

LOT SPLIT AND SURVEY OF:
PPN 16-016300, Mark Dinishak
 DEED OF RECORD: INST 201400883167, Volume 1980, Page 3282

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.

TRUE NORTH (Geodetic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS90, Geoid12B

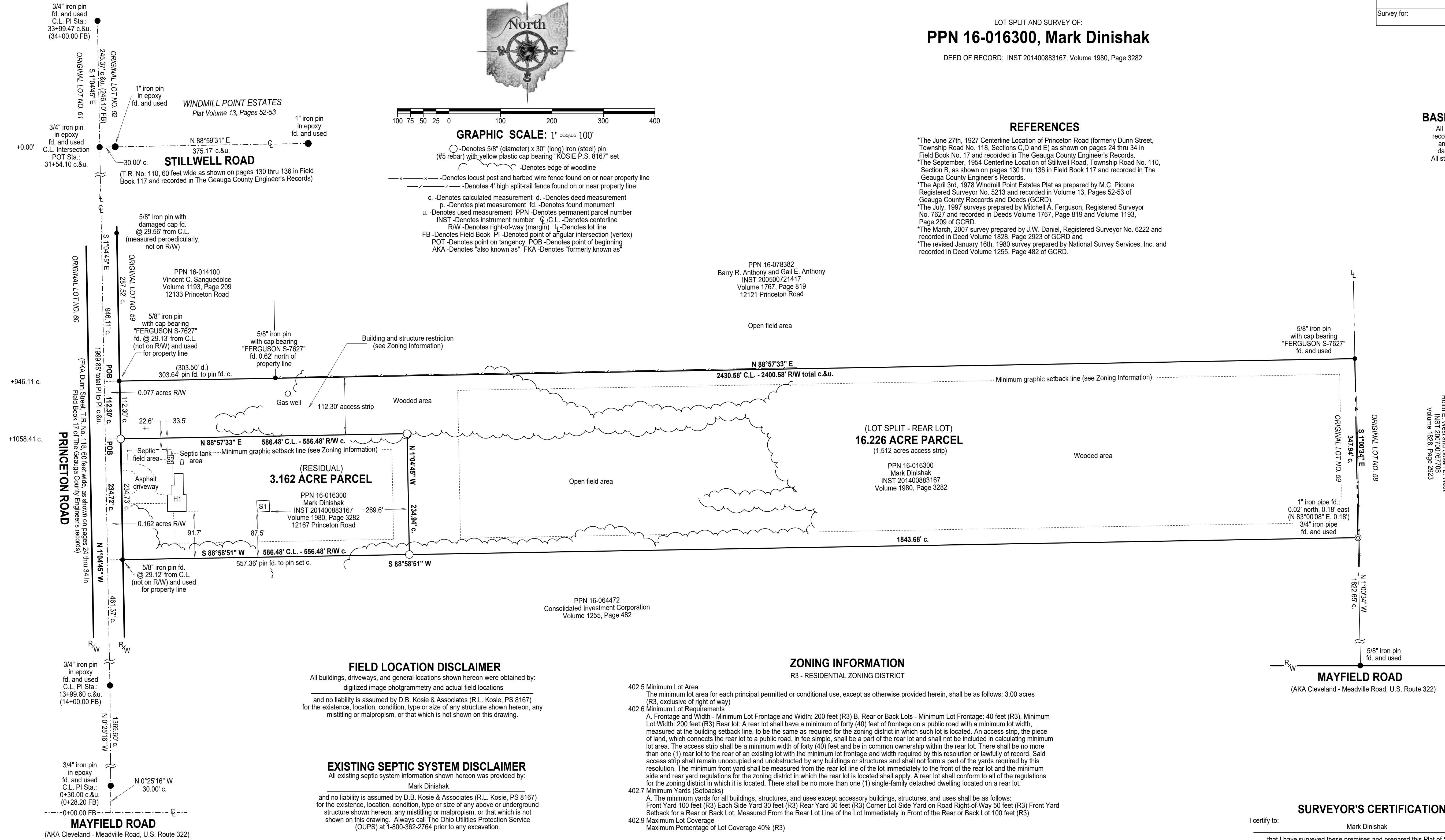


GRAPHIC SCALE: 1" = 100'

- -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 woodland
- -Denotes locust post and barbed wire fence found on or near property line
- -Denotes 4' high spill-rail fence found on or near property line
- c. -Denotes calculated measurement d. -Denotes deed measurement
- p. -Denotes plat measurement fd. -Denotes found monument
- u. -Denotes used measurement PPN -Denotes permanent parcel number
- INST -Denotes instrument number C./C.L. -Denotes centerline
- R/W -Denotes right-of-way (margin) L. -Denotes lot line
- FB -Denotes Field Book PI -Denotes point of angular intersection (vertex)
- POT -Denotes point on tangency POB -Denotes point of beginning
- AKA -Denotes "also known as" FKA -Denotes "formerly known as"

REFERENCES

- *The June 27th, 1927 Centerline Location of Princeton Road (formerly Dunn Street, Township Road No. 118, Sections C,D and E) as shown on pages 24 thru 34 in Field Book No. 17 and recorded in The Geauga County Engineer's Records.
- *The September, 1954 Centerline Location of Stillwell Road, Township Road No. 110, Section B, as shown on pages 130 thru 136 in Field Book 117 and recorded in The Geauga County Engineer's Records.
- *The April 3rd, 1978 Windmill Point Estates Plat as prepared by M.C. Picone Registered Surveyor No. 5213 and recorded in Volume 13, Pages 52-53 of Geauga County Records and Deeds (GCRD).
- *The July, 1997 surveys prepared by Mitchell A. Ferguson, Registered Surveyor No. 7627 and recorded in Deeds Volume 1767, Page 819 and Volume 1193, Page 209 of GCRD.
- *The March, 2007 survey prepared by J.W. Daniel, Registered Surveyor No. 6222 and recorded in Deed Volume 1828, Page 2923 of GCRD and
- *The revised January 16th, 1980 survey prepared by National Survey Services, Inc. and recorded in Deed Volume 1255, Page 482 of GCRD.



FIELD LOCATION DISCLAIMER
 All buildings, driveways, and general locations shown hereon were obtained by digitized image photogrammetry and actual field locations 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 mistiling or malpropos, or that which is not shown on this drawing.

EXISTING SEPTIC SYSTEM DISCLAIMER
 All existing septic system information shown hereon was provided by Mark Dinishak 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 mistiling or malpropos, 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.

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)

BUILDING INFORMATION
 H1: 1-1/2 story frame dwelling
 S1: 1 story metal building
 S2: 1 story frame skid shed

LOT COVERAGE
 16.226 acre parcel: 0%
 3.162 acre parcel: (0.086 acres used) 2%

ZONING ACCEPTANCE
 This Re-survey and Lot Split complies with the applicable Huntsburg Township Zoning Resolution.
 This _____ day of _____, 2016.

and is accepted by:

 Signed
 Printed
 Huntsburg Township Zoning Inspector

AUDITOR'S APPROVAL

SURVEYOR'S CERTIFICATION
 I certify to:
 Mark Dinishak

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, GRS90, 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
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 Professional Land Surveying

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