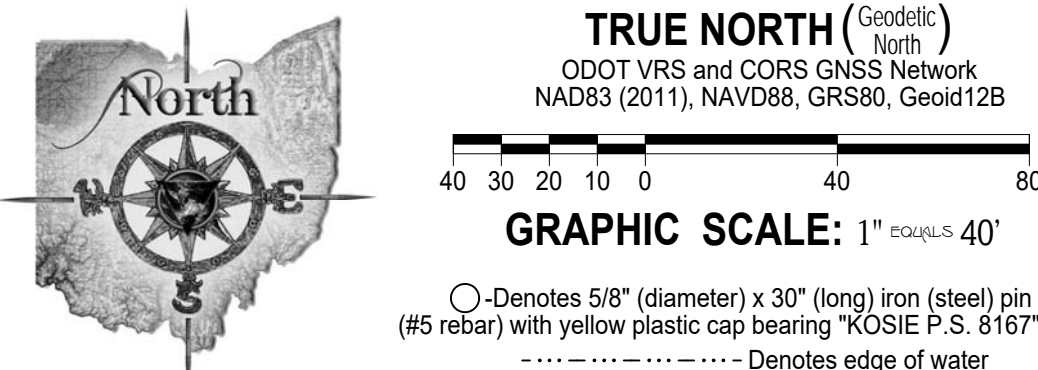
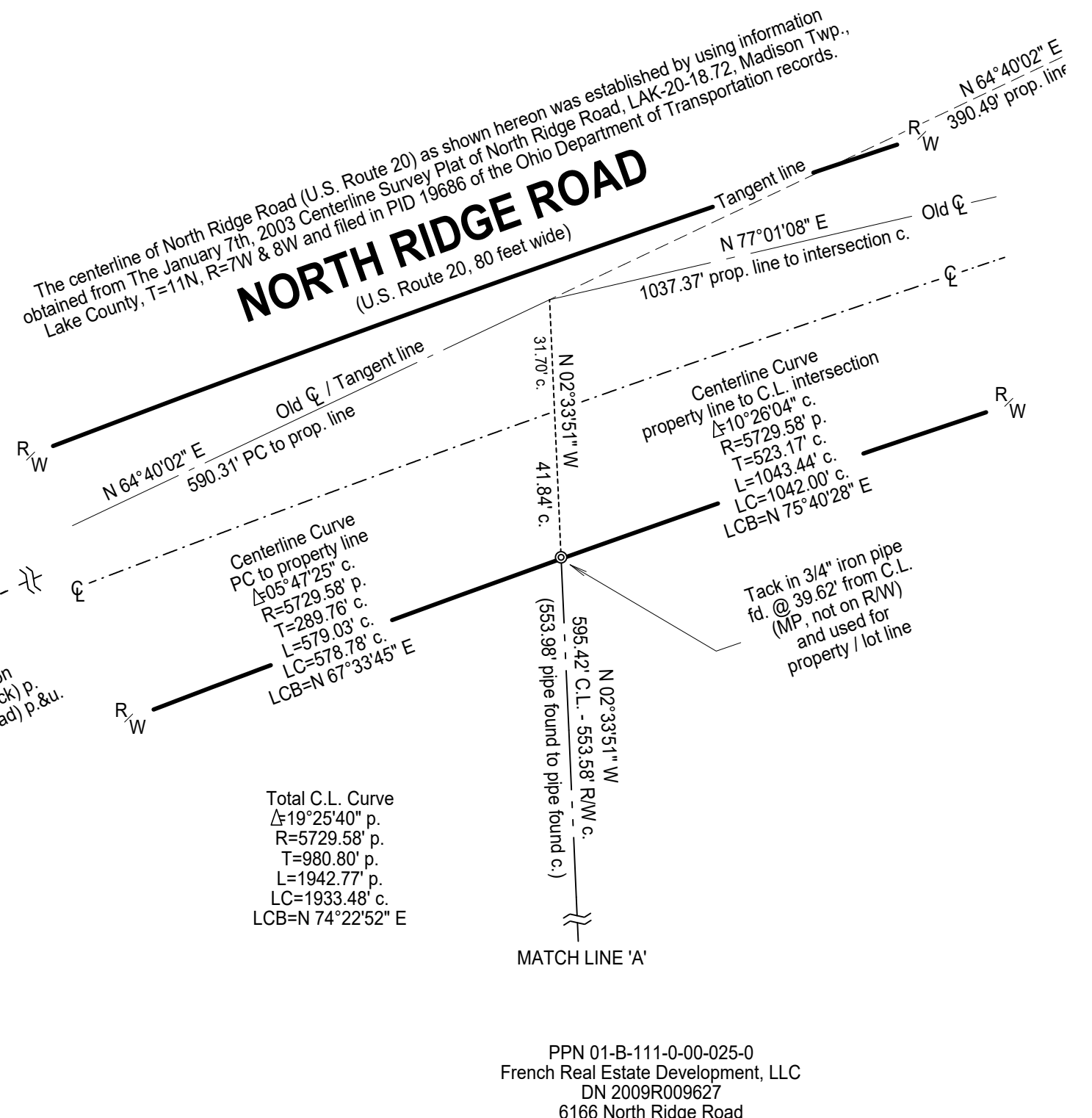


