

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**

# REPLAT OF BLOCK C-3RA, C-3RB, PARCEL "A" REMAINDER AND PARCEL "D" CREATING SUB-LOTS D-AREM-C-3RA AND AREM-C-3RB

AS RECORDED IN VOLUME 33, PAGE 35 (REPLAT OF BLOCK "C-3R") AND VOLUME 33, PAGE 36 (PROPERTY SUBDIVISION PLAT)

Sited in The Township of Franklin, County of Portage, and State of Ohio and known as being part of Original Lots No. 75 and 76 within said Township and also known as being Parcel "A" Remainder and Parcel "D" as shown on The Property Subdivision Plat (Volume 33, Page 36) and Blocks C-3RA and C-3RB as shown on The Re-Plat of Block "C-3R" (Volume 33, Page 35), being a part of Block "C" in Greenwood Estates (Plat Book 5, Pages 59 and 60) of Portage County Records and Deeds.		Month:	Page:
		Year:	ONE of TWO
Survey for: Joseph T. Myers, II, Mary Myers MacCallum, Lynne Myers Erbaugh, and Sandra L. Graham			

## VICINITY MAP 1" = 1000'



### OWNER'S ACCEPTANCE

We, Joseph T. Myers, II, Mary Myers MacCallum, Lynne Myers Erbaugh, and Sandra L. Graham, the undersigned owners of the land shown hereon, do hereby accept this replat of said lands, authorize the recording of the same, and dedicate to the use of the adjoining property owners and the public forever, all parts of the roads, boulevards, cul-de-sacs, parks, planting strips, etc., shown herein and not heretofore dedicated.

The undersigned acknowledges all prerecorded easements, restrictions, and right of ways applicable to said lands and agree that any use or improvement made shall be in conformity with all existing Zoning, Platting and Health agencies and all other lawful rules and regulations, including any applicable off-street parking and loading requirements as required by The Township of Franklin in Portage County, Ohio, for the benefit of themselves and all other subsequent owners or assigns taking from, under, or through the undersigned.

In witness thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2015

	Printed	Signed
Joseph T. Myers, II, Owner 1750 Oak Hill Drive Kent, Ohio 44240	_____	_____
	Signed	Witness
Mary Myers MacCallum 2885 Pioneer Trail Hudson, Ohio 44236	_____	_____
	Signed	Witness
Lynne Myers Erbaugh 7770 Holyoke Drive Hudson, Ohio 44236	_____	_____
	Signed	Witness
Sandra L. Graham 1786 Oak Hill Drive Kent, Ohio 44240	_____	_____
	Signed	Witness

### NOTARY PUBLIC

Before me, a Notary Public in the County of Portage and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own free personal act and deed. In witness where of, I have set my hand and official seal

this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public:  
 Signed \_\_\_\_\_  
 Printed \_\_\_\_\_

### ZONING ACCEPTANCE

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

and is accepted by:

Signed \_\_\_\_\_  
 Printed \_\_\_\_\_

The Franklin Township Zoning Inspector  
 SEE PAGE 2 of 2 FOR ZONING INFORMATION

### ENGINEER'S ACCEPTANCE

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

and is accepted by:

Signed \_\_\_\_\_  
 Printed \_\_\_\_\_

The Portage County Engineer

### PLANNING COMMISSION ACCEPTANCE

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

and is accepted by:

Signed \_\_\_\_\_  
 Printed \_\_\_\_\_

The Portage County Regional Planning Commission

### WATER RESOURCES

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

and is accepted by:

Signed \_\_\_\_\_  
 Printed \_\_\_\_\_

The Portage County Sanitary Engineer

### TAX MAP DRAFTER

Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Signed \_\_\_\_\_  
 Printed \_\_\_\_\_

Assistant Tax Map Drafter

### AUDITOR

Transferred this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Signed \_\_\_\_\_  
 Printed \_\_\_\_\_

Portage County Auditor

### RECORDER

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2015, at \_\_\_\_\_ M.

Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 2015, in Plat \_\_\_\_\_

Signed \_\_\_\_\_  
 Printed \_\_\_\_\_

Portage County Recorder

### SURVEYOR'S CERTIFICATION

I certify to:  
 Joseph T. Myers, II, Mary Myers MacCallum, Lynne Myers Erbaugh, and Sandra L. Graham

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. 898 2015R**



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

- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" found and used (2013)
- ⊕ - Denotes 5/8" iron pin with cap bearing "CONNOR LS 4570" found and used (2013)
- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set (2013)
- - Denotes 3/4" iron pin found and used unless otherwise noted



**GRAPHIC SCALE: 1" = 100'**

- c. - Denotes calculated measurement
- d. - Denotes deed measurement
- o. - Denotes observed measurement
- DN - Denotes document number
- Q/C.L. - Denotes centerline
- L - Denotes lot line
- r. - Denotes record measurement
- p. - Denotes plat measurement
- u. - Denotes used measurement
- fd. - Denotes found monument
- INST - Denotes instrument number
- AFN - Denotes automatic file number
- R/W - Denotes right-of-way (margin)
- ℙ - Denotes property line
- AOS - Denotes Affidavit of Survivor

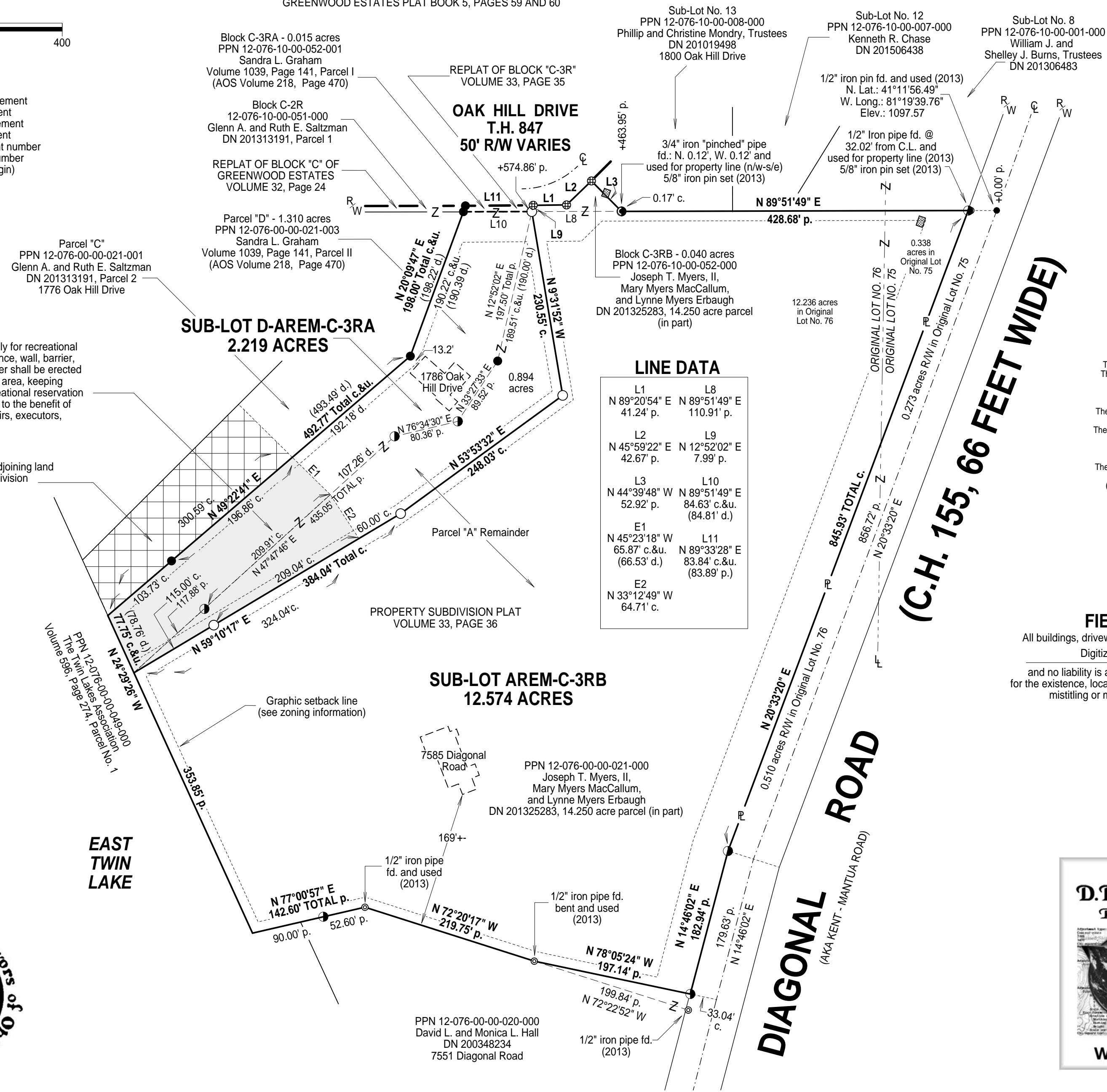
# REPLAT OF BLOCK C-3RA, C-3RB, PARCEL "A" REMAINDER AND PARCEL "D" CREATING SUB-LOTS D-AREM-C-3RA AND AREM-C-3RB

