

RE-SURVEY (UPDATE), LOT SPLITS, AND CONSOLIDATION PLAT OF:
Leonard J. and Patricia A. Hall & Robert A. and Christine E. Linn

DEEDS OF RECORD:
 PPN 25-032450, Leonard J. Hall and Patricia A. Hall, Volume 973, Page 962, 19019 Hobart Road and
 PPN 25-017870, Robert A. Linn and Christine E. Linn, Volume 1286, Page 511, 19065 Hobart Road

**TOWNSHIP, LOT, TRACT, SECTION,
 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 Lot No. 6,
 in Section No. 25, within said Township and Township 6, Range 6
 in The Connecticut Western Reserve.

PPN 25-190098
 Reewood, Inc.
 Volume 647, Page 67, Parcel "B"

Situated in The	Month:	Page:
Parkman Township Original Lot No. 6, Tract No. 25 Gauga County, Ohio		ONE of ONE
Survey for:	Leonard J. and Patricia A. Hall & Robert A. and Christine E. Linn	

BASIS OF RESEARCH AND RECORDS

All county ownership research data and previous survey records were obtained from The County Recorder's Office and 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 Records.

TRUE NORTH (Geoidic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS80, Geoid12a



GRAPHIC SCALE: 1" = 50'

○ Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) 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
 m.-Denotes measured distance fd.-Denotes found monument
 PPN -Denotes permanent parcel number IN -Denotes instrument number
 C./C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
 L.-Denotes lot line R.-Denotes property line
 POB -Denotes point of beginning



ZONING INFORMATION

Parkman Township Zoning Resolution # 1 (Published 2013)
 R-1 Residential Zoning
 Parkman Zoning PO Box 688 Parkman Ohio, 44080
 parkmanzoning@windstream.net
 John Spelich, Zoning Inspector
 Cell - 330-219-3698 E-mail - rcavictor42@aol.com

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.
 3. 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 402.7 Maximum Height
 A. The maximum height of all buildings, structures, and uses except those listed in paragraph B herein shall be 30 feet or 3 stories, whichever is lesser.

- B. Special maximum heights
1. Bellies, church spires, clock towers, cupolas, chimneys and flagpoles: no maximum height requirement
 2. Wireless telecommunications towers and appurtenant facilities shall be in accordance with article XIII.
 3. Radio and/or television antennas shall not exceed 80 feet in total height. Height of the antenna from the base to the top shall not exceed the distance from the base of the antenna to the nearest property line, minus 20 feet. Exceptions to this regulation shall be ham radio operator towers. Parkman Township Zoning Resolution IV-B Effective November 14, 2013 which shall not exceed 120 feet in total height, as long as the tower also complies with the requirement that the height of the antenna from the base to the top may not exceed the distance from the base of the antenna to the nearest property line, minus 20 feet.
 4. Fences and walls shall not exceed (8) feet in height in any front yard and eight (8) feet in height in any side or rear yard, except as otherwise provided herein.
 5. Wind system devices shall not exceed 80 feet in total height. Height from the base to the top shall not exceed the distance from the base to the nearest property line, minus 20 feet.

Section 402.8 Maximum Lot Coverage
 The maximum lot coverage shall be 40 percent

AUDITOR'S APPROVAL

ZONING ACCEPTANCE

This Re-survey, Lot Split and Consolidation of Lots complies with the applicable Parkman Township Zoning Resolution.

This ___ day of ___, 2015,

and is accepted by:

Signed _____
 Printed John Spelich, Zoning Inspector
 Parkman Township Zoning Inspector

SURVEYOR'S CERTIFICATION

I certify to: Leonard J. and Patricia A. Hall & Robert A. and Christine E. Linn

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

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by: Digitized image photogrammetry (Gaugua REALink) and actual field observations 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 structure shown hereon, any mistitling or malproprium, or that which is not shown on this drawing.

EXISTING SEPTIC SYSTEM DISCLAIMER

All existing septic system information shown hereon was provided by: Zeigler Earthworks, Inc. 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 above or underground structure shown hereon, any mistitling or malproprium, or that which is not shown on this drawing. Always call The Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.

PROPOSED SEPTIC SYSTEM DISCLAIMER

All proposed septic system information shown hereon was provided by: Zeigler Earthworks, Inc. and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the proposed location, future placement, condition, type or size, nor for any use or reliance upon any information that is shown hereon, any mistitling or malproprium, or that which is not shown on this drawing. Always call The Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.



REYNOLDS ROAD
 NELSON TOWNSHIP PORTAGE COUNTY

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

DBK PLAT NO.: 893 2015