

PLAT OF RE-SURVEY AND LOT SPLIT OF:  
**PPN 01-A-043-0-00-005-0**  
**Karen Cameron and Brian Cameron**

PPN 01-A-043-0-00-010-0  
 Board of Park Commissioners,  
 Lake County Metropolitan Park District  
 Volume 595, Page 1044  
 4888 Emerson Road

**TRUE NORTH** (Geodetic)  
 North  
 ODOT VRS and CORS GNSS Network  
 NAD83 (2011), NAVD88, GRS80, Geoid12B



- GRAPHIC SCALE:** 1" equals 100'
- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
  - ⊖ - Denotes edge of 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
  - PPN - Denotes permanent parcel number INST - Denotes instrument number
  - DN - Denotes document number AFN - Denotes automatic file number
  - ℄/C.L. - Denotes centerline RW - Denotes right-of-way (margin)
  - L - Denotes lot line P - Denotes property line
  - BCSU - Denotes monument found bent, coned, straightened and used
  - BCO - Denotes monument found bent, coned and observed
  - POB - Denotes point of beginning
  - LCRD - Denotes "Lake County Records and Deeds"

**BUILDING INFORMATION**

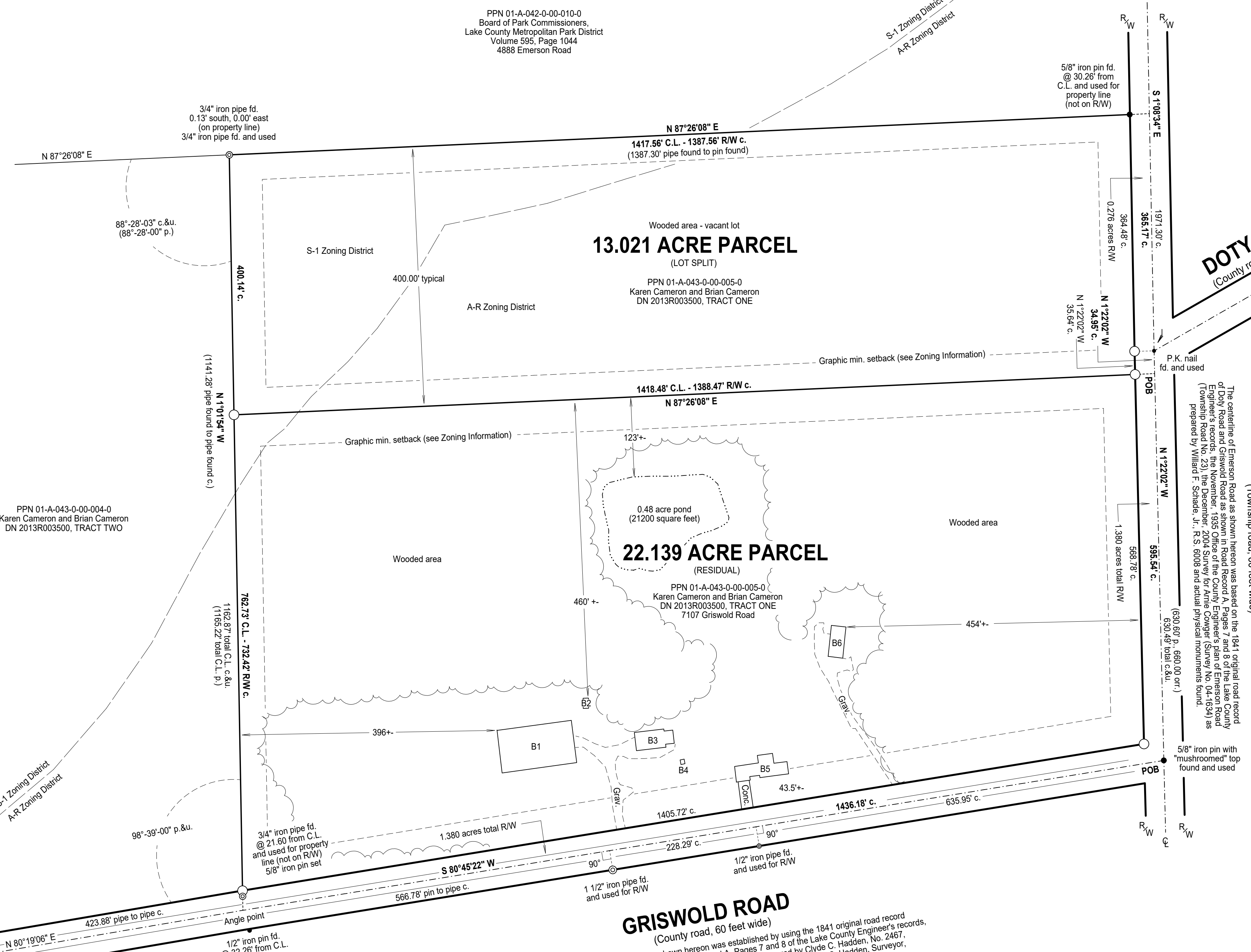
- B1 2 story frame and canvas agricultural dome building
- B2 3/4 story frame shed
- B3 1 story frame barn
- B4 3/4 story frame shed
- B5 1 story frame ranch dwelling with attached 2-car garage
- B6 2 story frame barn

