

PLAT OF RE-SURVEY AND CONSOLIDATION PREPARED FOR:

# LOUIS J. HORVATH

DEED OF RECORD: PPN 25-110300 (PARCEL 1) AND PPN 25-190108 (PARCEL 2) LOUIS J. HORVATH  
INSTRUMENT NO. 201200837099 (VOLUME 1918, PAGE 1273) PARCEL 1  
16553 OLD STATE ROAD

SITUATED IN THE TOWNSHIP OF PARKMAN, COUNTY OF GEauga AND STATE OF OHIO AND  
KNOWN AS BEING PART OF ORIGINAL LOT NO. 1, IN SECTION NO. 4, WITHIN SAID TOWNSHIP.

TOWNSHIP/CITY/VILLAGE:  PARKMAN TOWNSHIP LOT NO. 1, SECTION NO. 4 GEAUGA COUNTY, OHIO	MONTH:  YEAR:	PAGE:  ONE OF ONE
SURVEY FOR:  LOUIS J. HORVATH		



TRUE NORTH  
ODOT VRS AND CORS GNSS NETWORK  
NAD83, NGVD88, GRS80, GEOID2012A



GRAPHIC SCALE: 1" = 50'

○ DENOTES 5/8" x 30" IRON (STEEL) REBAR PIN (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET \* \* \* \* \* DENOTES PINE TREE ROW

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 RW - DENOTES RIGHT-OF-WAY

## 0.993 TOTAL COMBINED ACRE PARCEL

PPN 25-110300 LOUIS J. HORVATH  
INSTRUMENT NO. 201200837099  
(VOLUME 1918, PAGE 1273) PARCEL 1  
16553 OLD STATE ROAD

(2013 SURVEY)



## ZONING INFORMATION

R-1 RESIDENTIAL  
EFFECTIVE NOVEMBER 15TH, 2012  
  
402.4 MIN. ACREAGE: 2.5 ACRES  
402.5 MIN. FRONTAGE: 200 FEET  
402.6 MIN. SETBACK: 75 FEET FROM R/W  
402.6 MIN. SIDEYARD: 25 FEET  
402.6 MIN. REARYARD: 25 FEET

## ZONING ACCEPTANCE

THIS CONSOLIDATION OF LOTS OF RECORD  
COMPLIES WITH THE APPLICABLE PARKMAN  
TOWNSHIP ZONING RESOLUTION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

AND IS ACCEPTED BY:

SIGNED \_\_\_\_\_  
PRINTED \_\_\_\_\_

PARKMAN TOWNSHIP ZONING INSPECTOR.

## SEPTIC INFORMATION:

THE LOCATION OF ANY EXISTING SEPTIC  
SYSTEM INFORMATION SHOWN ON THIS  
PLAT OF SURVEY WAS PROVIDED BY:

ACTUAL FIELD LOCATION +\_

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.

3/4" IRON PIPE FD. (BENT):  
N. 0.32', W. 0.62'  
12" PINE TREE ON CORNER  
5/8" IRON PIN SET

1" IRON PIN IN  
MONUMENT BOX  
FD. AND USED

OLD STATE ROAD - COUNTY HIGHWAY NO. 6  
(FORMERLY KNOWN AS STATE ROUTE 608)

PPN 25-021900 ROBERT ALLEN FOUST  
VOLUME 1955 PAGE 592  
16539 OLD STATE ROAD

PPN 25-190108 PARCEL 2

PPN 25-188941  
(PARCEL #3)

FRONTAGE DISCREPANCY  
DEED OF RECORD: PPN 25-009850  
THOMAS W. WHITTING  
VOLUME 827 PAGE 939  
(PARCEL #1)  
150.00' FRONTAGE d.&u. VOLUME 391, PAGE 172 ORIGINAL FRONTAGE (PRE 1982)  
175.60' FRONTAGE c. VOLUME 774, PAGE 70 IN ERROR (AFTER 1979)

PPN 25-118630  
THOMAS W. WHITTING  
VOLUME 827 PAGE 939  
(PARCEL #1)  
PPN 25-106100  
3/4" IRON PIPE FD.  
@ 33.00' FROM C.L.  
(PERPENDICULAR)  
AND USED

This plat was prepared by  
**D.B. Kosie & Associates**  
Professional Land Surveying



11040 Madison Road  
Montville, Ohio 44064  
**440.286.2131**  
Fax: 440.968.3578  
[www.dbksurveys.com](http://www.dbksurveys.com)

I CERTIFY TO:

LOUIS J. HORVATH

THAT I HAVE SURVEYED THESE PREMESIS 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, NGVD88, GRS80, GEOID2012A).  
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 UNDERSIGN 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



REEVES ROAD 60' WIDE

DBK PLAT NO. 848 2014

