

TOWNSHIP/CITY/VILLAGE:	MONTH:	PAGE:
SECTION NO. 2 IN TROY TOWNSHIP GEAUGA COUNTY, OHIO	YEAR:	ONE OF ONE
SURVEY FOR: HENRY M. AND SADIE R. MILLER		

TRUE NORTH (GEODETIC)
NORTH
O.D.O.T. VRS AND CORS GNSS NETWORK
NAD83 (2011), NAVD88, GRS80, GEOID12A

PLAT OF RE-SURVEY AND LOT SPLIT OF:
PPN 32-046111,
HENRY M. AND SADIE R. MILLER
DOR: VOLUME 619, PAGE 727, PARCEL NO. 2

**CITY / TOWNSHIP, LOT, TRACT, SECTION,
SUBDIVISION, COUNTY, STATE AND
WESTERN RESERVE INFORMATION**

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEAUGA
AND STATE OF OHIO AND KNOWN AS BEING PART OF
ORIGINAL SECTION NO. 2 WITHIN SAID TOWNSHIP.

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 AND LOT SPLIT COMPLIES WITH
THE APPLICABLE TROY TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____, 2015.

AND IS ACCEPTED BY:

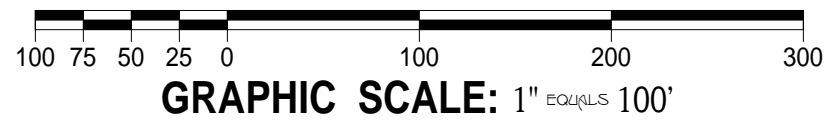
SIGNED _____
PRINTED _____
TROY TOWNSHIP ZONING INSPECTOR.

VARIANCE INFORMATION:

PATCH ROAD
(T.R. NO. 205, 60 FEET WIDE)
N 88°47'42" E
1" IRON PIN IN
MONUMENT BOX
FD. AND USED
C.L. STA.: 113+83.75 c.&u.
(113+86.7 COUNTY)

C.L. PI STA.: 106+58.33 c.&u.
(106+61.00 COUNTY)

C.L. PI STA.: 90+76.44 c.&u.
(90+78.50 COUNTY)



- DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN
WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- DENOTES APPROX. EDGE OF TREE LINE
- x—x— DENOTES BARBED WIRE FENCE FOUND
- ⊙ DENOTES EXISTING TELEPHONE POLE

