

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



GRAPHIC SCALE: 1" = 100' (1" equals 100')

PLAT OF RE-SURVEY, LOT SPLIT AND CONSOLIDATION OF LOTS OF:

PPN 16-078196 and PPN 16-032210,
Francine J. Rhoten and Eulace Scott Rhoten
 INST 200700759536, Volume 1818, Page 2170 and INST 200600736546, Volume 1787, Page 3166

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.

EXISTING SEPTIC SYSTEM DISCLAIMER

All existing septic system information shown hereon was provided by: E. Scott Rhoten 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 above or underground structure shown hereon, any mistilling or malproppism, 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.

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 mistilling or malproppism, or that which is not shown on this drawing.

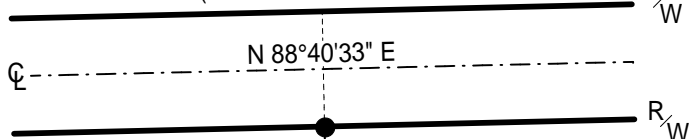


PROPOSED SEPTIC SYSTEM, PROPOSED DWELLING, PROPOSED BARN AND PROPOSED DRIVEWAY DISCLAIMER

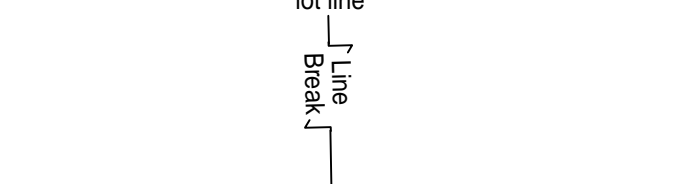
All proposed septic system information, the proposed dwelling and barn location and the proposed driveway location shown hereon was provided by: Digitized image photogrammetry, the septic design sketch prepared by Zeigler Earthworks, Inc. for Chuck Hudak Excavating and conversation with Rod Zeigler (12/11/15)

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 mistilling or malproppism, 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.

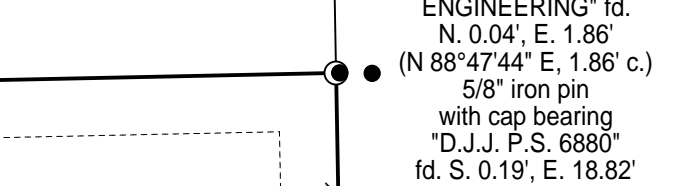
HUNTLEY ROAD
 (T.R. 115, 60 feet wide)



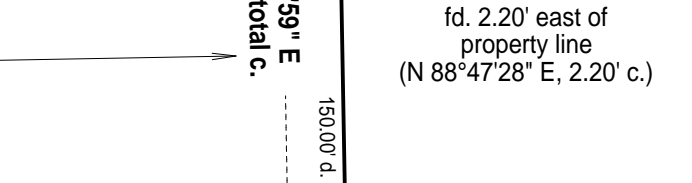
ORIGINAL LOT NO. 75
 ORIGINAL LOT NO. 74
 ORIGINAL LOT NO. 66
 ORIGINAL LOT NO. 67



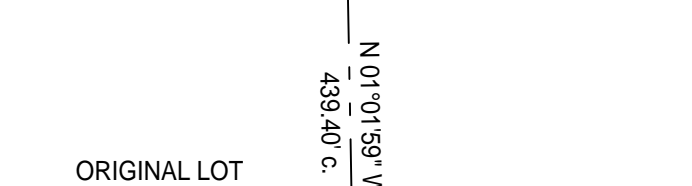
5/8" iron pin fd. @ 29.69' from C.L. (not on r/w) and used for property and lot line



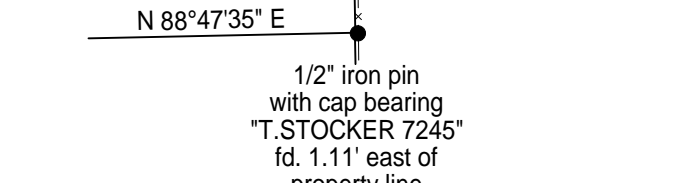
5/8" iron pin with cap bearing "FORESIGHT ENGINEERING" fd. N. 0.04', E. 1.86' (N 88°47'44" E, 1.86' c.)



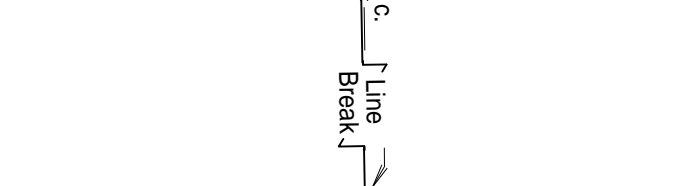
5/8" iron pin with cap bearing "D.J.J. P.S. 6880" fd. S. 0.19', E. 18.82' (S 88°47'28" E, 2.20' c.)



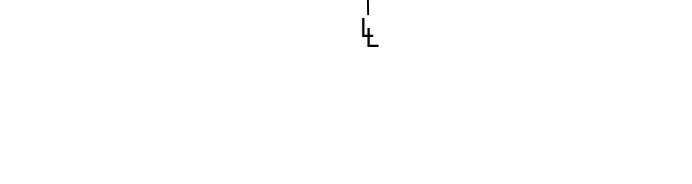
1/2" iron pin fd. N. 0.05', E. 2.55' (N 88°47'39" E, 2.55' c.)



