

Checked on December 19th, 2025 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.

ZONING INFORMATION

R-1 Residential Zoning District
Minimum Lot Area: 3 acres exclusive of R/W
Minimum Frontage: 240.00'
Minimum Frontyard: 100' R/W
Minimum Sideyard: 25'
Minimum Rearyard: 25' (25' spacing between buildings)
Mike Benesh, Zoning Inspector:
mbenesh@montvillegeauga.com
Phone: 440-968-3784

ZONING APPROVAL

This resurvey, lot split and consolidation of lots complies with the applicable Montville Township Zoning Resolution.

This day of , 202 .
and is accepted by:
Signed Printed Mike Benesh, Zoning Inspector

ENGINEER'S APPROVAL

Survey Plot & Description
Approved Per O.R.C. 315.251
Gaugua County Engineer
Reviewed under the supervision of
Robert N. Benesh, P.E. (Ohio #070)
By: SNR Date: 01/09/2026

25-255

SURVEYOR'S CERTIFICATION

I certify to:
Robert L. Kosie, Sr. and Angela P. Kosie
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 herein 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 15th day of December, 2025.

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



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



GRAPHIC SCALE: 1 inch equals 200 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 measurement i -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/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"
PK nail -Denotes 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nail
GCRD -Denotes "Gaugua County Records and Deeds"
GCEr -Denotes "Gaugua County Engineer's Records"
odot -Denotes "Ohio Department of Transportation"
Δ -Denotes delta angle R -Denotes radius distance
T -Denotes tangent distance L -Denotes length distance
LC -Denotes chord distance LCB -Denotes chord bearing
PC -Denotes point of curve PT -Denotes point of tangency
PCC -Denotes point of compound curve PRC -Denotes point of reverse curve
PI -Denotes point of angular intersection (vertex) POT -Denotes point on tangency

