

PLAT OF RE-SURVEY AND CONSOLIDATION OF:
PPN 21-141800 and PPN 21-176751, Shepp Electric Company, Inc.
12069 Mayfield Road

DEED OF RECORD:
INST 201500897090
Volume 1999, Page 1263, Parcels No. 1 and 2

Situated in The	Month: 29th July	Page: ONE of ONE
the Township of Munson, County of Geauga and State of Ohio and known as being part of Original Lot No. 31, in Tract No. 3, within said Township and Township 8, Range 8 in The Connecticut Western Reserve	Year: 2016	
Survey for:	Craig Shepp and Shepp Electric Company, Inc.	

Checked by RLK 8-4-16

TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD86, GRS80, Geoid2B



100 75 50 25 0 100 200 300 400

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

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 R/W - Denotes right-of-way (margin)
l. - Denotes lot line R - Denotes property line
BCSU - Denotes monument found bent, coned, straightened and used
GCRD - Denotes "Gauga County Records and Deeds"
BCO - Denotes monument found bent, coned and observed
POB - Denotes point of beginning MP - Denotes "measured perpendicularly"

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 June, 1927 State of Ohio Department of Highways and Public Works Division of Highways' Plan of Cleveland-Meadville Road, I.C.H. No. 15, Section H, Pet. No. M&R, Geauga County, Munson Township (Gea. USR 322, 8.27-10.40) as recorded in the Ohio Department of Transportation records.
*The March, 31st, 1997 survey of Waterfowl Lane Subdivision as prepared by Steven N. Roessner, Ohio Professional Surveyor No. 7070 and recorded in plat Volume 25, Pages 94 and 95 of GCRD.
*The January, 1950 survey as prepared by T.R. Root and recorded in Volume 1990, Page 173 of GCRD.
*The June, 1995 survey as prepared by J. Arthur Temple, Registered Surveyor No. 4761 and recorded in Volume 1999, Page 1263 of GCRD.
*The July, 1998 survey as prepared by J. Arthur Temple, Ohio Registered Surveyor No. 4761 and recorded in Volume 1180, Page 848 of GCRD.
*The December, 1996 survey as prepared by Foresight Engineering Group, Inc. (Steven N. Roessner, P.S. #7070) and recorded in Volume 1097, Page 561 of GCRD.

ZONING INFORMATION

ARTICLE 4
DISTRICT REGULATIONS FLOOD-PRONE DISTRICT
SECTION 405 FLOOD-PRONE DISTRICT (FP) INTENT AND PURPOSE
The intent of the FP District is to recognize the existence of areas constituting flood plains, the hazards building and other development in such areas pose to the health and safety of the community, and the consequent need for special control over such building and development. Such controls and dwelling density are consistent with the Munson Township Land Use Plan and the associated Munson Township Soil Map. Notwithstanding anything contained in this section, all structures and uses in a Flood-Prone District are subject to approval by the Board of Zoning Appeals in accordance with Section 806.

405.1 Minimum Lot Size
The minimum size of a lot in the Flood Prone District shall be five (5) acres.
405.2 Uses and Structures
a.) One single-family dwelling in accordance with Section 806.
b.) Forests and wildlife preserves
405.3 Accessory Uses and Structures
a.) Accessory structures are permitted in a flood-Prone District in accordance with Section 806.
b.) Home occupation as regulated in Article 5.
c.) Temporary uses incidental to construction work as regulated in Article 5.
405.4 Minimum Dimensional Requirements
As shown in Section 411.
405.5 Agricultural Use Exception
If a user believes that his proposed use of a building or structure is agricultural, such user shall describe the proposed use to the Zoning Inspector who, on finding the use to be agricultural, shall make record of such use.
405.6 Parking
As regulated in Section 521.

ARTICLE 4
DISTRICT REGULATIONS INDUSTRIAL DISTRICT
SECTION 408 INDUSTRIAL DISTRICT (I) INTENT AND PURPOSE
The purpose of the Industrial District is to provide space for those industrial uses which operate in a clean and quiet manner and generate only light to moderate amounts of traffic. This district is not intended for the use of industries which deal with hazardous elements or emit noise, glare, dust, odor, smoke, or possess other offensive characteristics detrimental to surrounding land. The intent is to create and protect efficient industrial areas by insuring careful design, placement, and grouping of industries which will promote the protection of any adjacent residential or business activities.

408.1 District Boundaries
District designations on the Zoning Map notwithstanding, the parcel of land lying North of Route 322 between Bass lake Road and Route 44 and extending to the Northern boundary of the Geauga County Park District as of the date of this Resolution, and the parcel of land lying East of Route 44 to the Munson-Clanton line and North of Route 322 to the Munson-Chardon Village line, but excluding from such parcels the Commercial District described in 407.1, and the Residential District described in Section 407.1, is an Industrial District. Where the Zoning Map designates a Flood Plain (FP) area within an Industrial District, a building or structure intended for Industrial use which requires or is intended to be serviced by an on-site sewage disposal system shall not be permitted.

ARTICLE 4
DISTRICT REGULATIONS
MINIMUM DIMENSIONAL REQUIREMENTS
SECTION 411 MINIMUM DIMENSIONAL REQUIREMENTS

Minimum Square Footage Requirements for Structures
2500 square feet exclusive of garages, porches, breezeways, basements, attics, terraces and decks.

Minimum Dimensional Requirements
Minimum Lot Size: 5.00 acres
Minimum Frontage at Road Right-of-Way: 250 feet
Minimum Setback from Road Right-of-Way: 80 feet
Minimum Sidesway: 50 feet
Minimum Rear Yard: 100 feet
Maximum Lot Coverage: 50%

Zoning Inspector: Tim Kearns
Office hours at the Munson Township Hall
12210 Auburn Road, are from 8am-5pm
on Mon., Wed., & Fri.
(other hours by appointment)
440-286-9182.

LOT COVERAGE

0% (after building removal)

ZONING ACCEPTANCE

This re-survey and consolidation of lots complies with the applicable Munson Township Zoning Resolution.

This _____ day of _____, 2016,
and is accepted by:

Tim Kearns, Munson Township Zoning Inspector

AUDITOR'S APPROVAL



**21.613 TOTAL
COMBINED
ACRE PARCEL**

Waterfowl Lane Subdivision Plat Volume 25, Pages 94 and 95

SURVEYOR'S CERTIFICATION

I certify to: Craig Shepp and Shepp Electric Company, Inc.

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 herein are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD86, 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



**FLOOD PRONE AREAS, FLOOD ZONE, ZONING
AND WETLANDS DISCLAIMER**

All flood prone areas, flood zones, zoning information and wetlands shown hereon were obtained by: Geauga REALink and the Munson Township Zoning Map

and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence, location, type or area of any of these zones shown hereon, any mistitling or malproportion, or that which is not shown on this drawing.

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