



PLAT OF RE-SURVEY AND LOT SPLIT OF: PPN 20-062600, Deborah A. Morgan

DEED OF RECORD:
INST 200900792507, Volume 1858, Page 1320, Parcel No. 1 (in part)

Situated in The	Month:	Page:
Township of Montville, County of Geauga and State of Ohio and known as being part of Original Sections No. 7 and 8 within said Township and Township 9, Range 6 of The Connecticut Western Reserve.	June	ONE
Survey for:	Year:	of
Kevin W. Morgan, Deborah A. Morgan and Micheal Ard	2016	ONE

Revised December 30th, 2016

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 May, 1997 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222 as recorded in Volume 1931, Page 2547 (Parcel No. 2) of GCRD.
*The survey prepared Richard R. Mackay, Ohio Surveyor No. 4195 as recorded in Volume 1931, Page 2547 (Parcel No. 1) of GCRD.
*The March, 2014 survey prepared Thomas J. O'Hara, Ohio Registered Surveyor No. 7995 as recorded in Volume 1956, Page 3108 of GCRD.

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

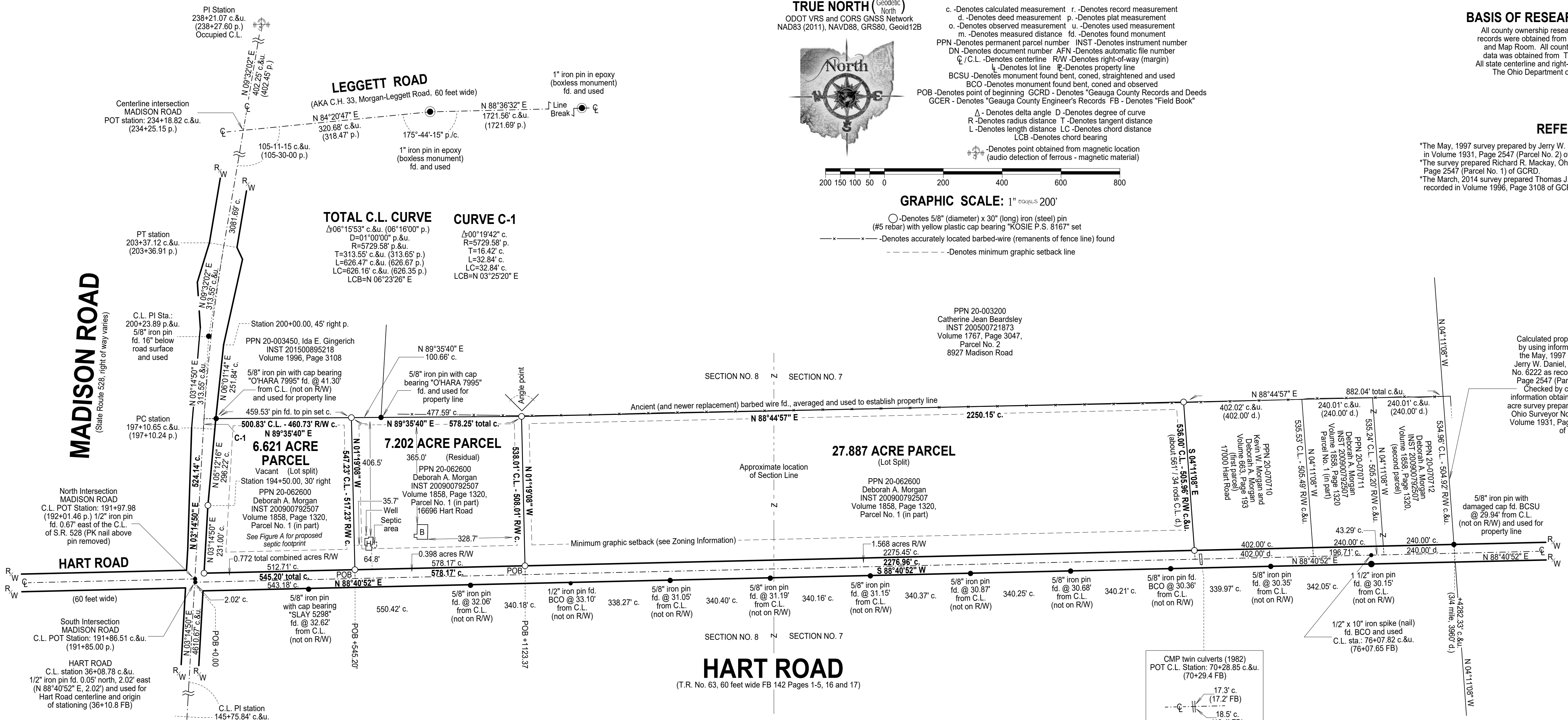


- c - Denotes calculated measurement
- d - Denotes deed measurement
- o - Denotes observed measurement
- m - Denotes measured distance
- BCSU - Denotes monument found bent, coned, straightened and used
- BCO - Denotes monument found bent, coned and observed
- POB - Denotes point of beginning
- GCER - Denotes "Gaugau County Engineer's Records"
- FB - Denotes "Field Book"
- r - Denotes record measurement
- p - Denotes plat measurement
- u - Denotes used measurement
- fd - Denotes found monument
- INST - Denotes instrument number
- DN - Denotes document number
- AFN - Denotes automatic file number
- ℄/C.L. - Denotes centerline
- R/W - Denotes right-of-way (margin)
- L - Denotes lot line
- R - Denotes radius distance
- T - Denotes tangent distance
- L - Denotes length distance
- LCB - Denotes chord bearing
- △ - Denotes delta angle
- D - Denotes degree of curve
- R - Denotes radius distance
- T - Denotes tangent distance
- L - Denotes length distance
- LCB - Denotes chord bearing
- ⊕ - Denotes point obtained from magnetic location (audio detection of ferrous - magnetic material)