TRACT LINE DISCREPANCY

The GIS (LakeNavigator 2.1) shows the Tract Line between Tracts No. 3 and No. 4 being the centerline of Burns Road. All deeds, the old Tax Maps and ODOT plans show this line as being the extension of Green Road.



PLAT OF RE-SURVEY AND SITE PLAN OF:
PPN 01-B-111-0-00-009-0
John Robison
 DEED OF RECORD:
 DN 2016R032766, 2766 Burns Road

Situated in The	Month: 25th	Page:
Township of Madison, County of Lake and State of Ohio and known as being part of Original Lot No. 9, in Tract No. 3 (Tract No. 4 GIS) within said Township and Township 11, Range 6 in the Connecticut Western Reserve	October	ONE
Survey for:	Year: 2016	of ONE

REFERENCES

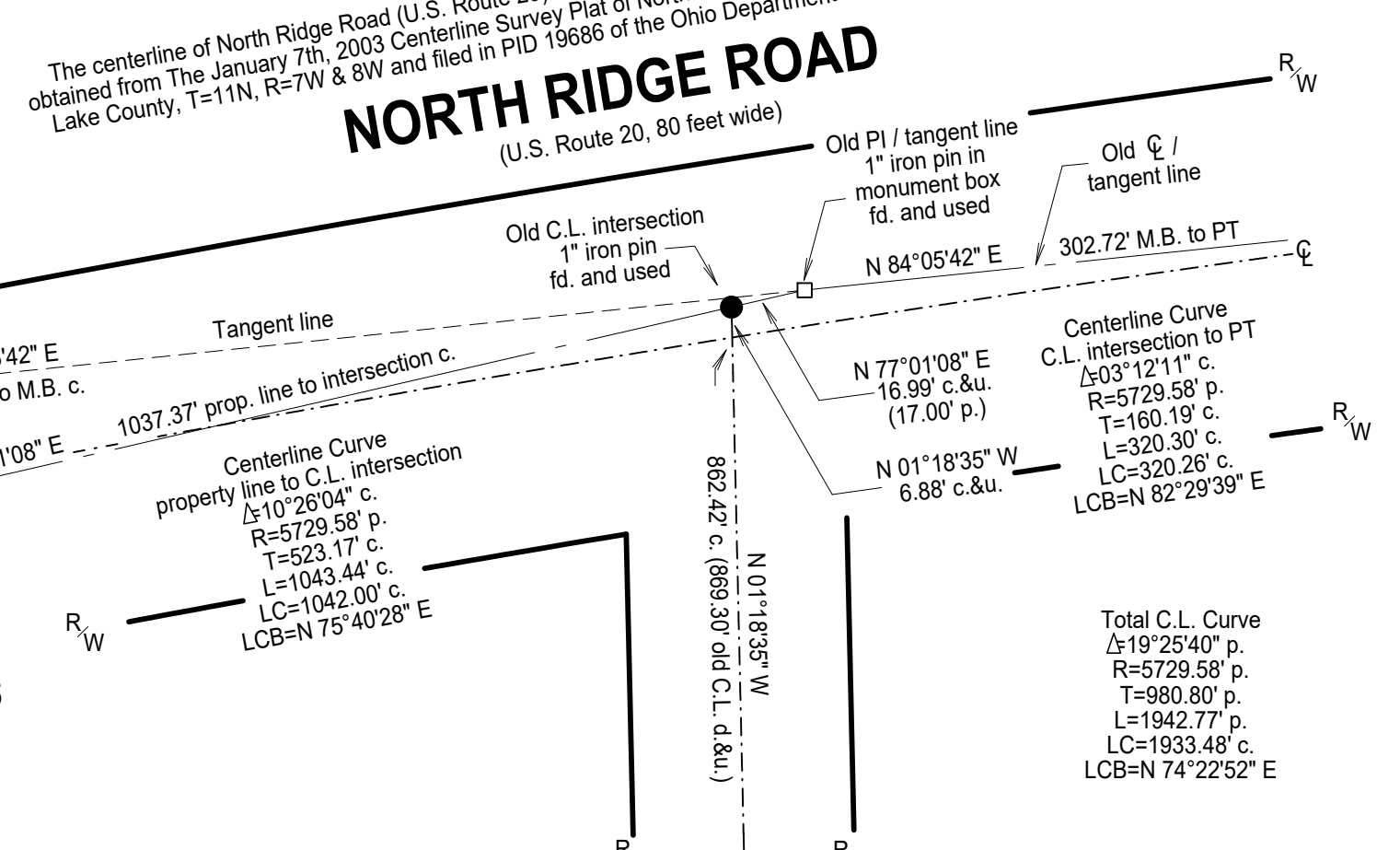
The January 7th, 2003 Centerline Survey Plat of North Ridge Road, LAK-20-18.72, Madison Twp. Lake County, T=11N, R=7W & 8W and filed in PID 19686 of the Ohio Department of Transportation records.
 The June 30th, 1884 re-survey of Burns Road (The Burns Road) as filed in Road Record A, Pages 390-393 of the Lake County Engineer's Records (LCER).
 The April 30th, 2004 resurvey of lands prepared by Crabbs Surveying Service (CSS, Timothy E. Stocker, Registered Professional Surveyor No. 7245) and filed as 01-B-111-0-00-025.pdf in LCER.
 The May 14th, 1995 Lot Split prepared by David A. Rapp, Registered Professional Surveyor No. 7597 and filed as 01B-111-1011.pdf in LCER.
 The FEMA Flood Map #2 of 208, Lake County, Number 390771, Panel 0062, Suffix F and Village of Madison, Number 390316, Panel 0062, Suffix F.

