

PLAT OF RE-SURVEY, LOT SPLIT, AND CONSOLIDATION OF  
**AND PPN 25-040400 DANIEL C. SLABAUGH AND SUSAN J. SLABAUGH**

**PPN 25-040500 JOE A. KAUFFMAN, SARA R. KAUFFMAN,  
 ROBERT J. KAUFFMAN AND LAVINA KAUFFMAN**

**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 (D.O.T.) RECORDS.

**BUILDING LOCATION INFORMATION**

THE LOCATION OF ALL BUILDINGS AND DRIVES SHOWN HEREON WERE ESTABLISHED BY ACTUAL FIELD MEASUREMENT AND IMAGE TO DIGITIZATION PROCESSES USING GEAGAUA REALINK ORTHOPHOTOS AND SHOULD BE USED AS REFERENCE ONLY.

**BUILDING INFORMATION**

- B-1 1-2 STY. FRAME AGRI. BARN
- B-2 3/4 STY. FRAME SHED ON SKIDS
- B-3 2-3 STY. BLOCK-FRAME AGRI. BARN
- B-4 1 STY. METAL GARAGE
- B-5 1 STY. BLOCK WORKSHOP
- B-6 3/4 STY. BLOCK-FRAME AGRI. SHED
- B-7 1 STY. FRAME AGRI. CORN CRIB
- B-8 3/4 STY. FRAME TOOL SHED ON SKIDS (SEE NOTE)
- D1 1-2 STY. FRAME DWELLING AREA HSE. NO. 17333
- D2 1-2 STY. FRAME DWELLING AREA HSE. NO. 17406
- NC1 NEW CONSTRUCTION AREA 1 STY. BLOCK-FRAME WORKSHOP (SEE NOTE)
- I-1 1 STY. METAL ICE HSE. (SEE NOTE)

**BUILDING NOTES**

AGRI. SHED B-8 IS TO BE MOVED OFF OF THE PROPERTY LINE SO AS TO CONFORM TO CURRENT ZONING REGULATION.  
 ICE HOUSE I-1 (IF DETERMINED TO BE NON-AGRICULTURAL) AND NEW CONSTRUCTION AREA NC1 ARE TO BE SUBMITTED TO THE PARKMAN TOWNSHIP ZONING BOARD OF APPEALS FOR VARIANCE PROCESSING. FOR MORE INFORMATION CONTACT THE PARKMAN TOWNSHIP ZONING: MR. JOHN SPELICH, ZONING INSPECTOR (WEDNESDAYS 6PM-7:30PM) PH. 330-889-3666. M. 330-219-3698. EMAIL: rcavictor42@aol.com

