



PLAT OF RE-SURVEY (UPDATE), LOT SPLIT, AND CONSOLIDATION PREPARED FOR:

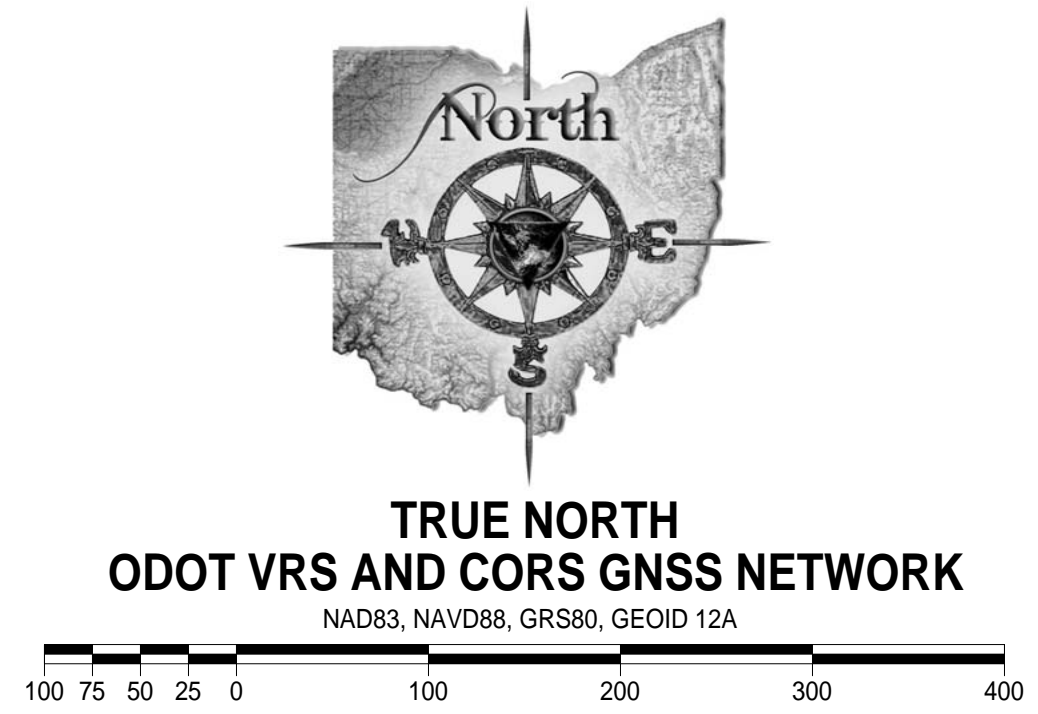
NANCY MARIE SPAETH, MARK A., AND KAREN M. FOGARTY

SITUATED IN THE TOWNSHIP OF AUBURN,
COUNTY OF GEAUGA AND STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL LOTS
NO. 10 AND 15, IN TRACT NO. 3, WITHIN SAID
TOWNSHIP.