GRAPHIC SCALE: 1" = 200'

- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- ⊕ - Denotes accurately located barbed-wire (remnants of fence line) found
- - Denotes minimum graphic setback line



Calculated property line established by using information obtained from the May, 1997 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222 as recorded in Volume 1931, Page 2547 (Parcel No. 2) of GCRD. Checked by comparing with the information obtained from the 305.7512 acre survey prepared Richard R. Mackay, Ohio Surveyor No. 4195 as recorded in Volume 1931, Page 2547 (Parcel No. 1) of GCRD.

HART ROAD

(T.R. No. 63, 60 feet wide FB 142 Pages 1-5, 16 and 17)

CENTERLINE ORIENTATION

The centerline of Madison Road, as shown hereon, was established by using the 1940 State of Ohio Department of Highways (ODOT) Improvement Plans of Middlefield-Madison Road, S.H. No. 746, Sec. E. & D. (P.), Geauga County, and recorded in ODOT records.
The centerline of Leggett Road, as shown hereon, was established by using the June 4th, 1998 Centerline Plat of Leggett Road, C.H. 33, Sections C.D & E of GCER.
The centerline of Hart Road, as shown hereon, was established by using the July 8th, 1935 (revised in 1982) centerline location of Hart Road, Sections C and D as shown in FB 142 Pages 1-5, 16 and 17 and recorded in GCER.

BUILDING INFORMATION

- H - Denotes 1-2 story frame dwelling
- B - Denotes 2-2 1/2 story block and frame barn

ZONING INFORMATION

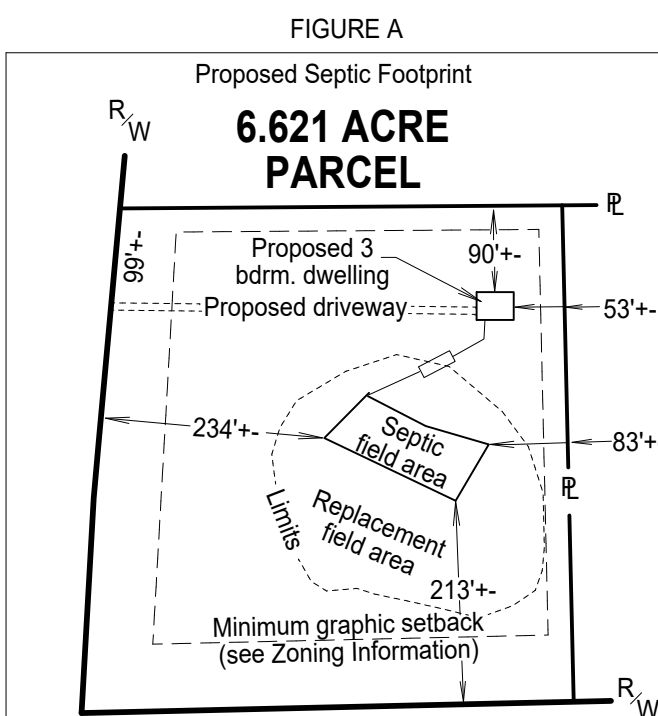
R-1 Residential
Minimum Lot Area: 3,000 acres (exclusive of R/W)
Minimum Frontage: 240.00 feet
Minimum Setback: 100.00 feet
Minimum Sideyard: 25.00 feet
Minimum rear yard: 25.00 feet
Zoning Inspector, Mike Benesh
Phone: (440) 968-3784
Email: mbenesh@montvillegauga.com

ZONING ACCEPTANCE

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

and is accepted by:
Signed _____
Printed Mike Benesh
Montville Township Zoning Inspector

AUDITOR'S ACCEPTANCE



NOTE: for all septic information see the septic layout prepared by DeGreen Construction Services, Inc. 8276 Brakeman Rd. Painesville, OH 44077 PH (440) 254-4490 FAX (440) 254-4584

EXISTING SEPTIC SYSTEM DISCLAIMER

All existing septic system information shown hereon was provided by: Mike Ard and DeGreen Construction Services, Inc. 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 malproprism, 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.

PROPOSED SEPTIC SYSTEM DISCLAIMER

All proposed septic system information shown hereon was provided by: DeGreen Construction Services, Inc. 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 malproprism, 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.

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

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 Fax: 440.968.3578
 www.dbksurveys.com



DBK PLAT NO.: 924 16