

GRAPHIC SCALE: 1" FOUGLS 50'

 \bigcirc -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 — – 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 Ç/C.L. -Denotes centerline R/W -Denotes right-of-way (margin) 4-Denotes lot line P-Denotes property line POB -Denotes point of beginning

Existing

10 acre

lake

5/8" iron pin with

damaged cap

fd. and used

PPN 01-118993 Lawrence J. May and Carol L. May IN 201300853199, Volume 1941, Page 2044

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

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

1" iron pin in

monument box

fd. and used

PARCEL "B"

PPN 01-117480

Ray A. Loomis, Jr. and

Patricia L. Loomis

Volume 836, Page 904

5/8" iron pin

with cap bearing: "KOSIE PS 8167"

fd. and used

_5/8" iron pin -

with cap bearing: "KOSIE PS 8167"

fd. and used

\$ 1°32'42" E 248.79' c.&u. (250.95' d.)

20.0'+-

3/4 sty.

frame

gazebo Gravel

3/4 - 1 sty.

agricultural

frame shed

with attached

greenhouses

area

1 sty. frame

Barn area

5/6/2004

Zoning permit

18160 Thorpe Road

PPN 01-119066

John Szoka and

Dorothy Szoka IN 200600741242,

Volume 1794, Page 815

PARCEL "A" (162.17' C.L. d.)

N 79°02'04" E

_161.94' C.L. -

-131.47 R/W c.&u.-Z

5/8" iron pin with cap 5/8" iron pin with cap bearing: "KOSIE PS 8167" td. @ 29.73' from C.L., fd. @ 30.29' 5/8" iron pin fd. @ 30.29' for C.L., peither on R/W)

from C.L. (neither on R/W)

PARCEL "B"

1 sty. frame century

dwelling with

attached 2-car garage

S 88°09'38" W

18.7'+-

PPN 01-104200

Julie T. Ewing IN 200900800195,

Volume 1868, Page 857

18190 Thorpe Road

272.90' c.

S 88°34'03" W

216.35' C.L. - 184.60' R/W c.&u.

(216.46' C.L. d.)

5/8" iron pin with cap bearing: "KÖSIE PS 8167"

fd. @ 31.23' from C.L.,

5/8" iron pin fd. @ 31.66'

from C.L. (neither on R/W)

PARCEL INFORMATION

PPN 01-117578

Ray A. Loomis, Jr. and

Patricia L. Loomis

Volume 841, Page 382

PPN 01-118770

John Szoka and

Dorothy Szoka

IN 200300671097,

Volume 1669, Page 661

N 88°24'36" E

150.00' d.

New 3/4 sty

frame gazebo

(in progress)

2.264 TOTAL

COMBINED

ACRE PARCEL

PPN 01-118769

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

IN 200300671096,

Volume 1669, Page 656

3/4 sty. frame shed (skid)

to be moved to conform to current Zoning Regulation

Graphic setback line (see Zoning Information)

(205.00' d.)

204.98' c.

S 88°34'03" W

5/8" iron pin

with cap bearing:

"KOSIE PS 8167

fd. and used

90.00' d.

5/8" iron pin

with cap bearing: "KOSIE PS 8167"

fd. and used

29.18' d

TAYLOR MAY ROAD

(T.R. No. 186, 60 feet wide)

3/4" iron pipe

fd. and used

20°58

POB &

M

0.115 combined 6

170.08' C.&U.

431.56

1/4" iron pin

fd. and used

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

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 Minumum 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 USEAGE (COVERAGE)

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

ZONING ACCEPTANCE

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

> day of and is accepted by:

Signed Printed Frank Kitko, Auburn Township Zoning Inspector

AUDITOR ACCEPTANCE

Angle point 5/8" iron pin found and used for property line and R/W

FIELD LOCATION DISCLAIMER

5/8" iron pin found

3.62' south of prop.

line (e/w) and used

for property line (n/s)

5/8" iron pin set

(180.00° d.) 176.38° c.&u. N 1°33'03" W

6.0'

13.1

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 malpropism, 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

5/8" iron pin found

2.16' south of prop.

line (e/w) and used

for property line (n/s)

5/8" iron pin set

90°-06'-48" p. 90°-06'-44" c.

NSPS





SURVEYOR'S CERTIFICATION

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

70°-27'-08" c.&u.

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

DBK PLAT NO. 896 2015



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