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.

PROPOSED DRIVEWAY

The proposed driveway type, location and size shall be determined by installer and conform to all current regulation.



UTILITY NOTES

The proposed natural gas line type, location and connections are to be determined by installer. No shutoff was found in the field or shown on plans provided by OUPS or Dominion East Ohio.
 The proposed water line type, location and connections are to be determined by installer. A meter vault was found as shown.
 The proposed electric, phone and cable types, locations and connections are to be determined by installer(s). Over-head electric and utility poles were found as shown.
 Downspouts to be determined by builder and conform to local regulation.

UTILITY INFORMATION DISCLAIMER

All utility information shown hereon was provided by: OUPS request, Lake County Department of Utilities 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 underground structure that is not visible, any mistaking or malproportion, or that which is not shown hereon. Always call the Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.

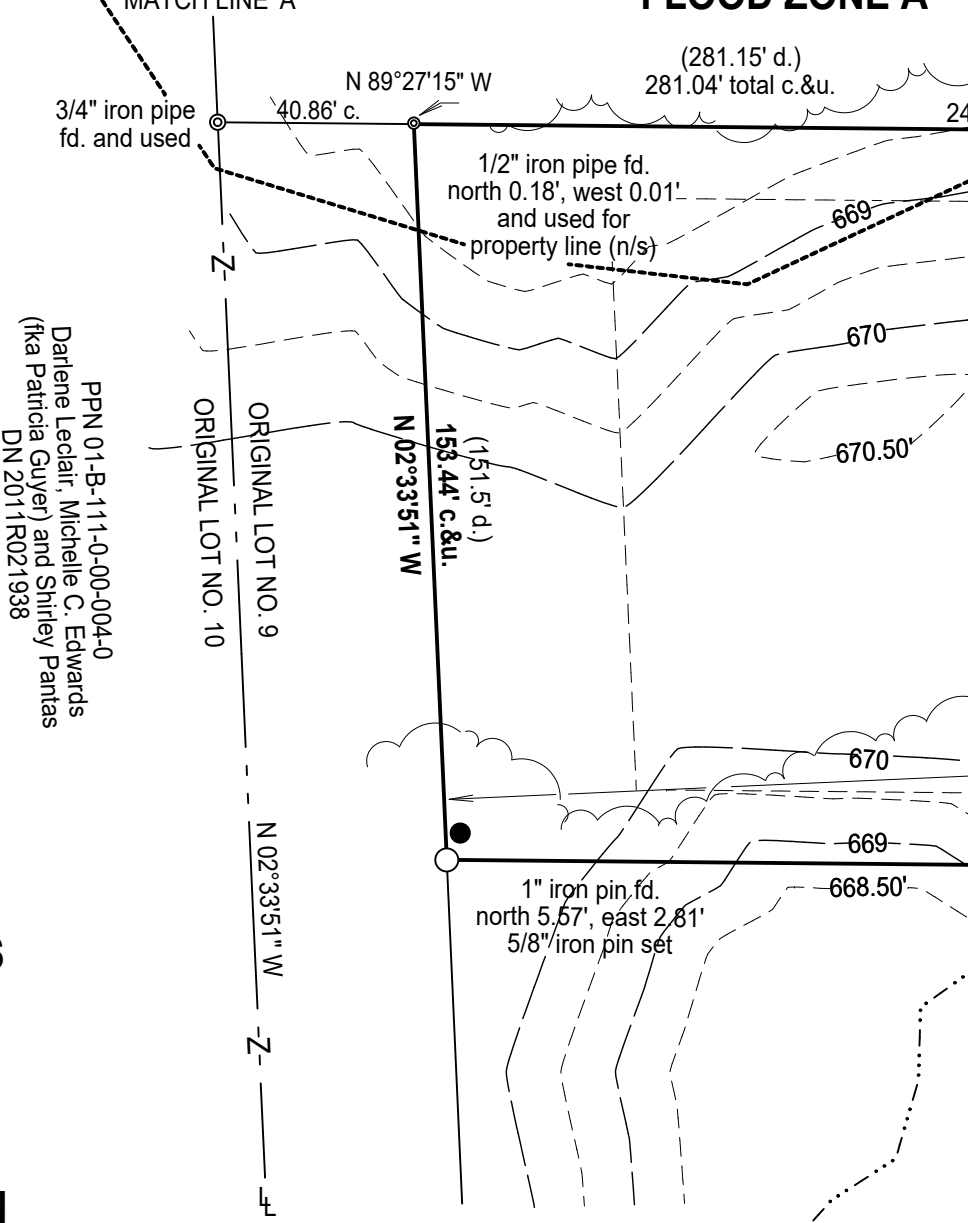
EXISTING AND PROPOSED SEPTIC SYSTEM DISCLAIMER

All existing and proposed septic system information shown hereon was provided by: The Lake County Department of Utilities and KRB Engineering, Inc. and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence, location, condition, type or size, nor for any use or reliance upon any information that is shown hereon, any mistaking or malproportion, 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.

