

PLAT OF RE-SURVEY (UPDATE), LOT SPLIT AND CONSOLIDATION PREPARED FOR: ADAM N. WENGERD & GREGORY D. AND TRACY C. HILL

DEEDS OF RECORD:
PPN 16-024000 ADAM N. WENGERD INSTRUMENT NO. 201300857982 (VOLUME 1948, PAGE 575) 16920 CHARDON WINDSOR ROAD AND
PPN 16-078455 GREGORY D. AND TRACY C. HILL INSTRUMENT NO. 200500722972 (VOLUME 1769, PAGE 1650) 16940 CHARDON WINDSOR ROAD

SITUATED IN THE TOWNSHIP OF HUNTSBURG,
COUNTY OF GAUGA AND STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL LOT NO. 94
WITHIN SAID TOWNSHIP AND TOWNSHIP 8, RANGE 6
IN THE CONNECTICUT WESTERN RESERVE.

TOWNSHIP/CITY/VILLAGE: HUNTSBURG TOWNSHIP GAUGA COUNTY, OHIO ORIGINAL LOT NO. 94 TOWNSHIP 8, RANGE 6 C.W.R.	MONTH: 7th December YEAR: 2013	PAGE: ONE OF ONE
SURVEY FOR: ADAM N. WENGERD & GREGORY D. AND TRACY C. HILL		

REVISED: DECEMBER 23RD, 2013
REVISED: JANUARY 23RD, 2013
LAST REVISED: FEBRUARY 6TH, 2014

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 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.



ZONING ACCEPTANCE:

THIS RE-SURVEY, LOT SPLIT AND CONSOLIDATION COMPLIES WITH THE APPLICABLE HUNTSBURG TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____, 20____.

AND IS ACCEPTED BY:

SIGNED _____
PRINTED _____

HUNTSBURG TOWNSHIP ZONING INSPECTOR.

I CERTIFY TO:

ADAM N. WENGERD & GREGORY D. AND TRACY C. HILL

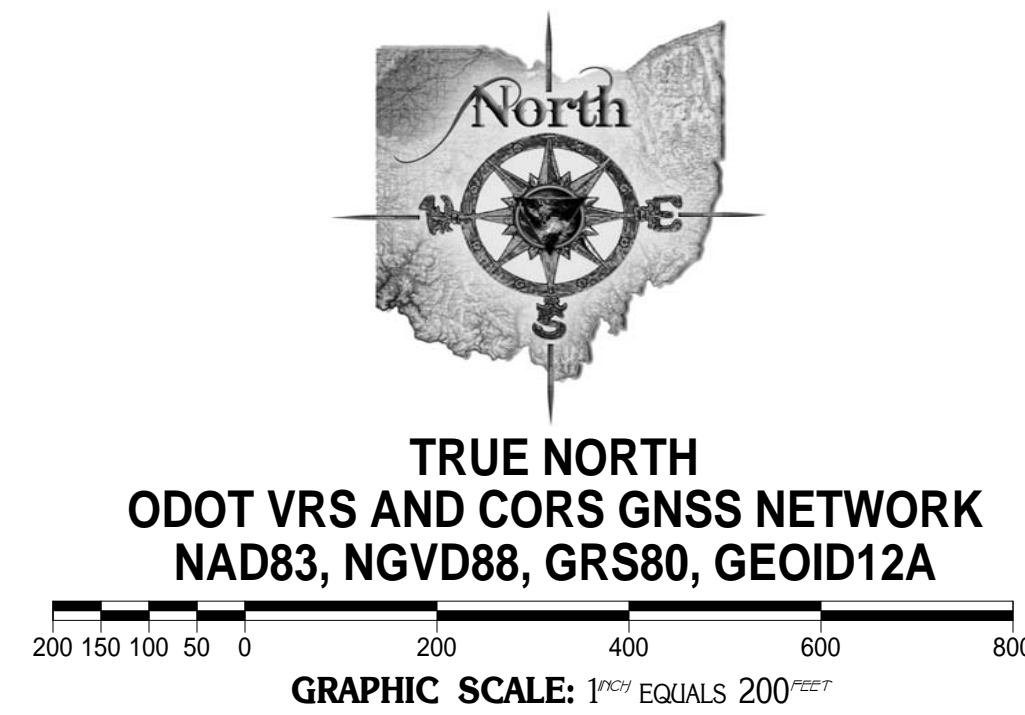
THAT I HAVE SURVEYED THESE PREMISES AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISED CODE GOVERNING LAND SURVEYS BY THE STATE OF OHIO. THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83, NGVD88, GRS80, GEOID20012A). 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

1-23-14



DBK PLAT NO. 714 2013



- - DENOTES 5/8" x 30" IRON (STEEL) REBAR PIN (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- ◇ - DENOTES FENCE POST SET ON PROPERTY LINE (2003)

- c - DENOTES CALCULATED MEASUREMENT r - DENOTES RECORD MEASUREMENT
- d - DENOTES DEED MEASUREMENT p - DENOTES PLAT MEASUREMENT
- o - DENOTES OBSERVED MEASUREMENT u - DENOTES USED MEASUREMENT
- FD - DENOTES FOUND MONUMENT C.L. - DENOTES CENTERLINE R/W - DENOTES RIGHT-OF-WAY
- P - DENOTES PROPERTY LINE P.O.B. - DENOTES POINT OF BEGINNING
- L - DENOTES LOT LINE

ZONING INFORMATION

R-3 RESIDENTIAL ZONING
(EFFECTIVE OCTOBER 5TH, 2006)
MINIMUM ACREAGE: 3.00 ACRES
MINIMUM FRONTAGE: 200.00 FEET
MINIMUM SETBACK 100.00 FEET
MINIMUM SIDEYARD: 30.00 FEET
MINIMUM REARYARD: 30.00 FEET

SEPTIC SYSTEM INFORMATION

ALL SEPTIC SYSTEM INFORMATION SHOWN ON THIS PLAT OF SURVEY FOR PPN 16-024000 WAS PROVIDED BY:

ACTUAL FIELD MEASUREMENT AND ASSUMED AREAS

ALL SEPTIC SYSTEM INFORMATION SHOWN ON THIS PLAT OF SURVEY FOR PPN 16-078455 WAS PROVIDED BY:

GREGORY D. HILL AND GWINN BROS CONST.

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 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 plat was prepared by
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