

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



GRAPHIC SCALE: 1 inch equals 100 feet

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 and used 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"
GCRD -Denotes "Gauga County Records and Deeds"
GCER -Denotes "Gauga County Engineer's Records"
aka -Denotes "also known as" fka -Denotes "formerly known as"
nka -Denotes "now known as"
ODOT -Denotes "Ohio Department of Transportation" fka "Ohio Department of Highways"



EXISTING SEPTIC SYSTEM DISCLAIMER

All existing septic system information shown hereon was provided by:
Raymond E. Yoder and actual field location

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

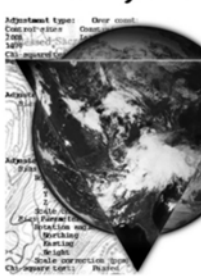
FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by:
Orthophotogrammetry and actual field location

and no liability is assumed by D.B. Kosie & Associates, LLC for the existence, location, condition, type or size of any structure shown hereon, any mistaking or misproprietor, or that which is not shown on this drawing.



This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying



11040 Madison Road
Montville, Ohio 44064

440.286.2131

Fax 440.968.3578

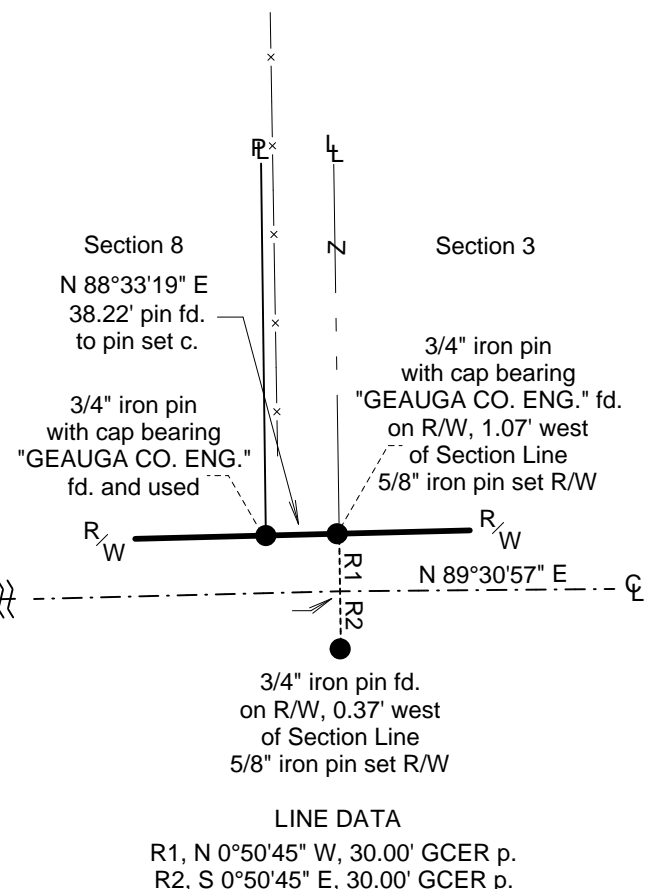
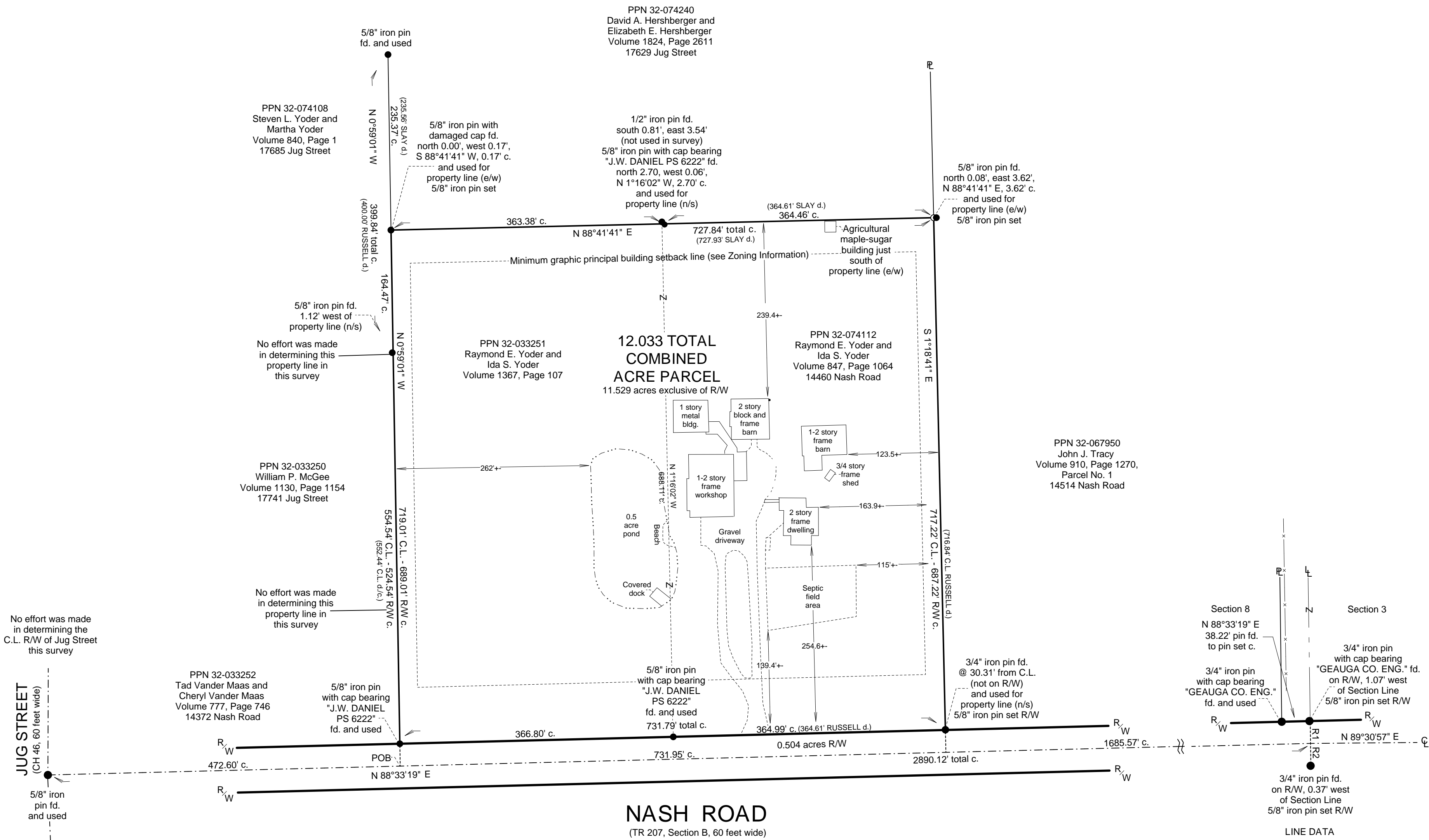
www.dbksurveys.com