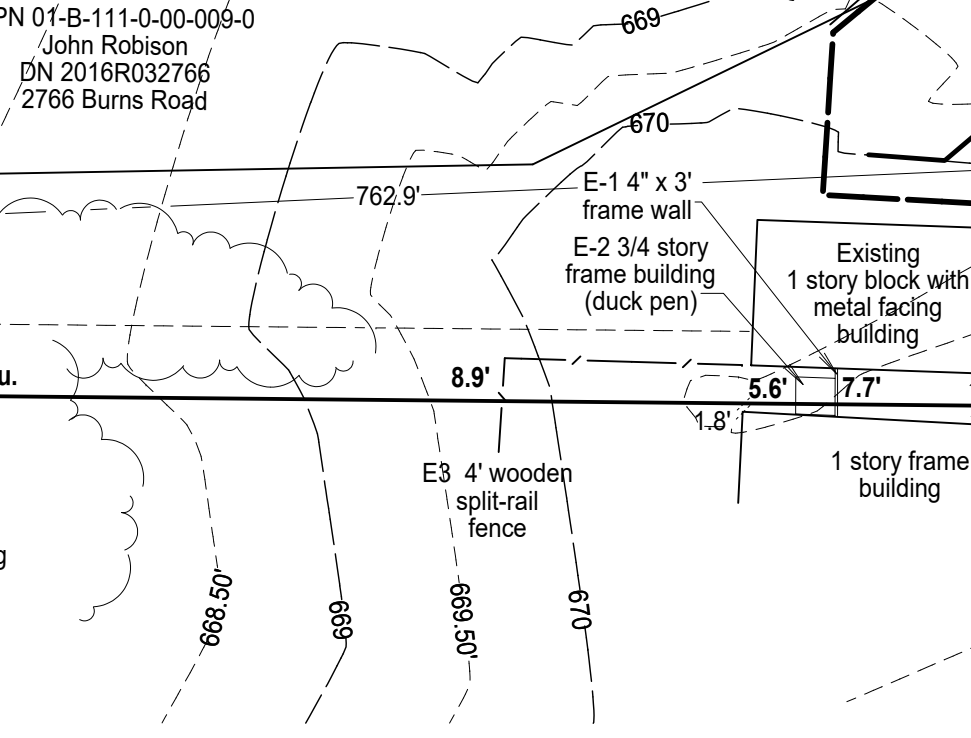
WETLAND PRESERVATION AREA

Existing wetland area as determined by the Lake County Soil and Water Conservation District (shaded area). Construction fencing to be placed (see Notes).

FLOOD ZONE A



3.377 ACRE PARCEL



ENCROACHMENTS

- E-1 Adjoiner's (PPN 01-B-111-0-00-010-0, Arnold J. Klug and Lori A. Klug) 4' x 3' tall frame dividing wall is encroaching 7.7' north of the property line.
- E-2 Adjoiner's (PPN 01-B-111-0-00-010-0, Arnold J. Klug and Lori A. Klug) 3/4 story frame building (duck pen) is encroaching 5.6' north of the property line.
- E-3 Adjoiner's (PPN 01-B-111-0-00-010-0, Arnold J. Klug and Lori A. Klug) 4' wooden split-rail fence is encroaching 8.9' north of the property line.

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 mistaking or malproportion, or that which is not shown on this drawing.

BENCH MARKS

