

SUBDIVISION SURVEY PREPARED FOR: JOHN HEMLY AND GEAGA HOLDINGS, LLC

DEED OF RECORD: GEAGA HOLDINGS, LLC. VOLUME 1801, PG. 394

SITUATED IN THE TOWNSHIP OF THOMPSON,
COUNTY OF GEAGA AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL LOT
NO. 1, LOT NO. 2, AND LOT NO. 12 WITHIN
SAID TOWNSHIP.

50.9876 TOTAL GROSS ACRE PARCEL

(50.4117 NET ACRE PARCEL)

3.2159 GROSS ACRE PARCEL

(3.0003 NET ACRES)

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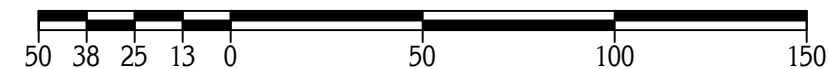
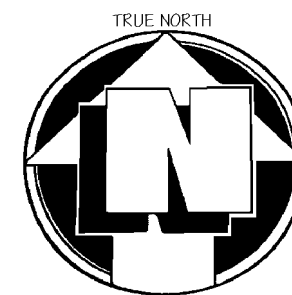
PP NO. 30-043200

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TOWNSHIP/CITY/VILLAGE: THOMPSON TOWNSHIP	MONTH: YEAR:	PAGE: ONE OF ONE
SURVEY FOR: JOHN HEMLY AND GEAGA HOLDINGS, LLC		

BASIS OF RESEARCH AND RECORDS
ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM.
ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE GEAGA COUNTY ENGINEER'S OFFICE.
ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.



- O - DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- x x - DENOTES BARBED WIRE FENCE FOUND
- - - - DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

ZONING INFORMATION

R-3 RESIDENTIAL
AS OF JANUARY 16TH, 2008

- 402.4 Minimum Lot Area
The minimum lot area shall be three (3) acres.
- 402.5 Minimum Lot Frontage
The minimum lot frontage shall be two hundred (200) feet.
- 402.6 Minimum Lot Width
The minimum lot width shall be two hundred (200) feet.
- 402.7 Minimum Yards

- A. The minimum yards for all buildings, structures, and uses except accessory buildings, structures, and uses shall be as follows:
1. Front yard: 100 feet from the road right-of-way.
 2. Each side yard: 25 feet
 3. Rear yard: 25 feet
- B. The minimum yards for all accessory buildings, structures, and uses shall be as follows:
1. Front yard: 100 feet from the road right-of-way.
 2. Each side yard: 15 feet
 3. Rear yard: 10 feet

ALL ZONING INFORMATION SHOWN HEREON IS BASED ON THE AFORESAID LOCAL TOWNSHIP ZONING RESOLUTION AS PER THE DATE OF THIS SURVEY. NO LIABILITY IS ASSUMED FOR ANY ERRORS, OR THE EXISTENCE OF ANY OTHER DOCUMENTS NOT SHOWN IN SAID RESOLUTION.

THE LOCATION OF ANY EXISTING SEPTIC SYSTEM INFORMATION SHOWN ON THIS PLAT OF SURVEY WAS PROVIDED BY: GEAGA HOLDINGS, LLC.

AND NO LIABILITY IS ASSUMED BY DELMAR B. KOSIE & ASSOCIATES (R.L. KOSIE, PS 8167) FOR THE EXISTENCE, LOCATION, CONDITION, TYPE OR SIZE OF ANY UNDERGROUND STRUCTURE THAT IS NOT VISIBLE ABOVE GROUND OR THAT WHICH IS NOT SHOWN ON THIS PLAT OF SURVEY. ALWAYS CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 PRIOR TO ANY EXCAVATION.

THE LOCATION OF ANY PROPOSED SEPTIC SYSTEM INFORMATION SHOWN ON THIS PLAT OF SURVEY WAS PROVIDED BY: EARTH EXCAVATING AND NORRIS WILLIAMS

AND NO LIABILITY IS ASSUMED BY DELMAR B. KOSIE & ASSOCIATES (R.L. KOSIE, PS 8167) FOR THE LOCATION, FUTURE PLACEMENT, CONDITION, TYPE OR SIZE, NOR FOR ANY USE, OR RELIANCE UPON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED ON THE CERTIFICATION AND IS FOR THE INTENDED PURPOSE OF THIS SURVEY. ALWAYS CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 PRIOR TO ANY EXCAVATION.

I CERTIFY TO: _____
GEAGA HOLDINGS, 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 AN ASSUMED MERIDIAN AND INDICATE ANGULAR RELATIONSHIPS ONLY. DISTANCES ARE BASED ON U.S. 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. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. 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
REGISTRATION NO. 8167

DBK PLAT NO. 600 08B

PLAT OF SURVEY PREPARED BY:
Delmar B. Kosie & Associates
Registered Land Surveyors
11040 Madison Road
Montville, Ohio 44064
(440) 286-2131
or (440) 968-3578
<http://www.dbksurveys.com>

LAKE COUNTY
GEAGA COUNTY

1" IRON PIN IN MONUMENT BOX FD. AND USED

5/8" IRON PIN IN MONUMENT BOX FD. AND USED

PLANK ROAD S.R. 86 ROAD 60'

ROCK CREEK ROAD S.R. 166