AS RECORDED IN VOLUME 33, PAGE 35 (REPLAT OF BLOCK "C-3R") AND VOLUME 33, PAGE 36 (PROPERTY SUBDIVISION PLAT)

GREENWOOD ESTATES PLAT BOOK 5, PAGES 59 AND 60

Situating of Franklin, County of Portage, and State of Ohio and known as being part of Original Lots No. 75 and 76 within said Township and also known as being Parcel "A" Remainder and Parcel "D" as shown on The Property Subdivision Plat (Volume 33, Page 36) and Blocks C-3RA and C-3RB as shown on The Re-Plat of Block "C-3R" (Volume 33, Page 35), being a part of Block "C" in Greenwood Estates (Plat Book 5, Pages 59 and 60) of Portage County Records and Deeds.	Month:	Page: TWO of TWO
	Year:	
Survey for: Joseph T. Myers, II, Mary Myers MacCallum, Lynne Myers Erbaugh and Sandra L. Graham		

Last revised: December 2nd, 2015



**LINE DATA**

L1 N 89°20'54" E 41.24' p.	L8 N 89°51'49" E 110.91' p.
L2 N 45°59'22" E 42.67' p.	L9 N 12°52'02" E 7.99' p.
L3 N 44°39'48" W 52.92' p.	L10 N 89°51'49" E 84.63' c.&u. (84.81' d.)
E1 N 45°23'18" W 65.87' c.&u. (66.53' d.)	L11 N 89°33'28" E 83.84' c.&u. (83.89' p.)
E2 N 33°12'49" W 64.71' c.	

**BASIS OF RESEARCH AND RECORDS**  
 All county ownership research data and previous survey records were obtained from The County Recorder's Office and County Tax Map Department. 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**  
 The June 11th, 1986 Property Subdivision Plat (Volume 33, Page 36),  
 The June 11th, 1986 Replat of Block "C-3R" (Volume 33, Page 35) and  
 The June 7th, 1985 Replat of Block "C" (Volume 32, Page 24) as prepared by James N. Conner, PS 4570, Survey No. P-07654,  
 The Greenwood Estates Subdivision Plat (Plat Book 5, Pages 59 and 60),  
 The December 3rd, 2013 Boundary Re-Survey Plat prepared by D.B. Kosie & Associates, Robert L. Kosie, PS 8167, Survey No. P-17329 (DBK Survey No. 712 2013),  
 The Vacation and Re-Plat of Memory Lane (Volume 35, Page 29) and The June, 1959 Dedication (Establishing) Plat of Dollar Lake Drive (Volume 16, Page 47) as prepared by Walter J. Stockman Surveyor.

**FIELD LOCATION DISCLAIMER**  
 All buildings, driveways, and general locations shown hereon were obtained by:  
 Digitized image photogrammetry (GIS) and 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.

SEE PAGE 1 OF 2 FOR CERTIFICATION

**RECREATION AREA EASEMENT**

The recreational area shown hereon (in shaded area) shall be used exclusively for recreational purposes by the grantees and grantors and the adjacent land owners. No fence, wall, barrier, residence, garage, out building, or other structure of any description whatsoever shall be erected or placed in the recreational area. Grantee shall maintain the recreational area, keeping the same mowed and free of underbrush and other unsightly growth. The recreational reservation described herein shall run with the land and shall be binding upon and inure to the benefit of the grantee, the grantor and adjacent landowners, and their respective heirs, executors, administrators, transferees, and assigns.

Existing fence / structure restriction (In hatched area). To be used by adjoining land owners for recreational purposes as shown on The Property Subdivision Plat Volume 33, Page 36

**ZONING INFORMATION**

- R-1 - RESIDENTIAL DISTRICT  
 Min. lot area: 0.4591 acres (20,000 sq. ft.)  
 Min. width at building line: 100 feet  
 Min. frontage: 100 feet  
 Min. side yard: 12 feet  
 Min. front yard depth: 45 feet

Franklin Township Zoning Inspector  
 Sam Abell Phone: 330-673-2194

SEE PAGE 1 OF 2 FOR ZONING ACCEPTANCE



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](http://www.dbksurveys.com)