MAP OF RESURVEY AND CONSOLIDATION OF

PPN 32-033251 and PPN 32-074112 Raymond E. Yoder and Ida S. Yoder 14460 Nash Road

DEEDS OF RECORD:

Volume 1367, Page 107 and Volume 847, Page 1064



ENGINEER'S APPROVAL

The July 5th, 2023 Approval Per O.R.C. 315.251,
Survey 23-104, on record and the Gauga County
Engineer's Office

ZONING APPROVAL

This re-survey and consolidation of Lots complies with
the applicable Troy Township Zoning Resolution.
This _____ day of _____, 2023.

and is accepted by:

Signed _____
Printed Joe Orlowski
Troy Township Zoning Inspector
440.834.8614
Troy Township Zoning Secretary
Lisa Murphy
440.321.7514
Lisamurphy.troygauga@outlook.com

ZONING INFORMATION

R3 - Medium Density Residential Zoning District
Troy Township Zoning Resolution IV-8 to IV-10
Section 402.4 Minimum Lot Area R-3 Residential District
The minimum lot area shall be three (3) acres.
Section 402.5 Minimum Lot Frontage and Width R-3 Residential District
A. The minimum lot frontage and width shall be two hundred and fifty (250) feet, except for lots located on a permanent cul-de-sac road turnaround.
Section 402.6 Minimum Yard Setbacks R-3 Residential District
A. The minimum yard setbacks for all buildings, structures, and uses, except accessory buildings, structures, and uses shall be as follows:
1. Front yard setback: 75 feet
2. Each side yard setback: 25 feet
3. Rear yard setback: 45 feet
B. The minimum yard setbacks for all accessory buildings, structures, and uses except as otherwise provided in Section 402.2.2 shall be as follows:
1. Front yard setback: 75 feet
2. Each side yard setback: 25 feet
3. Rear yard setback: 35 feet
Section 402.7 Maximum Height R-3 Resident District
A. The maximum height of all buildings, structures, and uses except listed in paragraph B herein shall be 35 feet or 2 1/2 stories, whichever is lesser.
B. Special maximum heights
1. Belfries, church spires, clock towers, cupolas, chimneys and flagpoles: no maximum height limitation.
2. Radio and/or television antennas shall not exceed ten (10) feet in height above the roof line if attached to a building or structure, or forty-five (45) feet if mounted in the ground. Satellite dish antennas shall be permitted in the R-3 district if thirty-nine (39) inches (3.3 feet or 1 meter) or less in diameter. Satellite dish antennas shall be in the rear yard if larger than thirty-nine (39) inches in diameter.
Section 402.8 Maximum Lot Coverage R-3 Residential District
The maximum lot coverage shall be 10 percent.
Section 402.9 Minimum Floor Area R-3 Residential District
A. The minimum floor area for a single story dwelling unit shall be 1,100 square feet.
B. The minimum floor area for a multi-story dwelling unit shall be:
1. The first floor shall be 800 minimum square feet.
2. The second floor shall be 400 minimum square feet.
3. The third floor shall be 400 minimum square feet.
In calculating the minimum floor area, the following areas shall not be included: basements, attics, garages, enclosed or unenclosed porches, patios and breezeways.

REFERENCES

*1956 Ohio Department of Transportation (ODOT) Improvement Plans for Mumford Road, ODOT Project No. S-1219 (1) - Sections E,F,G, and H, recorded in ODOT records.
*The September, 1989 Surveys prepared by James P. Russell, Registered Surveyor 5549, recorded in Volume 840, Page 1 and Volume 847, Page 1064 of GCRD.
*The April 20, 1996 survey prepared by Jerry Slay, Registered Surveyor 5298, recorded as Volume 1824, Page 2611 of GCRD.
*The October 14th, 1998 survey of the Map Depicting Monuments for Nash Road, T.R. 207, Section B, fka "Centerline Plat of Nash Road", prepared by the Gauga County Engineer, William R. Loetz, P.S. 7552, County Surveyor, filed as TR-0207-B-NASH ROAD 2019 MONUMENT MAP REV-2019-12-20.pdf in the GCER.
*The October 31st, 2005 survey prepared by Delmar B. Kosie & Associates (nka D.B. Kosie & Associates), Robert L. Kosie, Registered Professional Land Surveyor 8167, recorded in INST 200900791228, Volume 1856, Page 2535 and INST 201800933396, Volume 2048, Page 3331 of GCRD, filed as TRO 00023 PLAT (17X22-1P).pdf in the GCER.
*The November 18th, 2005 subdivision and plat of survey prepared by Delmar B. Kosie & Associates (nka D.B. Kosie & Associates), Robert L. Kosie, Registered Professional Land Surveyor 8167, recorded in INST 200600734626, Volume 1785, Page 1697 of GCRD and filed as TRO 00162 PLAT (24X36-1P).pdf in the GCER.
*The March 27th, 2002 subdivision and plat of survey, The February 1st, 2013 plat of consolidation and survey update, The March 31st, 2015 plat of re-survey and lot split and the The July 17th, 2015 plat of re-survey, lot split and consolidation prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Land Surveyor 8167, filed as TRO 00028 PLAT (17X22-1P).pdf, TRO 00213 PLAT (18x24-01P).pdf, TRO 00229 PLAT (17X22-2p).pdf and TRO 00232 PLAT (24X36).pdf in the GCER.
*The March 31st, 2015 re-survey and lot split prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Land Surveyor 8167, filed as TRO 00229 PLAT (17X22-2p).pdf in the GCER.
*The December 9th, 2015 survey prepared by Rudy E. Schwartz, Registered Professional Surveyor 7193, recorded in INST 201600905177, Volume 2010, Page 138 of GCRD, shown on TRO 00105 PLAT (24X36).pdf in the GCER.
*The February, 2019 Plat of Survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Surveyor 8167, recorded in INST 201900948294, Volume 2069, Page 2612 of GCRD, filed as TRO 00261 PLAT.pdf in the GCER.
*The February, 2001 survey prepared by J.W. Daniel, Registered Professional Surveyor 6222, recorded as Volume 1367, Page 107 of GCRD, filed as TMS-TRO_00032_SURVEY.pdf in the GCER.

