

PLAT OF PROPOSED LOT SPLIT PREPARED FOR: PHILLIP E., SR. AND THERESA A. DOLBERT

TOWNSHIP/CITY/VILLAGE: HAMB DEN TOWNSHIP	MONTH: YEAR:	PAGE: ONE OF ONE
SURVEY FOR: PHILLIP E., SR. AND THERESA A. DOLBERT		

ASSUMED MERIDIAN

GRAPHIC SCALE: 1" = 100 FEET

100 75 50 25 0 100 200 300

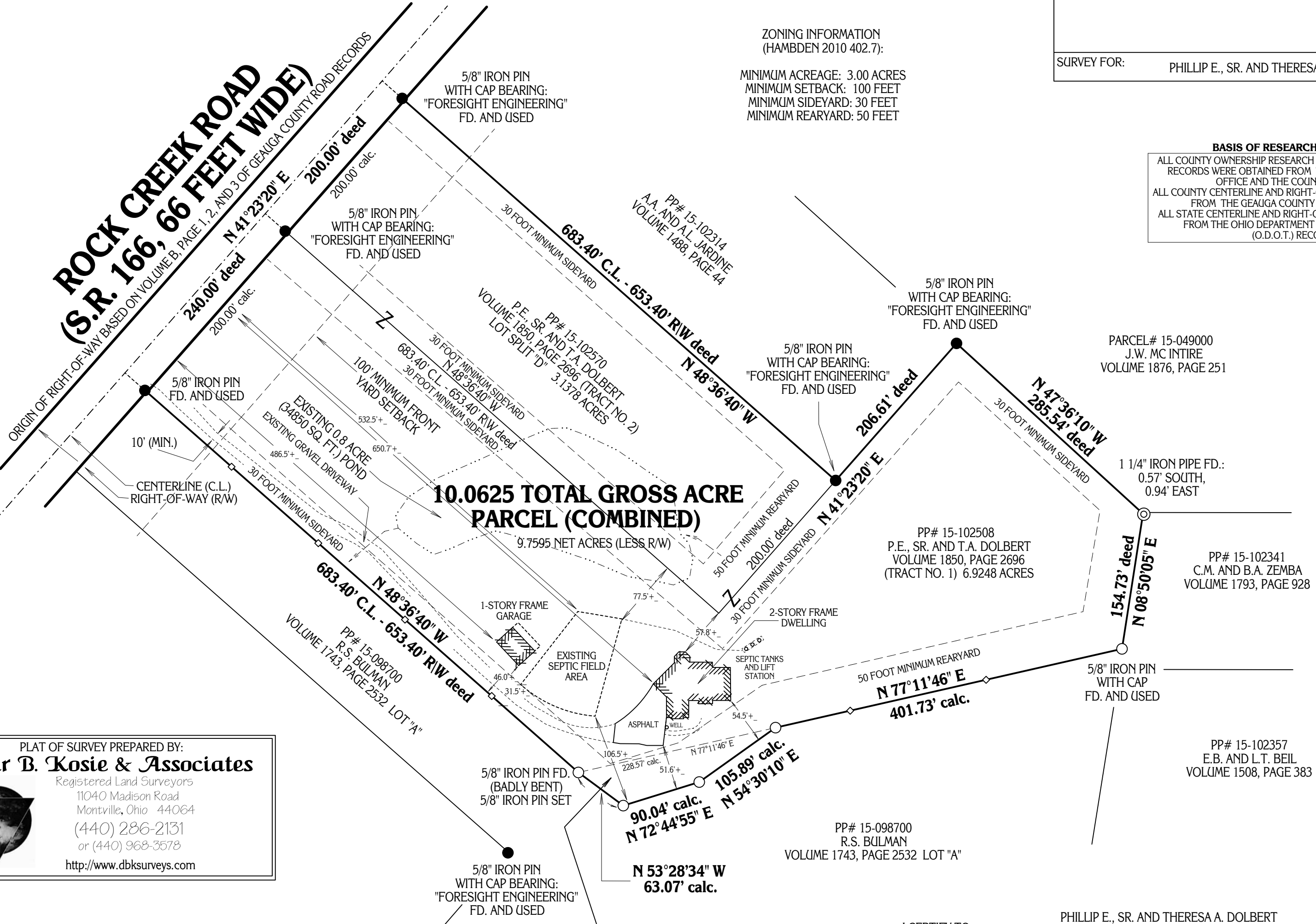
○ - DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
 --- DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)
 ◇ - DENOTES FENCE POST SET ON PROPERTY LINE



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>

ZONING INFORMATION
 (HAMB DEN 2010.402.7):
 MINIMUM ACREAGE: 3.00 ACRES
 MINIMUM SETBACK: 100 FEET
 MINIMUM SIDEYARD: 30 FEET
 MINIMUM REARYARD: 50 FEET

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 GEAUGA 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.



SITUATED IN THE TOWNSHIP OF HAMB DEN, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 10, IN THE BOND TRACT, RANGE 7, TOWNSHIP 9 OF THE CONNECTICUT WESTERN RESERVE.

BULMAN CONVEYS TO DOLBERT
0.1598 ACRES
(6959.50 SQ. FT.)
 DEED OF RECORD: PP# 15-098700 R.S. BULMAN VOLUME 1743, PAGE 2532 LOT "A"

I CERTIFY TO: PHILLIP E., SR. AND THERESA A. DOLBERT

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.

THE LOCATION OF ANY EXISTING SEPTIC SYSTEM INFORMATION SHOWN ON THIS PLAT OF SURVEY WAS PROVIDED BY: PHILLIP E., SR. AND THERESA A. DOLBERT

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.

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE HAMB DEN TOWNSHIP ZONING RESOLUTION.

THIS DAY OF _____, 2010.

BY: _____
 (SIGNATURE OF TOWNSHIP ZONING INSPECTOR)
 TOWNSHIP ZONING INSPECTOR.



ROBERT L. KOSIE, P.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 8167

DBK SURVEY PLAT NO: 628 - 10C