

TRUE NORTH^(GEODETIC)
NORTH
O.D.OT. VRS AND CORS GNSS NETWORK
NAD83, NAVD88, GRS80, GEOID12A



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
L - DENOTES LOT LINE
P - DENOTES PROPERTY LINE
POB - DENOTES "POINT OF BEGINNING"

100 75 50 25 0 100 200 300

GRAPHIC SCALE: 1" ^{EQUALS} 100'

○ -DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN
WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET

TOWNSHIP/CITY/VILLAGE:	MONTH: 28TH	PAGE:
NEWBURY TOWNSHIP ORIGINAL LOT NO. 17, TRACT NO. 1 GEAUGA COUNTY, OHIO	OCTOBER	ONE
SUBLOT NO. 33 (NORTH PROPERTY LINE)	YEAR: 2014	ONE
SURVEY FOR: DALE AND PAULA OLIVER		

PROPERTY LINE RE-SURVEY OF
PPN 23-061850 DALE AND PAULA OLIVER
INSTRUMENT NO. 200100617013
VOLUME 1439, PAGE 469
14149 FAIRGATE BOULEVARD

BASIS OF RESEARCH AND RECORDS

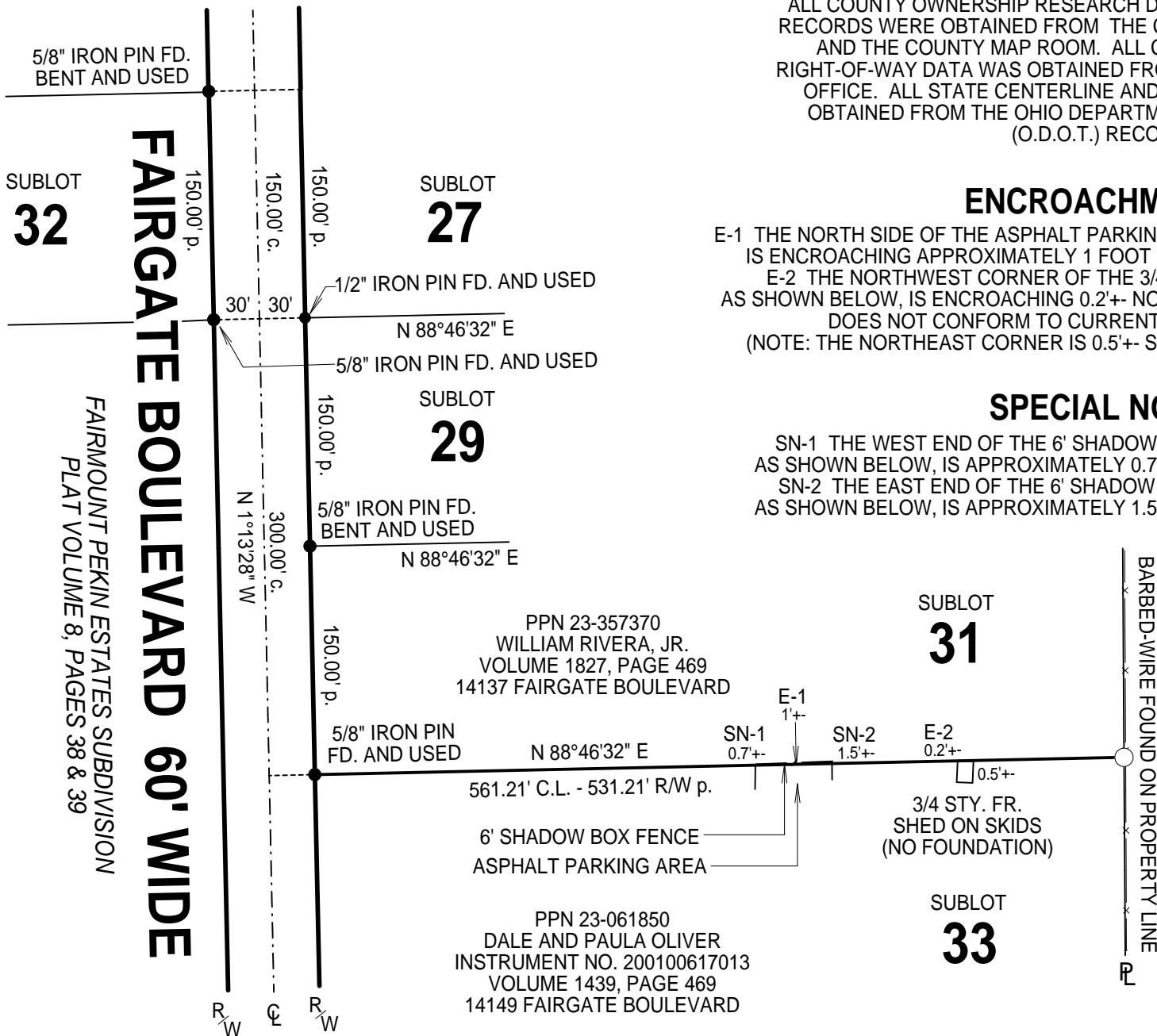
ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM. ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE COUNTY ENGINEER'S OFFICE. ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT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

ENCROACHMENTS

E-1 THE NORTH SIDE OF THE ASPHALT PARKING AREA (OLIVER), AS SHOWN BELOW, IS ENCROACHING APPROXIMATELY 1 FOOT NORTH OF THE PROPERTY LINE
E-2 THE NORTHWEST CORNER OF THE 3/4 STORY FRAME SHED (OLIVER), AS SHOWN BELOW, IS ENCROACHING 0.2'+- NORTH OF THE PROPERTY LINE AND DOES NOT CONFORM TO CURRENT ZONING REGULATION.
(NOTE: THE NORTHEAST CORNER IS 0.5'+- SOUTH OF THE PROPERTY LINE).

SPECIAL NOTES

SN-1 THE WEST END OF THE 6' SHADOW BOX FENCE (OWNER UNKNOWN), AS SHOWN BELOW, IS APPROXIMATELY 0.7' NORTH OF THE PROPERTY LINE.
SN-2 THE EAST END OF THE 6' SHADOW BOX FENCE (OWNER UNKNOWN), AS SHOWN BELOW, IS APPROXIMATELY 1.5' NORTH OF THE PROPERTY LINE.



ZONING INFORMATION

AS OF MARCH 2ND, 2012
R-1 RESIDENTIAL ZONING
MIN. SIDEYARD: 30'
MIN. REARYARD: 50'

SURVEYOR'S CERTIFICATION

I CERTIFY TO: DALE AND PAULA OLIVER

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, NAVD88, GRS80, GEOID12A). 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. IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 2305.09(E) OF THE OHIO REVISED CODE, THE STATUTE OF LIMITATIONS OF THIS SURVEY HEREBY EXPIRES FOUR (4) YEARS FROM THE DATE SHOWN HEREON. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN HEREON. 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 NO. 8167



SITUATED IN THE TOWNSHIP OF NEWBURY,
COUNTY OF GEAUGA AND STATE OF OHIO
AND KNOWN AS BEING SUBLOT NO. 33 IN
FAIRMOUNT PEKIN ESTATES AS RECORDED
IN PLAT VOLUME 8, PAGES 38 & 39 OF
GEAUGA COUNTY RECORDS AND DEEDS, OF
PART OF, ORIGINAL LOT NO. 17, IN TRACT
NO. 1, WITHIN SAID TOWNSHIP.

This plat was prepared by
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DBK PLAT NO. 875 2014