

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
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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"
PK nail -Denotes 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nail
GCRD -Denotes "Geauga County Records and Deeds"
GCER -Denotes "Geauga County Engineer's Records"



ZONING INFORMATION

R-1 Residential 3 Acre District
(Single Family Dwelling)
Minimum Lot Area: 3.00 acres R/W
Minimum Frontage: 200 feet
Minimum Setback R/W: 65 feet R/W
Minimum Sideyard: 30 feet
Minimum Rearyard: 50 feet
Maximum Lot Coverage: 10%

ZONING APPROVAL

This re-survey, lot split and remainder complies with the applicable Auburn Township Zoning Resolution.

This _____ day of _____, 2025.

and is accepted by:

Signed
Printed

Auburn Township Zoning Inspector

MAP OF RE-SURVEY (UPDATE), LOT SPLIT AND REMAINDER OF

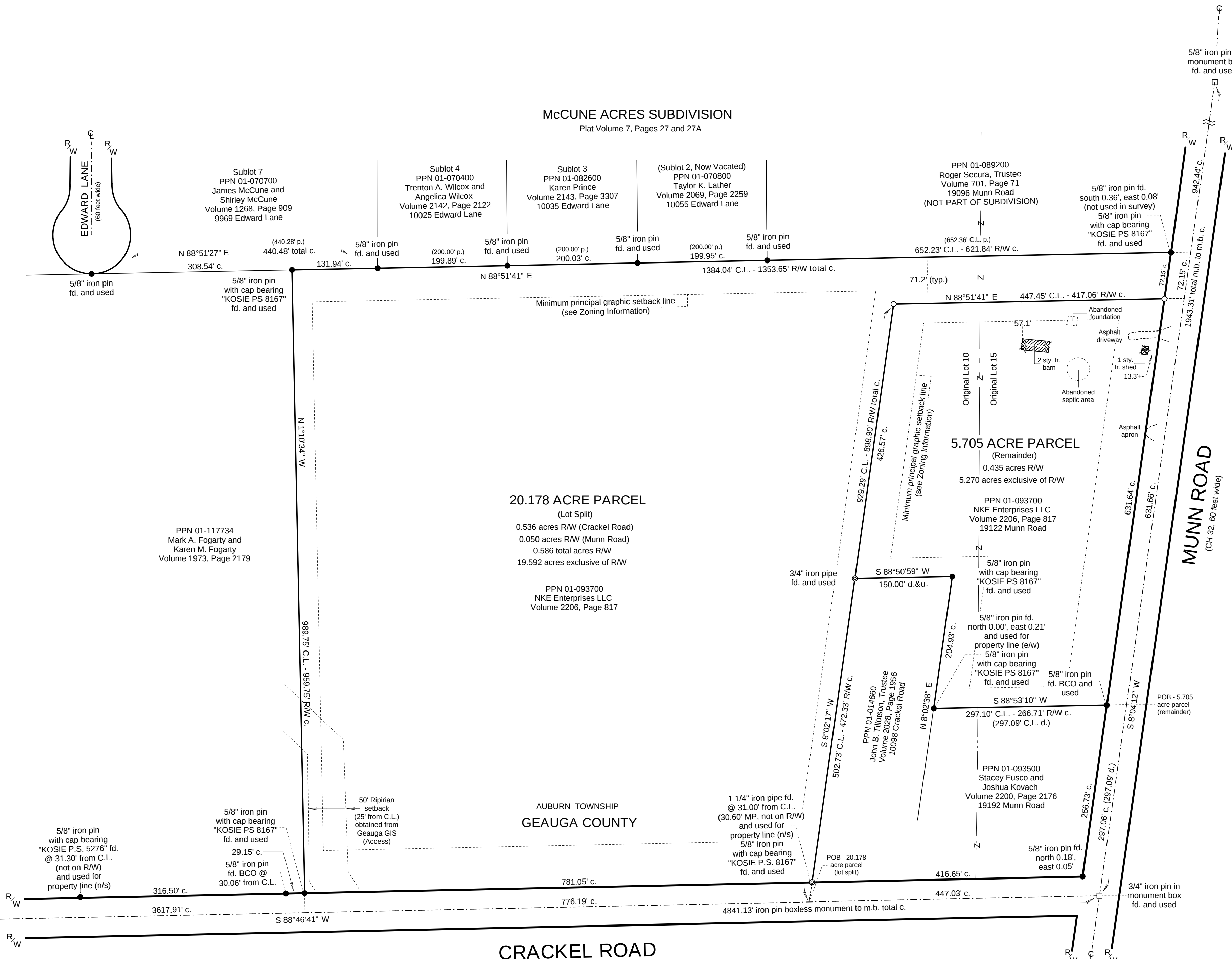
PPN 01-093700
NKE Enterprises LLC
19122 Munn Road

DEED OF RECORD:

Volume 2206, Page 817

MCCUNE ACRES SUBDIVISION

Plat Volume 7, Pages 27 and 27A



Checked on October 15th, 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.

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven H. Roushert, P.S. Ohio #1070
By: SNR Date: 10/22/2025

25-171

SURVEYOR'S CERTIFICATION

I certify to: NKE Enterprises LLC

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, 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 14th day of October, 2025.



DBK MAP 1431 2025



This map of survey prepared by

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



(440) 286-2131

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Montville, Ohio 44064

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