- TBM #1 Bolt on n/w side of plate on type "B" fire hydrant station 10+49, 20' right Elevation: 676.40
- TBM #2 Phillips headed screw in base of tree Elevation: 673.00

SURVEYOR'S CERTIFICATION

I certify to:
 John Robison
 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 void 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 the survey.

Robert L. Kosie, P.S.
 Registered Professional Surveyor
 Land Surveyor No. 8167



DBK PLAT NO.:
944 2016

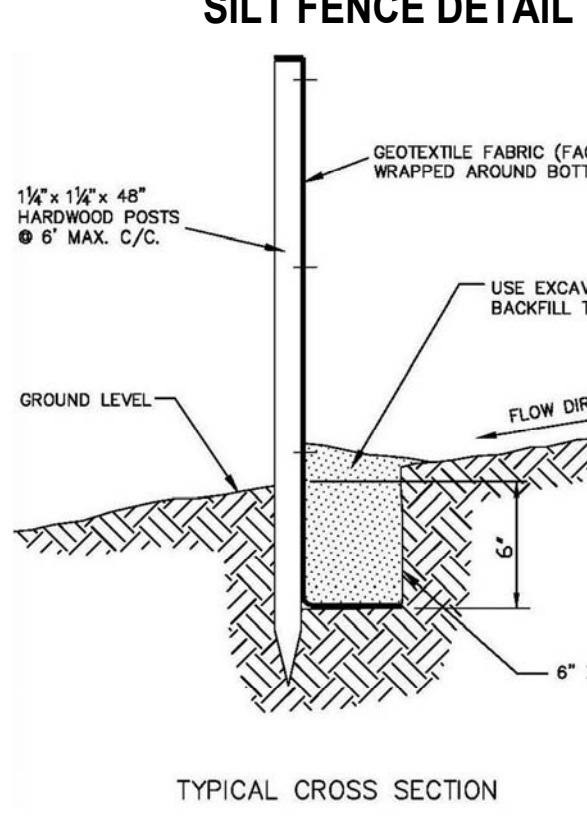
CONSTRUCTION LIMITS

0.566 acres
 (24659.5 square feet)
 Perimeter: 750.7 feet

ZONING INFORMATION

A-1 Agricultural Zoning District
 104.3 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 - 15 feet
 Width of, sum of side yards - 35 feet
 Minimum depth of rear yard - 40 feet
 Minimum lot area per family - 20,000 square feet
 Minimum lot frontage - 100 feet
 Zoning Inspector: Frank Walland
 (440) 428-1120 Direct Line
 (440) 428-1371 Fax