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.

Professional Land Surveyors of Ohio
ROBERT L. KOSIE
8167
REGISTERED PROFESSIONAL SURVEYOR
Signed and sealed on this 15th day of June, 2023

DBK PLAT 1289 2023



12.033 TOTAL COMBINED ACRE PARCEL

0.504 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 32-033251 and PPN 32-074112, Raymond E. Yoder and Ida S. Yoder, Volume 1367, Page 107 and Volume 847, Page 1064 of Geauga County Records and Deeds (GCRD). 14460 Nash Road.

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Section 8 within said Township and Township 6N, Range 7W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin found at the centerline intersection of Nash Road (Township Road 207, Section B, 60 feet wide) and Jug Street (County Highway 46, 60 feet wide).

Thence North 88°33'19" East, along the centerline of said Nash Road, 472.60 feet to the southeasterly corner of PPN 32-033252 as conveyed to Tad Vander Maas and Cheryl Vander Maas, recorded in Volume 777, Page 746 of GCRD, being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 0°59'01" West, along the easterly line of said Vander Maas' land, and along the easterly line of PPN 32-033250 as conveyed to William P. McGee, recorded in Volume 1130, Page 1154 and PPN 32-074108 as conveyed to Steven L. Yoder and Martha Yoder, recorded in Volume 840, Page 1 of GCRD, passing through a 5/8" iron pin with cap bearing "J.W. Daniel 6222" found at 30.00 feet and passing by a 5/8" iron pin found 1.12 feet west of the property line at 554.54 feet, a total distance of 719.01 feet to a 5/8" iron pin set at a southwesterly corner of PPN 32-074240 as conveyed to David A. Hershberger and Elizabeth E. Hershberger, recorded in Volume 1824, Page 2611 of GCRD, being the northwesterly corner of the parcel herein described and witnessed by a 5/8" iron pin with a damaged cap found north 0.00 feet and west 0.17 feet, South 88°41'41" West, 0.17 feet therefrom.

Thence North 88°41'41" East, along a southerly line of said Hershberger's land, passing by a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found 2.70 feet north of the

12.033 TOTAL COMBINED ACRE PARCEL (continued)

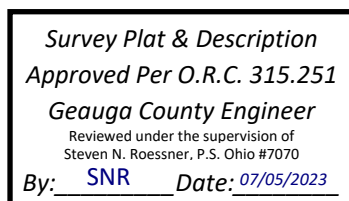
property line at 363.38 feet, a total distance of 727.84 feet to a 5/8" iron pin set at the southeasterly corner thereof, on the westerly line of PPN 32-067950 as conveyed to John J. Tracy, recorded in Volume 910, Page 1270, Parcel No. 1 of GCRD, being the northeasterly corner of the parcel herein described and witnessed by a 5/8" iron pin found north 0.08 feet and east 3.62 feet, North 88°41'41" East, 3.62 feet therefrom.

Thence South 1°18'41" East, along said westerly line of Hershberger's land, passing through a 3/4" iron pin found at 686.91 feet (not on R/W), a 5/8" iron pin set at 687.22 feet, a total distance of 717.22 feet to the southwesterly corner thereof, on the centerline of the aforesaid Nash Road, being the southeasterly corner of the parcel herein described.

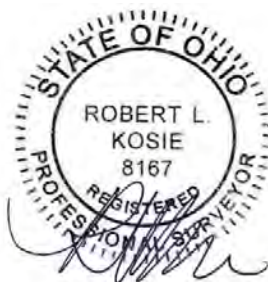
Thence South 88°33'19" West, along said centerline, a frontage distance of 731.95 feet to **The Principal Place of Beginning of this Survey** and containing 12.033 acres of land, of which, 0.504 acres are within the R/W of said Nash Road, leaving 11.529 acres of land exclusive of said R/W, surveyed in July 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 combine PPN 32-033251 as conveyed to Raymond E. Yoder and Ida S. Yoder, recorded in Volume 1367, Page 107 together with PPN 32-074112 as conveyed to Raymond E. Yoder and Ida S. Yoder, recorded in Volume 847, Page 1064 of GCRD. Also known as 14460 Nash 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".



23-104



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

April 8th, 2023