**ZONING INFORMATION**

R-1 RESIDENTIAL DISTRICT  
 SECTION 402.4 MINIMUM LOT AREA: THE MINIMUM LOT AREA SHALL BE 2.5 ACRES  
 SECTION 402.5 MINIMUM LOT WIDTH  
 THE MINIMUM LOT WIDTH SHALL BE 200 FEET EXCEPT AS FOLLOWS:  
 A. LOTS LOCATED ON THE ARC OF A PERMANENT CUL-DE-SAC ROAD TURNAROUND.  
 1. THE MINIMUM LOT WIDTH AT THE FRONT LOT LINE SHALL BE 60 FEET.  
 2. THE MINIMUM LOT WIDTH AT THE FRONT BUILDING SETBACK LINE (FRONT YARD) SHALL BE 200 FEET.  
 B. REAR LOTS SHALL BE IN ACCORDANCE WITH SECTION 402.16.  
 SECTION 402.6 MINIMUM YARDS  
 A. THE MINIMUM YARDS FOR ALL BUILDINGS, STRUCTURES, AND USES, EXCEPT ACCESSORY BUILDINGS, STRUCTURES, AND USES SHALL BE AS FOLLOWS:  
 1. FRONT YARD: 75 FEET FROM THE ROAD RIGHT-OF-WAY  
 2. EACH SIDE YARD: 25 FEET  
 3. REAR YARD: 25 FEET  
 B. THE MINIMUM YARDS FOR ALL ACCESSORY BUILDINGS, STRUCTURES, AND USES SHALL BE AS FOLLOWS:  
 1. FRONT YARD: 75 FEET FROM THE ROAD RIGHT-OF-WAY  
 2. EACH SIDE YARD: 25 FEET  
 3. REAR YARD: 25 FEET  
 C. THE MINIMUM SIDE YARD CONTIGUOUS WITH THE ROAD RIGHT-OF-WAY FOR ALL BUILDINGS, STRUCTURES, AND USES ON CORNER LOTS SHALL BE AS FOLLOWS:  
 1. SAME AS MINIMUM FRONT YARD.  
 SECTION 402.16 REAR LOTS  
 REAR LOTS SHALL BE IN ACCORDANCE WITH ALL OF THE APPLICABLE REGULATIONS FOR THE R-1 RESIDENTIAL DISTRICT AND THE FOLLOWING REGULATIONS:  
 A. THE MINIMUM LOT AREA SHALL BE TWO AND A HALF (2.5) ACRES, EXCLUSIVE OF THE AREA IN THE ROAD RIGHT-OF-WAY AND THE ACCESS STRIP AS PROVIDED HEREIN.  
 B. THERE SHALL BE NO MORE THAN ONE (1) REAR LOT BEHIND AND CONTIGUOUS WITH A FRONT LOT AND SAID FRONT LOT SHALL HAVE THE MINIMUM LOT WIDTH AND AREA AS REQUIRED BY THIS RESOLUTION OR SHALL BE A LAWFUL LOT OF RECORD.  
 C. AN ACCESS STRIP, THE PORTION OF THE REAR LOT THAT CONNECTS IT TO A PUBLIC ROAD, SHALL:  
 1. BE IN FEE SIMPLE OWNERSHIP ONLY. NO EASEMENTS OF ACCESS OR COMMON DRIVEWAYS SHALL BE PERMITTED.  
 2. BE A PART OF AND REMAIN IN THE SAME OWNERSHIP AS THE REAR LOT.  
 3. HAVE MINIMUM SIXTY (60) FEET OF FRONTAGE ON A PUBLIC ROAD AT THE FRONT LOT LINE AND SHALL BE A MINIMUM SIXTY (60) FEET IN WIDTH ALONG ITS ENTIRE LENGTH.  
 4. COMPLY WITH THE DRIVEWAY REGULATIONS AS NOTED IN ARTICLE VI.  
 5. NOT BE INCLUDED IN CALCULATING THE MINIMUM AREA OF A REAR LOT.  
 6. NOT HAVE ANY BUILDINGS, STRUCTURES OR PONDS LOCATED WITHIN IT EXCEPT FOR THE DRIVEWAY SERVING THE PRINCIPAL BUILDING, STRUCTURE OR USE.  
 7. NOT FORM A PART OF THE BUILDING SETBACKS (YARDS) REQUIRED BY THIS RESOLUTION.  
 8. NOT BE CONTIGUOUS WITH ANOTHER ACCESS STRIP TO A REAR LOT.  
 D. THERE SHALL BE A MINIMUM FRONT BUILDING SETBACK (FRONT YARD) OF 75 FEET MEASURED FROM THE REAR LOT LINE OF THE FRONT LOT.  
 E. THERE SHALL BE NO MORE THAN ONE (1) PRINCIPAL BUILDING, STRUCTURE, OR USE, ALONG WITH ANY ACCESSORY BUILDINGS, STRUCTURES, AND USES IN ACCORDANCE WITH SECTIONS 402.0, ALLOWED ON A REAR LOT.

TOWNSHIP/CITY/VILLAGE: PARKMAN TOWNSHIP ORIGINAL LOTS NO. 2 AND 3, IN SECTION NO. 13, AND LOT NO. 4, IN SECTION NO. 8, GEAUGA COUNTY, OHIO	MONTH: YEAR:	PAGE: ONE OF ONE
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**CITY / TOWNSHIP, LOT, TRACT, SECTION,  
 SUBDIVISION, COUNTY, STATE AND  
 WESTERN RESERVE INFORMATION**

SITUATED IN THE TOWNSHIP OF PARKMAN, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOTS NO. 2 AND 3, IN SECTION NO. 13, AND PART OF ORIGINAL LOT NO. 4, IN SECTION NO. 8, WITHIN SAID TOWNSHIP.

**TRUE NORTH (GEODETIC)  
 NORTH**

O.D.O.T. VRS AND CORRS GNSS NETWORK  
 NAD83, NAVD88, GRS80, GEOID12A



**GRAPHIC SCALE: 1" equals 100'**

- DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- DENOTES BARBED WIRE FENCE FOUND
- 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 O.H. - DENOTES OVERHANG
- ℓ - DENOTES LOT LINE ℙ - DENOTES PROPERTY LINE POB - DENOTES "POINT OF BEGINNING"



**AUDITOR'S ACCEPTANCE**

**ZONING ACCEPTANCE**

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

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

AND IS ACCEPTED BY:

SIGNED \_\_\_\_\_  
 PRINTED MR. JOHN SPELICH  
 PARKMAN TOWNSHIP ZONING INSPECTOR.

