

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



GRAPHIC SCALE: 1" equals 50'

- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- x — x — Denotes barbed-wire fence found
- - - - - Denotes graphic setback line (see Zoning Information)
- 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)
- ℄ - Denotes lot line R - Denotes property line
- POB - Denotes point of beginning

CONSOLIDATION AND PLAT OF RE-SURVEY OF:

Ray A. Loomis, Jr. and Patricia L. Loomis

Deeds of record:
 PPN 01-117578, Ray A. Loomis, Jr. and Patricia L. Loomis, Volume 841, Page 382,
 PPN 01-117480, Ray A. Loomis, Jr. and Patricia L. Loomis, Volume 836, Page 904, 18160 Thorpe Road and
 PPN 01-118769, Ray A. Loomis, Jr. and Patricia L. Loomis, IN 200300671096, Volume 1669, Page 656

Situated in The	Month:	Page:
Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Lot No. 7, Section No. 3, in Tract No. 2 within said Township and Township 6, Range 8 of The Connecticut Western Reserve		ONE
Survey for:	Year:	of
Ray A. Loomis, Jr. and Patricia L. Loomis		ONE

Last Revised: July 29th, 2015

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.

REFERENCES

1-26-15 Plat of Survey prepared by Schwartz Land Surveying, Inc. PS 7193
 8-5-03 Plat of Survey prepared by D.B. Kosie & Associates PS 8167
 07-06-1998 Thorpe Road Reference Map by Geauga County Engineers as shown on Schwartz's Plat of Survey



ZONING INFORMATION

R-1 residential / 3 acre zoning district as shown on The Auburn Township Zoning Resolution, Schedule 4.03(k): Residential District Schedule (7/21/10), One-Family Dwellings:

Minimum lot area (acres): 3.00 acres
 Minimum lot frontage: 200 feet
 Minimum setback from R/W: 65 feet
 Minimum sideyard setback: 30 feet
 Minimum rear yard setback: 50 feet
 Maximum lot coverage (use): 10%

Zoning Department
 M-F: 7:30 a.m. to 3:30 p.m.
 (440) 543-1660
 Frank Kitko, The Zoning Inspector is in the office every Friday from 3:00 p.m. to 5:00 p.m.

LOT USAGE (COVERAGE)

0.164 acres of 2.149 acres (buildable area)
 7.6% usage (including new 3/4 story gazebo)

ZONING ACCEPTANCE

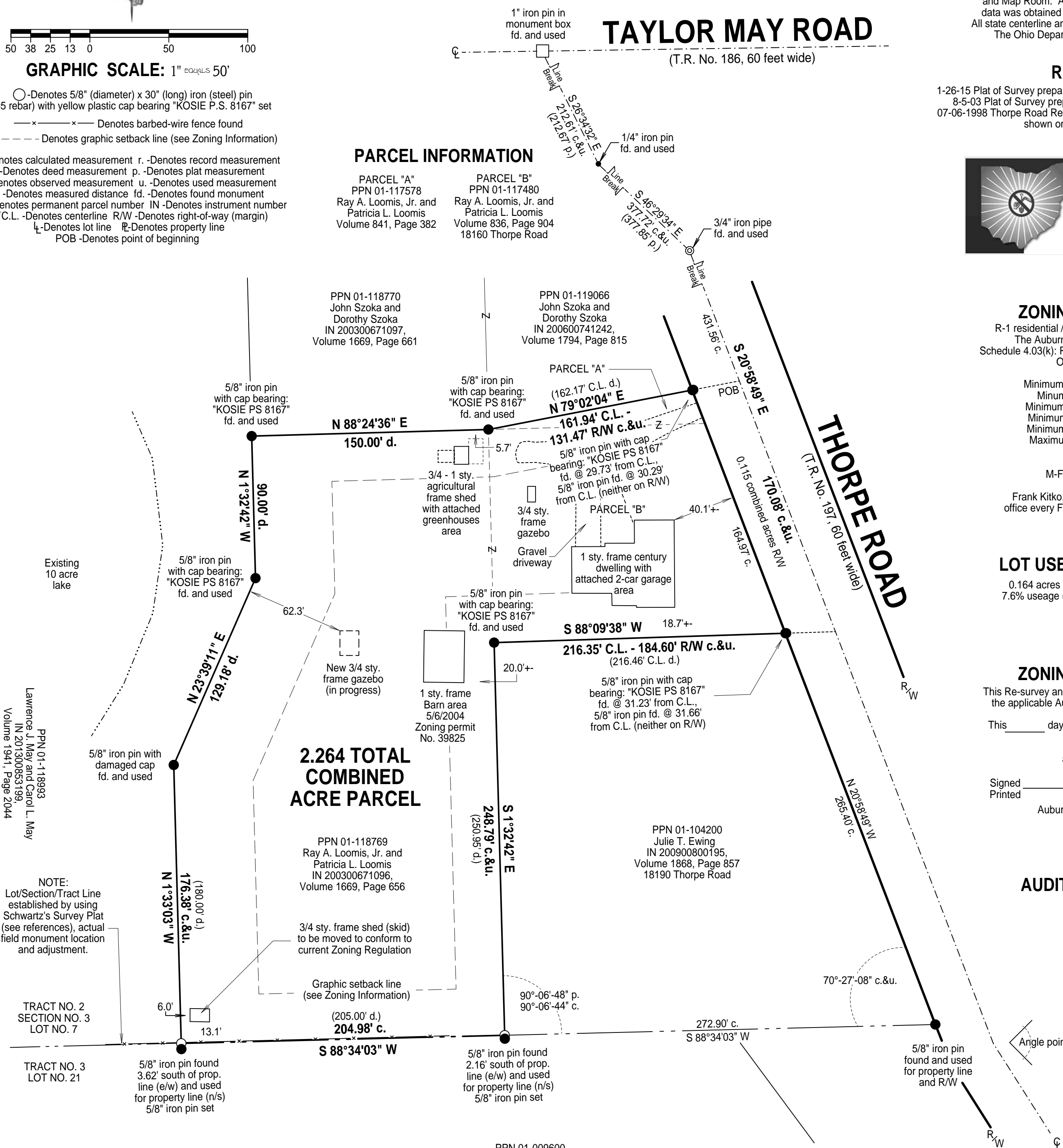
This Re-survey and Consolidation of Lots complies with the applicable Auburn Township Zoning Resolution.

This _____ day of _____, 2015.

and is accepted by:

Signed _____
 Printed Frank Kitko,
 Auburn Township Zoning Inspector

AUDITOR ACCEPTANCE



NOTE:
 Lot/Section/Tract Line established by using Schwartz's Survey Plat (see references), actual field monument location and adjustment.

TRACT NO. 2 SECTION NO. 3 LOT NO. 7

TRACT NO. 3 LOT NO. 21

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by: Digitized image photogrammetry and actual field location

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

PPN 01-009600
 Elmer Ralph Brown and JoAnn Brown, Trustees
 IN 200500711980, Volume 1754, Page 1057
 18266 Thorpe Road

SURVEYOR'S CERTIFICATION

I certify to: Ray A. Loomis, Jr. and Patricia L. Loomis

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, not 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

This plat was prepared by
D.B. Kosie & Associates
 Professional Land Surveying

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DBK PLAT NO. 896 2015