ZONING INFORMATION

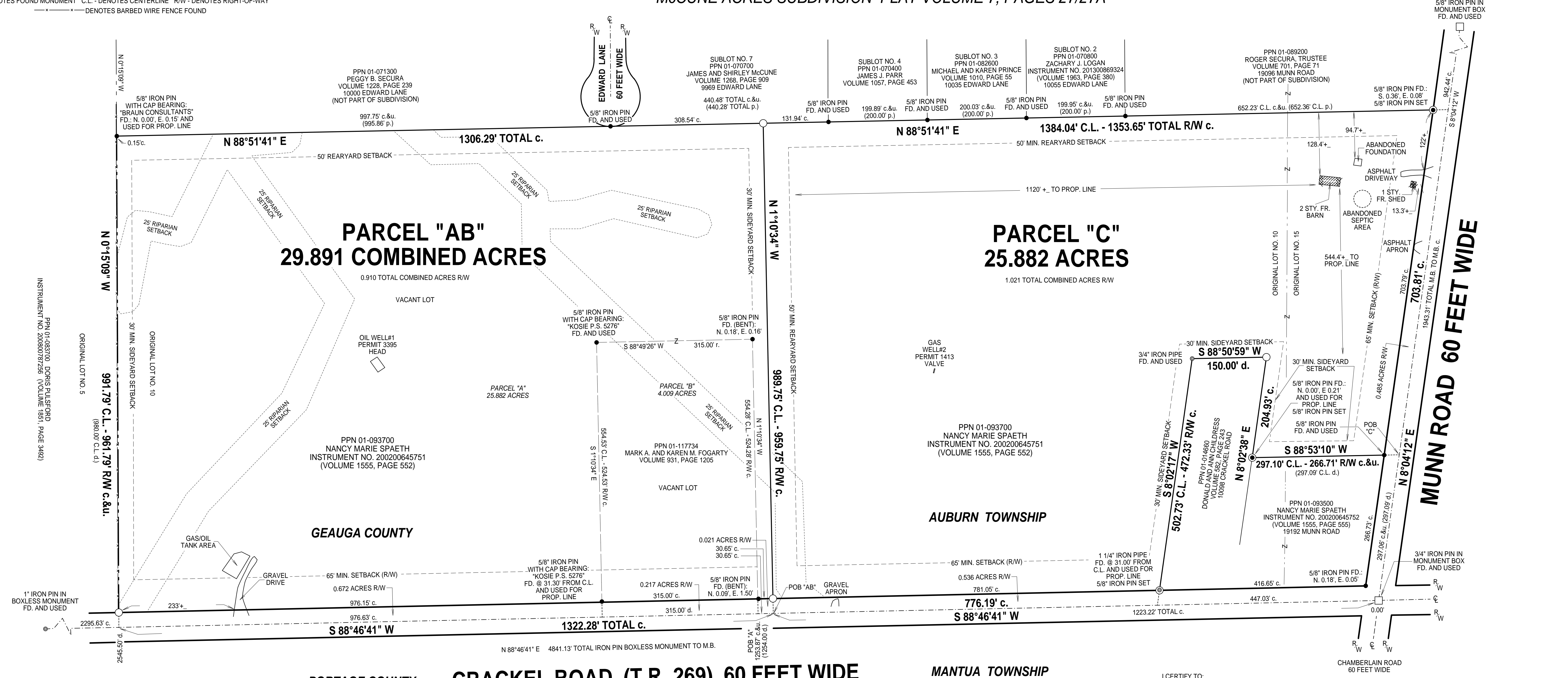
SCHEDULE 4.03(k); R-1 RESIDENTIAL 3 ACRE DISTRICT
(SINGLE FAMILY DWELLING)
MINIMUM LOT AREA: 3.00 ACRES
MINIMUM FRONTAGE: 200 FEET
MINIMUM SETBACK: 65 FEET FROM R/W
MINIMUM SIDEYARD: 30.00 FEET
MINIMUM REARYARD: 50 FEET
MAXIMUM LOT COVERAGE: 10%
25' RIPARIAN SETBACK (50' TOTAL)

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.



- - DENOTES 5/8" x 30" IRON (STEEL) REBAR PIN (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- 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
- x—x—x— DENOTES BARBED WIRE FENCE FOUND

McCUNE ACRES SUBDIVISION PLAT VOLUME 7, PAGES 27/27A



PORTAGE COUNTY CRACKEL ROAD (T.R. 269) 60 FEET WIDE

MANTUA TOWNSHIP

I CERTIFY TO:
NANCY MARIE SPAETH, MARK A., AND KAREN M. FOGARTY

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

SEPTIC SYSTEM INFORMATION
THE LOCATION OF ANY EXISTING SEPTIC SYSTEM INFORMATION SHOWN ON THIS PLAT OF SURVEY WAS PROVIDED BY: MARK A., AND KAREN M. FOGARTY
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.

ZONING ACCEPTANCE
THIS RE-SURVEY, LOT SPLIT, AND CONSOLIDATION OF LOTS COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION.
THIS DAY OF _____, 2014.
AND IS ACCEPTED BY:
SIGNED _____
PRINTED _____
AUBURN TOWNSHIP ZONING INSPECTOR.

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, NAVD88, 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 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. 853 2014