**SURVEYOR'S CERTIFICATION**

I CERTIFY TO:  
 DANIEL C. AND SUSAN J. SLABAUGH & JOE A. KAUFFMAN, SARA R. KAUFFMAN, ROBERT J. KAUFFMAN AND LAVINA KAUFFMAN  
 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 CORRS 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

**DBK PLAT  
 NO. 877 2014R**



**3.596 TOTAL  
 SPLIT / COMBINED  
 ACRE PARCEL**

**32.448 TOTAL  
 SPLIT / COMBINED  
 ACRE PARCEL**

**3.350 ACRE PARCEL**

**SEPTIC SYSTEM INFORMATION DISCLAIMER**  
 THE LOCATION OF ANY EXISTING SEPTIC SYSTEM INFORMATION SHOWN HEREON WAS PROVIDED BY:  
 DANIEL C. SLABAUGH AND JOE A. KAUFFMAN

AND NO LIABILITY IS ASSUMED BY D.B. KOSIE & ASSOCIATES (R.L. KOSIE, P.S. 8167) FOR THE EXISTENCE, LOCATION, CONDITION, TYPE OR SIZE OF ANY UNDERGROUND STRUCTURE THAT IS NOT VISIBLE, ANY MISFITTING OR MALPROPRIUM, OR THAT WHICH IS NOT SHOWN HEREON. ALWAYS CALL THE OHIO UTILITIES PROTECTION SERVICE (O.U.P.S.) AT 1-800-362-2764 PRIOR TO ANY EXCAVATION.

1" IRON PIN IN MONUMENT BOX ASSEMBLY FD. AND USED

PPN 25-043400  
 FRANK KOVACH, TRUSTEE; ROBERT A. KOVACH AND SHIRLEY A. SHARBETIAN  
 INSTRUMENT NO. 200500716858  
 VOLUME 1760, PAGE 3385, PARCEL 2 (IN PART)

PPN 25-190611  
 FREEMAN J. MILLER AND CORA L. MILLER  
 INSTRUMENT NO. 200600747638  
 VOLUME 1802, PAGE 3093

PPN 25-190367  
 BARBARA IRWIN ROBERTSON, ET AL.  
 INSTRUMENT NO. 200600751916  
 VOLUME 1808, PAGE 1683, FIRST PARCEL  
 AGRICULTURAL CONSERVATION EASEMENT  
 INSTRUMENT NO. 200700771026  
 VOLUME 1832, PAGE 3380

PPN 25-040500  
 JOE A. KAUFFMAN, SARA R. KAUFFMAN,  
 ROBERT J. KAUFFMAN AND LAVINA KAUFFMAN  
 INSTRUMENT NO. 201200851468  
 VOLUME 1938, PAGE 3168, PARCEL 2 (IN PART)  
 0.348 ACRES

PPN 25-031300  
 FREEMAN J. MILLER AND CORA L. MILLER  
 VOLUME 885, PAGE 1249  
 17290 HOSMER ROAD

PPN 25-031400  
 FREEMAN J. MILLER AND CORA L. MILLER  
 INSTRUMENT NO. 200700758883  
 VOLUME 1817, PAGE 2378

PPN 25-040400  
 DANIEL C. SLABAUGH AND SUSAN J. SLABAUGH  
 VOLUME 1302, PAGE 340  
 17330 HOSMER ROAD

PPN 25-038400  
 BARBARA IRWIN ROBERTSON, ET AL.  
 INSTRUMENT NO. 200600751916  
 VOLUME 1806, PAGE 1683, THIRD PARCEL

PPN 25-040500  
 JOE A. KAUFFMAN, SARA R. KAUFFMAN,  
 ROBERT J. KAUFFMAN AND LAVINA KAUFFMAN  
 INSTRUMENT NO. 201200851468  
 VOLUME 1938, PAGE 3168, PARCEL 2 (IN PART)  
 17406 HOSMER ROAD

PPN 25-040200  
 INSTRUMENT NO. 201200851468  
 VOLUME 1938, PAGE 3168, PARCEL 4  
 17420 HOSMER ROAD

PPN 25-049180  
 CRAIG D. SHANOWER AND HELEN LOCKHART  
 INSTRUMENT NO. 200100614204  
 VOLUME 1643, PAGE 453  
 17544 HOSMER ROAD

PPN 25-046800  
 CHARLES W. SOLTIS AND MICHELLE L. SOLTIS  
 INSTRUMENT NO. 200100614204  
 VOLUME 1425, PAGE 1187  
 17434 HOSMER ROAD

PPN 25-065900  
 DONALD ROLLIE OLMSTEAD  
 VOLUME 726, PAGE 143  
 17445 MADISON ROAD

This plat was prepared by  
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