**ZONING INFORMATION**

- A-R Agricultural-Residential District Regulations**  
 105.3 LOT SIZE, FRONTAGE, HEIGHT, AND SETBACKS:  
 Maximum height of main building - 2 1/2 stories, 35 feet  
 Minimum depth of front yard - 50 feet  
 Minimum either side yard - 40 feet  
 Width of, sum of side yards - 80 feet  
 Minimum depth of rear yard - 50 feet  
 Minimum lot area per family - 217,800 square feet  
 Minimum lot frontage - 250 feet
- S-1 Recreational Green Area District**  
 122.9 LOT SIZE, FRONTAGE, HEIGHT AND SET BACK REQUIREMENTS:  
 (Recreational and Grand River Area):  
 Maximum height of main building - 2 1/2 stories, 35 feet  
 Minimum depth of front yard - 50 feet  
 Minimum either side yard - 40 feet  
 Width of, sum of side yards - 80 feet  
 Minimum depth of rear yard - 50 feet  
 Minimum lot area per family - 217,800 square feet  
 Minimum lot frontage - 250 feet

**LOT USAGE**

0.106 acres (used for buildings) of 22.139 acres (<1%)



**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 November, 1935 Office of the County Engineer's plan of Emerson Road (Township Road No. 23).
- \*The December, 2004 Survey for Arnie Cowger (Survey No. 04-1634) as prepared by Willard F. Schade, Jr., R.S. 6008.
- \*The circa 1934 102,756 acres plat of survey for Frank Klaseen as prepared by Clyde C. Hadden, No. 2467.
- \*The December, 1934 survey of farm for Anton and Lena Schaur as prepared by C.C. Hadden, Surveyor and
- \*The survey as prepared by Milton A. Boomhower, Registered Surveyor No. 4247 as shown on Volume 132, Page 349 of ACRD



**SURVEYOR'S CERTIFICATION**

I certify to:  
 Karen Cameron and Brian Cameron

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, GEOID12B). 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



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

**DBK PLAT NO.: 913 2016**

The centerline of Griswold Road as shown hereon was established by using the 1841 original road record of Doty Road and Griswold Road as shown in Road Record A, Pages 7 and 8 of the Lake County Engineer's records, the circa 1934 102,756 acre plat of survey for Frank Klaseen as prepared by Clyde C. Hadden, No. 2467, the December, 1934 survey of farm for Anton and Lena Schaur as prepared by C.C. Hadden, Surveyor, the survey as prepared by Milton A. Boomhower, Registered Surveyor No. 4247 and shown on Volume 132, Page 349 of LCRD, occupied center of asphalt locations and actual physical monuments found