence North 89°14'59" East, along the southerly line of said LaRosa's land, passing through a 5/8" iron pin found at 30.00 feet, a total of 1000.00 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at the southeasterly corner thereof.

Thence North 8°13'23" West, along the easterly line of said LaRosa's land, and along the easterly line of PPN 30-095920 as conveyed to Thomas H. Nagy, recorded in Volume 2161, Page 109 of GCRD, passing through a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at 405.66 feet, a total distance of 705.88 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at the northeasterly corner thereof, on the southerly line of PPN 30-038500 as conveyed to H. Jack Klinger, recorded in Volume 1891, Page 1411 of GCRD, being a northwesterly corner of the parcel herein described.

Thence North 89°14'59" East, along the southerly line of said Klinger's land, and along a southerly line of PPN 30-095860 as conveyed to H. Jack Klinger, Timothy R. Doerr and Paula S. Doerr, recorded in Volume 2141, Page 2131, passing by a 3/4" iron pin with cap bearing "LOETZ 7552" found 0.19 feet north of the property line at 178.84 feet, a total distance of 2135.00 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at the southeasterly corner thereof, on the westerly line of PPN 30-095103 as conveyed to Justin M. Falcone, recorded in Volume 1897, page 1490 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 1°01'37" East, along the westerly line of said Falcone's land, and also along the westerly line of PPN 30-095117 as conveyed to Gregory F. and Chrystal M. Fairbanks, recorded in Volume 1799, Page 1314, PPN 30-095120 as conveyed to Stephen Kormos and Leeann Boozer, recorded in Volume 2155, Page 234, PPN 30-095121 as conveyed to Earl L. Abshire, recorded in Volume 2086, Page 2958, PPN 30-095119 as conveyed to Matthew W. Cadorette and Amanda K. Cadorette, recorded in Volume 2019, Page 3379 and PPN 30-095118 as conveyed to David R. Turko and Vicki D. Gibson Turko, recorded in Volume 1897, Page 897 of GCRD, 1097.16 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at the northeasterly corner of the aforesaid Constance O. Strong, Trustee parcel (PPN 30-053000), being the southeasterly corner of the parcel herein described.

Thence South 89°10'27" West, along the northerly line of said Strong's land, 864.04 feet to a 5/8" iron pin set at a southwesterly corner of the parcel herein described.

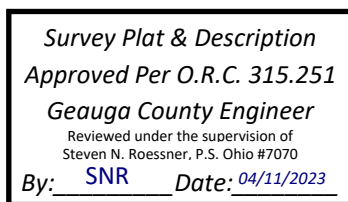
Thence North 0°49'33" West, along a westerly line of the parcel herein described, 199.97 feet to a 5/8" iron pin set.

51.490 ACRE RESIDUAL PARCEL (continued)

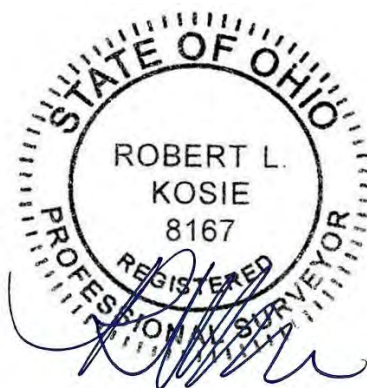
Thence South 89°10'27" West, along a southerly line of the parcel herein described, passing through a 5/8" iron pin set at 2150.22 feet, a total distance of 2180.22 feet to **The Principal Place of Beginning of this Survey** and containing 51.490 acres of land, of which, 0.139 acres are within the R/W of said Clay Street, leaving 51.351 acres of land exclusive of said R/W, surveyed in April of 2023 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 land remaining in PPN 30-051400 as conveyed to Daniel J. LaRosa and Jessica L. LaRosa, recorded in Volume 2159, Page 2226 of GCRD, after a 10.000 acre division of land from the southwesterly side thereof.

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".



23-061



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167
Signed and Sealed on March 30th, 2023