

This plat was prepared by

D.B. Kosie & Associates
Professional Land Surveying

11040 Madison Road
Montville, Ohio 44024
440.286.2131
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- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#6 rebar) with yellow plastic cap bearing "KOSIE P. S. 8167" set found and used unless otherwise noted
- ⊕ - Denotes 5/8" iron pin with cap bearing "JN FRANCIS 56916 3991281" found and used unless otherwise noted
- — — — — Denotes barbed-wire fence found on or near property line
- — — — — Denotes wire fence found on or near property line
- — — — — Denotes existing tree-line (woodline)
- 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
- PN - Denotes permanent parcel number INST - Denotes instrument number
- DN - Denotes document number AFN - Denotes automatic file number
- C./C.L. - Denotes centerline R/W - Denotes right-of-way (margin)
- L - Denotes lot line E - Denotes property line
- POB - Denotes point of beginning
- ODOT - Denotes Ohio Department of Transportation
- BSU - Denotes monument found bent, straightened and used

PLAT OF RE-SURVEY (UPDATE), LOT SPLIT AND CONSOLIDATION OF

PPN 16-041000
AKLHS, LLC and Michael Loza, Jr. and
PPN 16-078537
Mahlon M. Miller, Jr. and Linda M. Miller

Deeds of record:
INST 201100830785, Volume 1909, Page 3145, Parcel No. 1 (in part), 12979 Madison Road and
INST 200100613726, Volume 1423, Page 786, 16760 Burton Windsor Road

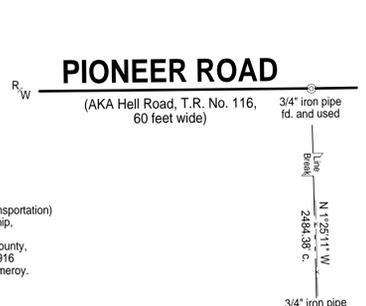
PPN 16-045500
David G. Maddox and Susan K. Maddox
Volume 930, Page 1
12939 Madison Road

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

The April of 1962 State of Ohio Department of Highway's (Ohio Department of Transportation) S.R. 528 - 6.35 Centerline Survey Plat (Middlefield and Huntsburg Township, Geauga County) Pages 1 of 2 and 2 of 2.
The March-April of 2012 Geauga County Highway System Map of Geauga County.
The April, 2002 map of lot split and survey prepared by J.N. Francis, PS 6916
The 1944, 1948, 1949 and 1952 surveys (deed records) prepared by F.C. Pomeroy.



ZONING INFORMATION

INDUSTRIAL (5 acre) DISTRICT

402.6

404.4 - Minimum Lot Area
The minimum lot area for each principal permitted or conditional use, except as otherwise provided in this resolution, shall be five (5) acres.

404.5 - Minimum Lot Frontage and Width
The minimum lot frontage and width shall be two hundred fifty (250) feet.

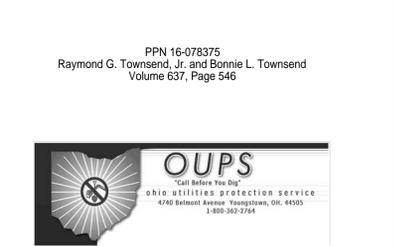
404.6 - Minimum Yards (Setbacks)
A. The minimum yards (setbacks) for all buildings, structures and uses including accessory buildings, structures and uses shall be as follows:
Front yard 100
Each side yard 50
Rear yard 50
Special Note:
Special consideration was given to PPN 16-078537 regarding the minimum yards (setbacks). The following is to be used:
Front yard 30
Each side yard 30
Rear yard 30
B. Buffer Zone
1. A buffer zone of not less than seventy-five (75) feet in width shall be required wherever a residential district abuts an industrial district. No structure, building, accessory building, parking area or sign shall be permitted in a buffer zone. The buffer zone shall be a part of the industrial district and on the same lot with the principal building, structure, or use.

404.8 - Maximum Lot Coverage
The maximum lot coverage shall be forty (40) percent.

LOT COVERAGE INFORMATION

40.225 ACRE PARCEL: <1%
8.201 ACRE PARCEL: <1%
23.304 ACRE PARCEL: <1%

PPN 16-078375
Raymond G. Townsend, Jr. and Bonnie L. Townsend
Volume 637, Page 546



40.225 ACRE PARCEL
0.484 acres R/W

PPN 16-041000
AKLHS, LLC and Michael Loza, Jr.
INST 201100830785
Volume 1909, Page 3145, Parcel No. 1 (in part)
12979 Madison Road

23.304 COMBINED ACRE PARCEL
0.047 acres R/W
(21.584 COMBINED ACRE PARCEL LESS ACCESS STRIP)

15.006 ACRE PARCEL
PPN 16-041000
AKLHS, LLC and Michael Loza, Jr.
INST 201100830785
Volume 1909, Page 3145, Parcel No. 1 (in part)

8.201 acres
0.410 acres R/W

PPN 16-041000
AKLHS, LLC and Michael Loza, Jr.
INST 201100830785
Volume 1909, Page 3145, Parcel No. 1 (in part)

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by: Digitized image photogrammetry and coordinate transformation

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.

PROPOSED SEPTIC SYSTEM DISCLAIMER

All proposed septic system information shown hereon was provided by: Zeigler Earthworks, Inc. with Fincham Soil Investigations and Mahlon M. Miller

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 malpropism, 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.

EXISTING SEPTIC SYSTEM DISCLAIMER

All existing septic system information shown hereon was provided by: Art Kimpton, P.E. and Mahlon M. Miller

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 malpropism, 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.

AUDITOR'S ACCEPTANCE

This Re-survey (update), Lot Split and Consolidation complies with the applicable Huntsburg Township Zoning Resolution

This _____ day of _____, 2016,

and is accepted by:

Signed _____
Printed _____

Huntsburg Township Zoning Inspector

ZONING ACCEPTANCE

MATCH LINE
See page no. 2 of 2

SURVEYOR'S CERTIFICATION

I certify to:

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), NAVD83, 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. 899.1 2015

