

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.

ZONING INFORMATION

R3 - Medium Density Residential Zoning District
Troy Township Zoning Resolution IV-8 to IV10 Amended May 22, 2015

Section 402.4 Minimum Lot Area R-3 Residential District
The minimum lot area shall be three (3) acres.
Section 402.5 Minimum Lot Frontage and Width R-3 Residential District
A. The minimum lot frontage and width shall be two hundred and fifty (250) feet, except for lots located on a permanent cul-de-sac road turnaround.
Section 402.6 Minimum Yard Setbacks R-3 Residential District
A. The minimum yard setbacks for all buildings, structures, and uses, except accessory buildings, structures, and uses shall be as follows:
1. Front yard setback: 75 feet
2. Each side yard setback: 25 feet
3. Rear yard setback: 45 feet
B. The minimum yard setbacks for all accessory buildings, structures, and uses except as otherwise provided in Section 402.2.2 shall be as follows:
1. Front yard setback: 75 feet
2. Each side yard setback: 25 feet
3. Rear yard setback: 35 feet
Section 402.7 Maximum Height R-3 Residential District
A. The maximum height of all buildings, structures, and uses except listed in paragraph B herein shall be 35 feet or 2 1/2 stories, whichever is lesser.
B. Special maximum heights
1. Belfries, church spires, clock towers, cupolas, chimneys and flagpoles: no maximum height limitation.
2. Radio and/or television antennas shall not exceed ten (10) feet in height above the roof line if attached to a building or structure, or forty-five (45) feet if mounted in the ground. Satellite dish antennas shall be permitted in the R-3 district if thirty-nine (39) inches (3.3 feet or 1 meter) or less in diameter. Satellite dish antennas shall be in the rear yard if larger than thirty-nine (39) inches in diameter.
Section 402.8 Maximum Lot Coverage R-3 Residential District
The maximum lot coverage shall be 10 percent.
Section 402.9 Minimum Floor Area R-3 Residential District
A. The minimum floor area for a single story dwelling unit shall be 1,100 square feet.
B. The minimum floor area for a multi-story dwelling unit shall be:
1. The first floor shall be 800 minimum square feet.
2. The second floor shall be 400 minimum square feet.
3. The third floor shall be 400 minimum square feet.
In calculating the minimum floor area, the following areas shall not be included: basements, attics, garages, enclosed or unenclosed porches, patios and breezeways.

ZONING ACCEPTANCE

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

This day of 20 15.

and is accepted by:

Signed: Printed: Troy Township Zoning Inspector

AUDITOR'S ACCEPTANCE

SURVEYOR'S CERTIFICATION

I certify to: Lester W. Detweiler, Alta N. Detweiler, John L. Detweiler, Arlene Detweiler, Ivan R. Bender and Nora S. Bender

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

PLAT OF RE-SURVEY, LOT SPLIT, AND CONSOLIDATION OF:
PPN 32-074188, Lester W. Detweiler, Alta N. Detweiler, John L. Detweiler and Arlene Detweiler
IN 201200849968, Volume 1936, Page 2560, AKA 17155 Mumford Road
AND
PPN 32-019900, Ivan R. Bender and Nora S. Bender
IN 200500716654, Volume 1760, Page 2199, AKA 17075 Mumford Road

LEGEND

- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- - Denotes 5/8" iron pin with cap bearing: "JW DANIEL RLS 6222" fd. and used unless otherwise noted
- - Denotes zoning setback line
- - Denotes wire fence found near property line
- 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/L - Denotes centerline R/W - Denotes right-of-way (margin) L - Denotes lot line R - Denotes property line POB - Denotes point of beginning

GRAPHIC SETBACK LINES

- 75' min. front yard setback (from R/W, typical on this drawing)
- 25' min side yard setback (typical on this drawing)
- 45' min rear yard setback (typical on this drawing)

BUILDING INFORMATION

- A1: 1 story agricultural garage and stable area
- A2: 3/4 story agricultural frame hay bin area
- A3: 3/4 story agricultural (moveable) frame horse shelter area
- A4: agricultural concrete barnyard pad area
- A5: 2 story agricultural block/frame barn area
- B1: 1 story frame workshop area
- B2: 1 story frame workshop area
- B3: 1 story frame maintenance building and inlaw suite area
- D1: 2 story frame dwelling area
- D2: 1-2 story frame dwelling area

PARCEL INFORMATION

- PARCEL "A"**
4.573 ACRES
(0.175 acres R/W)
Divided from PPN 32-019900
Ivan R. Bender and Nora S. Bender
IN 200500716654
Volume 1760, Page 2199
17075 Mumford Road
- PARCEL "B"**
0.630 ACRES
(0.024 acres R/W)
Divided from PPN 32-019900
Ivan R. Bender and Nora S. Bender
IN 200500716654
Volume 1760, Page 2199
- PARCEL "C"**
45.447 ACRES
(0.148 acres R/W)
Divided from PPN 32-074188
Lester W. Detweiler, Alta N. Detweiler,
John L. Detweiler and Arlene Detweiler
IN 201200849968
Volume 1936, Page 2560
- PARCEL "BC"**
46.077 TOTAL COMBINED ACRES
(0.172 total combined acres R/W)
Divided from PPN 32-074188 (in part)
Lester W. Detweiler, Alta N. Detweiler,
John L. Detweiler and Arlene Detweiler
IN 201200849968
Volume 1936, Page 2560 and
PPN 32-019900 (in part)
Ivan R. Bender and Nora S. Bender
IN 200500716654
Volume 1760, Page 2199
- PARCEL "D"**
3.867 ACRES
(0.207 acres R/W)
Divided from PPN 32-074188
Lester W. Detweiler, Alta N. Detweiler,
John L. Detweiler and Arlene Detweiler
IN 201200849968
Volume 1936, Page 2560

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 malpropiism, or that which is not shown on this drawing.

EXISTING SEPTIC SYSTEM DISCLAIMER

All existing septic system information shown hereon was provided by: Lester W. Detweiler and Ivan R. Bender 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 malpropiism, 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.

TRUE NORTH (Geoidetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, GEOID12a



GRAPHIC SCALE: 1" equals 100'

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 ODOT)

C.L. PI Sta.: 106+58.33 c.&u.
(106+61.0 ODOT)

The centerline of Mumford Road (C.H. No. 24) shown hereon is based on the 1956 Ohio Department of Transportation (ODOT) improvement plan of Mumford Road (ODOT Project No. S-1219 (1) Sections E,G, and H) and recorded in ODOT records.

MUMFORD ROAD

(AKA Mumfords Corners Road, C.H. No. 24, 60 feet wide)

C.L. PI Sta.: 90+76.44 c.&u.
(90+78.50 ODOT)

C.L. PI Sta.: 66+12.99 c.&u.
(66+14.10 ODOT)

NASH ROAD

(T.R. No. 207, 60 feet wide)

1" iron pin in monument box fd. and used
C.L. PI Sta.: 37+23.6
ODOT and used as initial stationing

This plat was prepared by
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DBK PLAT NO.: 895 2015