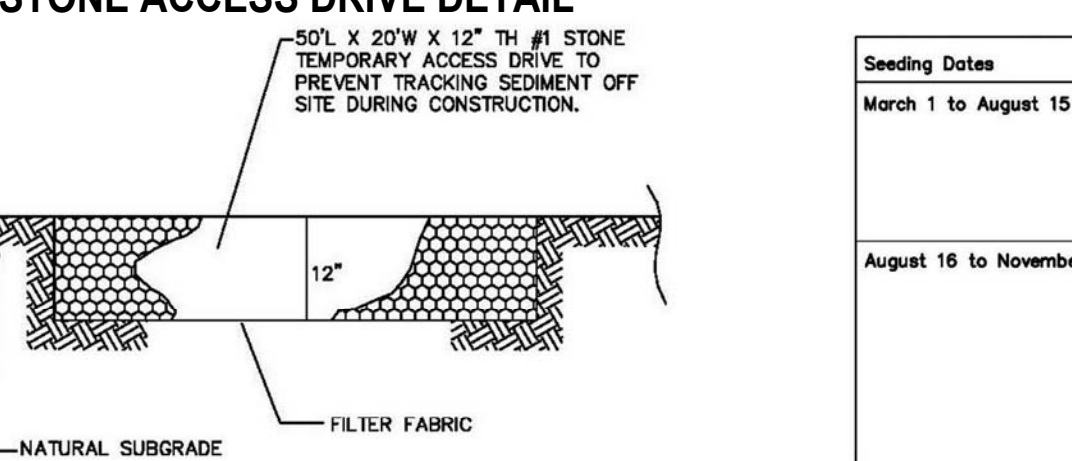
SILT FENCE DETAIL



EROSION CONTROL

INGRESS-EGRESS:
 A stone access drive complete with under lying geo-textile fabric (20 feet wide and 50 feet long) for ingress and egress at the site shall be installed. This drive shall be the only entrance and exit to the site.
SILT FENCE:
 A silt fence shall be installed prior to any earthwork activities at the site in the locations shown on the site plan as well as along the front of any lot that slopes towards the street.
TEMPORARY SEEDING:
 Disturbed areas of the site that are to remain idle for more than thirty (30) days shall be properly seeded and straw mulched within seven (7) days of completion of initial grading. Temporary seeding and mulching of a thirty (30) foot strip of the entire front of the lot shall be maintained on the site once initial grading is complete.
MULCHING:
 Straw-mulch shall be applied at a rate of 1 bale per every ten (10) feet of curb, at a width of thirty (30) feet of the entire length of the lot. Wood chips may also be used but must be spread at a minimum depth of four inches over and must be accompanied by a properly installed silt fence.
MAINTENANCE:
 Erosion and sediment controls shall be inspected every seven (7) days or within 24 hours of a 0.5" or greater rainfall event. necessary repairs shall be made at this time. Stabilization of critical areas within fifty (50) feet of any stream or wetland shall be complete within two (2) days of the disturbance if the site is to remain inactive for longer than fourteen (14) days. Stabilization of critical areas within fifty (50) feet of any stream or wetland shall be complete within two (2) days of the disturbance if the site is to remain inactive for longer than fourteen (14) days.
NOTE:
 All erosion and sediment control specifications, applications, and timetables are based on the descriptions and standards of the ohio department of natural resources "rainwater and land development manual" and can be found in the county erosion and sediment control rules as adopted.
 The specified erosion and sediment control standards are the general guidelines and shall not limit the right of the county to impose, at any time. Additional, more stringent requirements, nor shall the standards limit the right of the county to waive, in writing, individual requirements.

STONE ACCESS DRIVE DETAIL



SEEDING DETAIL

Seeding Dates	Species	Lb. / 1000sqft	Per Acre
March 1 to August 15	Oats	3	4 bushel
	Tall Fescue Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Annual Ryegrass	1	40 lb.
August 16 to November 1	Rye	1	2 bushel
	Tall Fescue Annual Ryegrass	1	40 lb.
	Wheat	1	40 lb.
	Perennial Ryegrass	1	40 lb.
November 1 to Spring Seeding	Tall Fescue Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue Annual Ryegrass	1	40 lb.
	Annual Ryegrass	1	40 lb.

Use mulch only, sodding practices or dormant seeding
 Note: other approved seed species may be substituted.



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