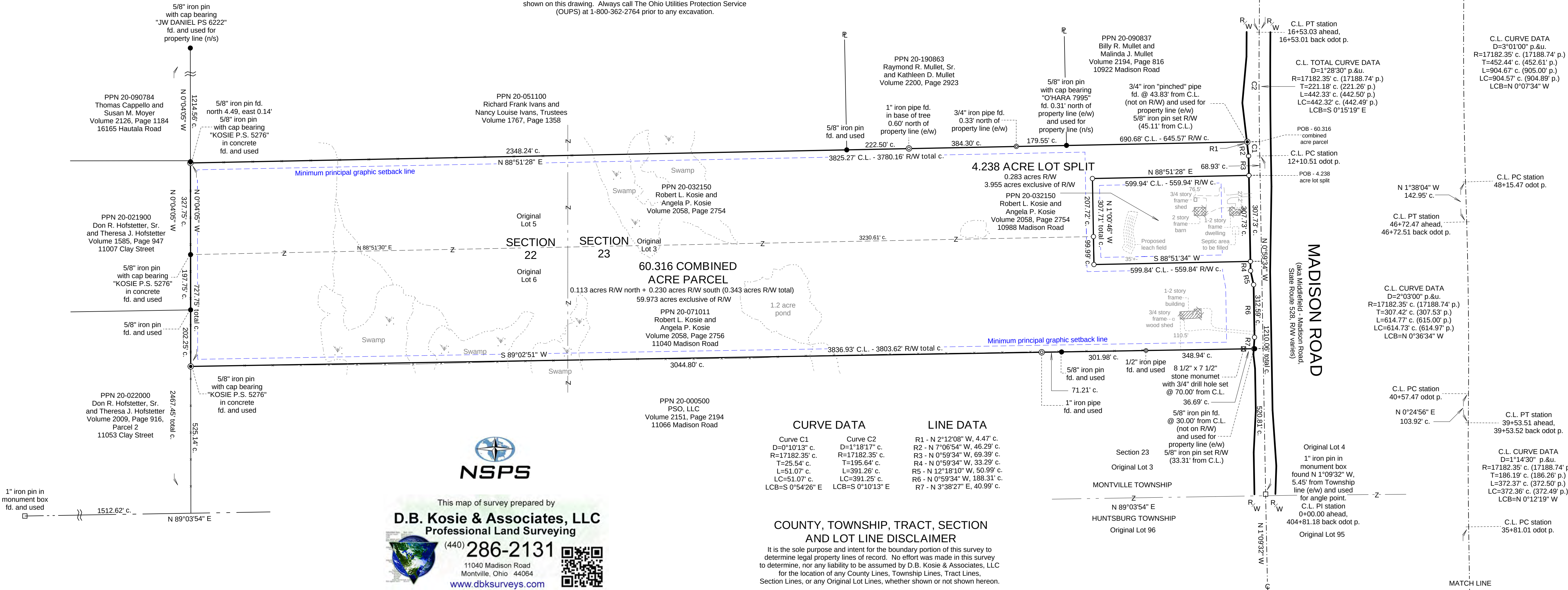
REFERENCES

*The 1939 Improvement Plans for Middlefield - Madison Road, S.H. 746, Section E & D (pt), Geauga County, S.R. 528, filed in odot records.
*The June, 1990 survey prepared by Delmar B. Kosie and Associates, Robert L. Kosie, Sr., Registered Surveyor No. 8167, recorded in Volume 1902, Page 752 of GCRD.
*The May, 1999 survey prepared by Delmar B. Kosie & Associates, Delmar B. Kosie, PS 5276, filed as TMS-MON_00106_SURVEY.pdf in the GCER.
*The February 2nd, 2004, Centerline Plat of Hautala Road, T.R. 64, prepared by William R. Loetz, County Surveyor, PS 7552, filed as TR-0064 HAUTALA ROAD, 2004.pdf in the GCER also filed as Map Depicting Monuments for Hautala Road, T.R. 64, Section A, filed as TR-0064-A-HAUTALA ROAD 2015 MONUMENT MAP-REV-2015-09-16.pdf in the GCER.
*The July 12th, 2005 survey prepared by Thomas J. O'Hara, Registered Professional Surveyor 7995, filed as TMS-MON_00033_SURVEY.pdf in the GCER.
*The December 2006, survey prepared by Scott A. Landgraf, Professional Land Surveyor 8085, recorded in Volume 2093, Page 1569 of GCRD.
*The July 21st, 2009 surveys prepared by Delmar B. Kosie and Associates, now known as D.B. Kosie & Associates, LLC, Robert L. Kosie, Sr., Registered Surveyor 8167, recorded in Volume 2136, Page 2285 and Volume 2150, Page 2490 of GCRD, filed as TMS-MON_00249_SURVEY.pdf in the GCER.
*The February 1st, 2016 survey prepared by Thomas J. O'Hara, Registered Professional Surveyor 7995, filed as TMS-MON_00282_SURVEY.pdf in the GCER.

SEPTIC SYSTEM DISCLAIMER

All existing and/or proposed septic system information shown hereon was provided by: JB Excavating LLC

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 mistitling or malapropism, 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.



1" iron pin in monument box fd. and used



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



CURVE DATA
Curve C1
D=0°10'13" c.
R=17182.35' c.
T=25.54' c.
L=51.07' c.
LCB=S 0°54'26" E
Curve C2
D=1°18'17" c.
R=17182.35' c.
T=195.64' c.
L=391.26' c.
LCB=S 0°10'13" E
LINE DATA
R1 - N 2°12'08" W, 4.47' c.
R2 - N 7°06'54" W, 46.29' c.
R3 - N 0°59'34" W, 69.39' c.
R4 - N 0°59'34" W, 33.29' c.
R5 - N 12°18'10" W, 50.99' c.
R6 - N 0°59'34" W, 188.31' c.
R7 - N 3°38'27" E, 40.99' c.

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 hereon.