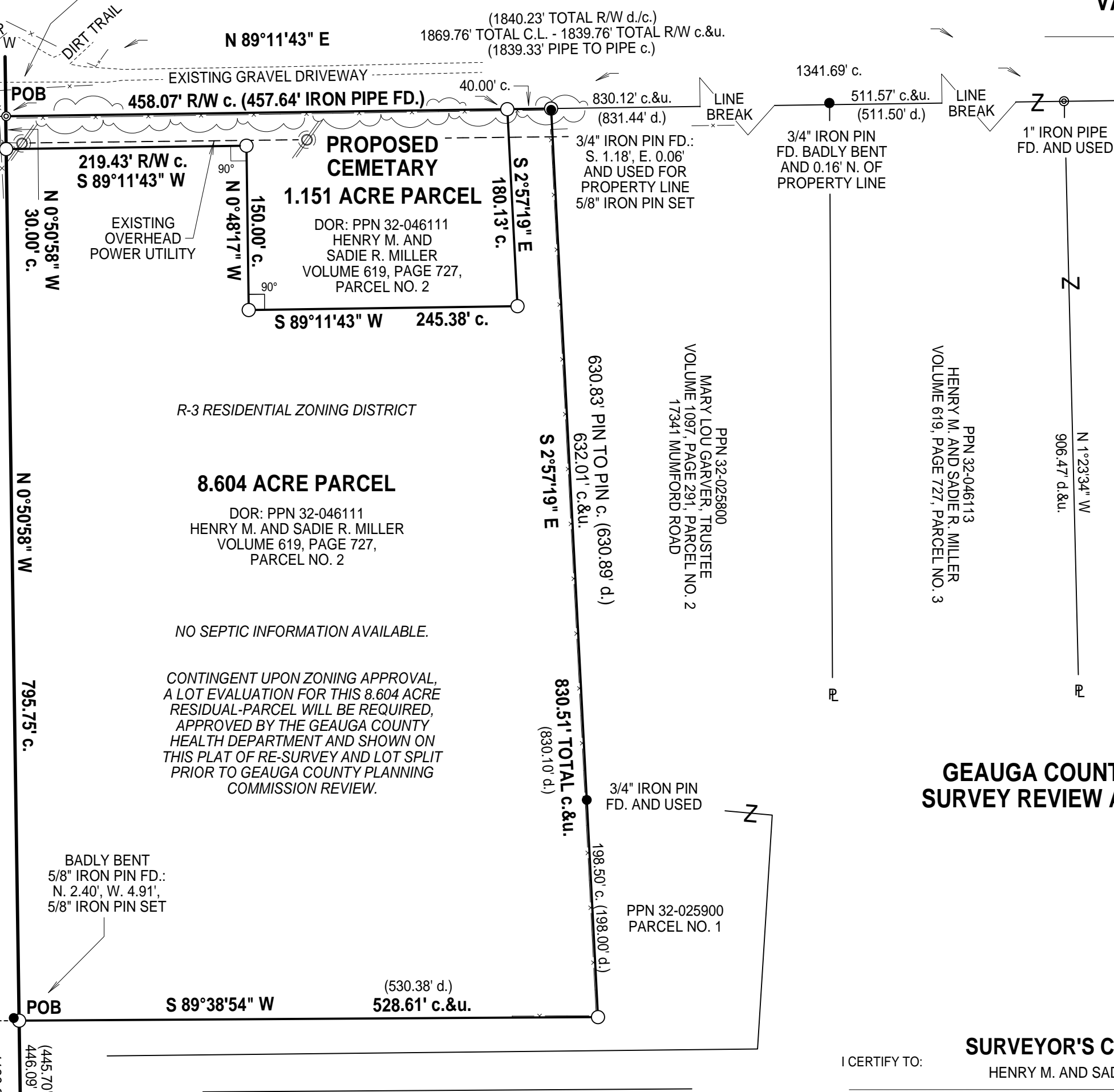
ADDITIONAL DENOTATION

- c. - DENOTES CALCULATED MEASUREMENT
- r. - DENOTES RECORD MEASUREMENT
- d. - DENOTES DEED MEASUREMENT
- p. - DENOTES PLAT MEASUREMENT
- u. - DENOTES USED MEASUREMENT
- FD. - DENOTES FOUND MONUMENT
- C.L. - DENOTES CENTERLINE
- R/W - DENOTES RIGHT-OF-WAY
- POB - DENOTES "POINT OF BEGINNING"
- DOR - DENOTES DEED OF RECORD
- ℙ - DENOTES PROPERTY LINE

1" IRON PIPE FD.:
N. 0.01', E. 0.44',
30.44' FROM C.L. AND
USED FOR PROPERTY
LINE AND CORNER
REFERENCE

NOTE:
NO LOT EVALUATION
WILL BE REQUIRED
FOR THE PROPOSED
CEMETARY.

PPN 32-046114
HENRY M. AND SADIE R. MILLER
VOLUME 619, PAGE 727, PARCEL NO. 5 (IN PART)
17205 MUMFORD ROAD



THE CENTERLINE OF MUMFORD ROAD (C.H. NO. 24) SHOWN HEREON IS BASED ON THE 1966 OHIO DEPARTMENT OF TRANSPORTATION (ODOT)
IMPROVEMENT PLANS OF MUMFORD ROAD (ODOT PROJECT NO. S-121.9(1) - SECTIONS E, F, G, AND H) AND
RECORDED IN ODOT RECORDS (CH-024-E-H-MUMFORD ROAD 1966 PLANS, PDF IN THE GEAUGA COUNTY ENGINEER'S RECORDS)

MUMFORD ROAD

(AKA MUMFORDS CORNERS ROAD, C.H. NO. 24, 60 FEET WIDE)

**GEAUGA COUNTY AUDITOR
SURVEY REVIEW ACCEPTANCE**

SURVEYOR'S CERTIFICATION

I CERTIFY TO: HENRY M. AND SADIE R. MILLER

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 (2011), 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

PPN 32-052250
WILLIAM W., JR. AND ERMA M. KURTZ
DOCUMENT NO. 201300862603
VOLUME 1954, PAGE 2490
17351 MUMFORD RD

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying
11040 Madison Road
Montville, Ohio 44064
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DBK PLAT NO.: 882 2015