1/2" iron pin with cap bearing "T. STOCKER 7245" fd. 1.11' east of property line



1/2" iron pin with cap bearing "T. STOCKER 7245" fd. and used



ORIGINAL LOT NO. 66
 ORIGINAL LOT NO. 67



1/2" iron pin with cap bearing "T. STOCKER 7245" fd. and used



ORIGINAL LOT NO. 66
 ORIGINAL LOT NO. 67

LINE DATA	BUILDING DATA	R/W AREA DATA
L1 N 01°09'42" W 29.63' c.	D1 1 story frame dwelling and garage area	A1 0.160 acres R/W
L2 N 01°09'42" W 50.15' c.	G1 1 story frame agricultural greenhouse	A2 0.077 acres R/W
L3 N 88°47'28" E 65.22' c.	B1 Proposed agricultural barn (as staked)	A3 0.207 acres R/W
R1 N 02°43'10" E 150.21' c.	D2 Proposed 4 bedroom dwelling (Zeigler sketch)	
R2 N 02°43'10" E 50.27' c.		

PARCEL DATA
PARCEL A - 8.573 acres 0.160 acres R/W (A1) PPN 16-078196 (in part) Francine J. Rhoten and E. Scott Rhoten INST 200700759536, Volume 1818, Page 2170
PARCEL B - 6.919 acres PPN 16-032210 (in part) Francine J. Rhoten and Eulace S. Rhoten INST 200600736546, Volume 1787, Page 3166
PARCEL AB - 15.492 combined acres 0.160 acres R/W (A1) PPN 16-078196 (in part) Francine J. Rhoten and E. Scott Rhoten INST 200700759536, Volume 1818, Page 2170 and PPN 16-032210 (in part) Francine J. Rhoten and Eulace S. Rhoten INST 200600736546, Volume 1787, Page 3166
PARCEL C - 0.823 acres 0.077 acres R/W (A2) PPN 16-078196 (in part) Francine J. Rhoten and E. Scott Rhoten INST 200700759536, Volume 1818, Page 2170
PARCEL D - 2.461 acres 0.207 acres R/W (A3) PPN 16-032210 (in part) Francine J. Rhoten and Eulace S. Rhoten INST 200600736546, Volume 1787, Page 3166
PARCEL CD - 3.284 combined acres 0.284 combined acres R/W (A2+A3) PPN 16-078196 (in part) Francine J. Rhoten and E. Scott Rhoten INST 200700759536, Volume 1818, Page 2170 and PPN 16-032210 (in part) Francine J. Rhoten and Eulace S. Rhoten INST 200600736546, Volume 1787, Page 3166

LOT COVERAGE

Parcel AB Lot Usage: 0.067 acres (2937sf) of 15.492 acres (< 1%)
 Parcel CD Lot Usage: 0.068 acres (2969sf) of 3.284 acres (2%)

ZONING ACCEPTANCE

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

This _____ day of _____, 2015.

and is accepted by:
 Signed _____
 Printed _____
 Huntsburg Township Zoning Inspector

AUDITOR'S ACCEPTANCE

SURVEYOR'S CERTIFICATION

I certify to: Francine J. Rhoten and E. Scott Rhoten

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



ZONING INFORMATION
 R3 - RESIDENTIAL ZONING DISTRICT

- 402.5 Minimum Lot Area
The minimum lot area for each principal permitted or conditional use, except as otherwise provided herein, shall be as follows: 3.00 acres (R3, exclusive of right of way)
- 402.6 Minimum Lot Requirements
A. Frontage and Width - Minimum Lot Frontage and Width: 200 feet (R3) B. Rear or Back Lots - Minimum Lot Frontage: 40 feet (R3), Minimum Lot Width: 200 feet (R3)
Rear lot: A rear lot shall have a minimum of forty (40) feet of frontage on a public road with a minimum lot width, measured at the building setback line, to be the same as required for the zoning district in which such lot is located. An access strip, the piece of land, which connects the rear lot to a public road, in fee simple, shall be a part of the rear lot and shall not be included in calculating minimum lot area. The access strip shall be a minimum width of forty (40) feet and be in common ownership within the rear lot. There shall be no more than one (1) rear lot to the rear of an existing lot with the minimum lot frontage and width required by this resolution or lawfully of record. Said access strip shall remain unoccupied and unobstructed by any buildings or structures and shall not form a part of the yards required by this resolution. The minimum front yard shall be measured from the rear lot line of the lot immediately to the front of the rear lot and the minimum side and rear yard regulations for the zoning district in which the rear lot is located shall apply. A rear lot shall conform to all of the regulations for the zoning district in which it is located. There shall be no more than one (1) single-family detached dwelling located on a rear lot.
- 402.7 Minimum Yards (Setbacks)
A. The minimum yards for all buildings, structures, and uses except accessory buildings, structures, and uses shall be as follows: Front Yard 100 feet (R3) Each Side Yard 30 feet (R3) Rear Yard 30 feet (R3) Corner Lot Side Yard on Road Right-of-Way 50 feet (R3) Front Yard Setback for a Rear or Back Lot, Measured From the Rear Lot Line of the Lot Immediately in Front of the Rear or Back Lot 100 feet (R3)
- 402.9 Maximum Lot Coverage
Maximum Percentage of Lot Coverage 40% (R3)

DBK PLAT NO.: 903 2015

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

11040 Madison Road
 Montville, Ohio 44064
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 Fax 440.968.3578
 www.dbksurveys.com

The centerline and right of way information shown hereon was obtained from the April, 1982 State of Ohio Department of Highways ODOT SR 326835 Center Line Survey, Modified and Huntburg right of way section of Geauga County, Gea. 526-6-55 (pages 149-160) and recorded in ODOT records (S.R. 528, right of way, varies)