

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



100 75 50 25 0 100 200 300 400
feet

GRAPHIC SCALE: 1 inch equals 100 feet

○ -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"
GCRD -Denotes "Geauga County Records and Deeds"
GCEP -Denotes "Geauga County Engineer's Records"
G1990 -Denotes "The 1990 Improvement Plans of Bass Lake Road" see References
TJO -Denotes "Thomas J. O'Hara" see References

CURVE DATA

TOTAL CURVE C12
D=15°47'17" c. (15°47'23" G1990 p.)
R=1432.62' c. (1432.40' G1990 p.)
T=198.64' G1990 p.&u.
L=394.76' G1990 p.&u.
LC=393.52' c. (393.51' G1990 p.)
LCB=N 21°50'45" E

C-1 D=00°09'44" c. D=15°37'33" c.
R=1432.62' c. R=1432.62' c.
T=2.03' c. T=196.57' c.
L=4.06' c. L=390.71' c.
LC=4.06' c. LC=389.50' c.
LCB=N 13°58'44" E LCB=N 21°55'39" E

R-1 D=00°30'40" c. D=15°16'37" c.
R=1402.62' c. R=1402.62' c.
T=5.26' c. T=138.11' c.
L=12.51' c. L=373.98' c.
LC=12.51' c. LC=372.88' c.
LCB=N 14°35'42" E LCB=N 22°06'07" E

MAP OF RESURVEY, LOT SPLIT AND RESIDUAL OF

PPN 21-017151

Mark A. Price and Linda E. Price, Trustees

DEED OF RECORD:

Volume 2145, Page 451

Sited in The Township of Munson, County of Geauga and State of Ohio and known as being part of Original Lot 7, Tract Two and Lot 10, East Division within said Township and Township 8N, Range 8W in the Connecticut Western Reserve	Situated in The	Month: October	Page: ONE
	Year: 2024	of ONE	
Survey for: Mark A. Price and Linda E. Price, Trustees			

Checked on November 29th, 2024 by RLK, MBL

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.



COUNTY, TOWNSHIP, TRACT, SECTION AND LOT LINE DISCLAIMER

It is the sole purpose and intent for the boundary portion of this survey to determine legal property lines of record. No effort was made in this survey to determine, nor any liability to be assumed by D.B. Kosie & Associates, LLC for the location of any County Lines, Township Lines, Tract Lines, Section Lines, or any Original Lot Lines, whether shown or not shown herein.

ZONING INFORMATION

R-1 Residential Single Family
(Minimum Lot Size 2.5 Acres)
Zoning District

Minimum Acreage: 2.5 acres
Minimum Frontage R/W: 200'
Minimum Front yard Setback R/W: 80'
Minimum Side yard Setback: 25'
Minimum Rear yard Setback: 40'

James Herringshaw
Zoning Inspector
Munson Township Hall
12210 Auburn Road
Chardon, Ohio 44024
9am-3pm on Mon., Wed., & Fri.
Phone: 440-286-9182.
<http://www.munsonwp.com/index.html>

REFERENCES

*The June 24th, 1925 Highway Improvement Plans of Bass Lake Road - I.C.H. 324 Sec. -South Street, Munson Township and Chardon Corporation, filed as CH-0023-F-G-BASS LAKE ROAD 1925 PLANS.pdf in the GCEP.
*The 1990 Improvement Plans of C.H. No. 23, Bass Lake Road, Section G, Munson Township Geauga County filed as CH-0023-G-BASS LAKE ROAD 1990 PLANS.pdf in the GCEP.
*The June, 1992 survey prepared by Larence Willson, Professional Surveyor 5807 recorded as Volume 2145, Page 451 in GCRD.
*The July, 2017 Survey prepared by Thomas J. O'Hara, Professional Land Surveyor 7995, filed as TMS-MUN_00280_SURVEY.pdf in GCRD.

ZONING APPROVAL

This resurvey, lot split and residual complies with the applicable Munson Township Zoning Resolution.

This day of , 2024.

and is accepted by:

Signed
Printed James Herringshaw, Zoning Inspector

ENGINEER'S APPROVAL

SURVEYOR'S CERTIFICATION

I certify that:
Mark A. Price and Linda E. Price, Trustees

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, GEOID18). 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.S.
Registered Professional
Land Surveyor 8167

Signed and sealed on this 29th day of November, 2024.

For any conflict resulting from electronic certifications please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.



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 1363 2024