

Situated in The Township of Montville, County of Geauga and State of Ohio and known as being part of Original Lot No. 2 in Section No. 16 and Original Lot No. 4 in Section No. 17 within said Township and Township 9, Range 6, of the Connecticut Western Reserve.

Month: February  
Year: 2017

Page: ONE of ONE

Survey for: Gary Yambor and Machele Yambor

Checked 2-28-18 by RLK  
Revised 3-6-17

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 swampy area
- Denotes standing water (seasonal)
- Denotes remnants of ancient barbed-wire fence line fd. on or near property line
- POB - Denotes point of beginning 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 RW - Denotes right-of-way (margin)
- l. - Denotes lot line R. - Denotes property line
- BCO - Denotes monument found bent, coned and observed
- GCRD - Denotes "Gauga County Records and Deeds"
- GCEER - Denotes "Gauga County Engineer's Records"
- MP - Denotes monument measured perpendicularly

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

**BUILDING INFORMATION**

- H1 - 1-1/2 story frame dwelling
- G1 - 1-1/2 story, 1-car frame garage
- B1 - 3/4 story frame shed
- B2 - 1-2 story from out building
- D1 - Gravel driveway
- D2 - Crushed asphalt driveway

**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 Rearyard: 25.00 feet

Zoning Inspector: Mike Benesh  
Phone: (440) 968-3784  
Email: mbenesh@montvillegeauga.com

**AUDITOR'S APPROVAL**

**ZONING ACCEPTANCE**

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

This \_\_\_\_\_ day of \_\_\_\_\_, 2017,  
and is accepted by:  
\_\_\_\_\_  
Mike Benesh, Montville Township Zoning Inspector

PPN 20-070924  
Euclid Rifle & Hunting Club  
Volume 295, Page 397, Second Parcel

PPN 20-070897  
Frank McKeon and Sierra Marie McKeon  
Volume 454, Page 307

PPN 20-070959  
William P. Kirby  
INST 20020062649  
Volume 1452, Page 864

Section No. 17  
Original Lot No. 5

Section No. 16  
Original Lot No. 6

Section No. 16  
Original Lot No. 6

Original Lot No. 5

Section No. 16  
Original Lot No. 4

PPN 20-069000  
Sarah J. McDonald  
INST 201600908146  
Volume 2014, Page 887  
17330 Whitney Road

PPN 20-070768  
Gary Yambor and  
Machele Yambor  
INST 201600906755  
Volume 2012, Page 880  
17370 Whitney Road

PPN 20-070772  
Gary Yambor and  
Machele Yambor  
Volume 1275, Page 683

PPN 20-026490  
Joseph P. Conroy, Jr. and  
Barbara E. Conway  
Volume 807, Page 380  
17514 Whitney Road

NOTE:  
Portions of this property appear to be in wetland areas.  
No flood zone areas noted.

**13.956  
COMBINED  
ACRE  
PARCEL**

**40.417 ACRE  
PARCEL**

PLAT OF RE-SURVEY AND CONSOLIDATION OF:  
**PPN 20-068900, 20-070768 and 20-070772**  
**Gary Yambor and Machele Yambor**  
**17370 and 17418 Whitney Road**

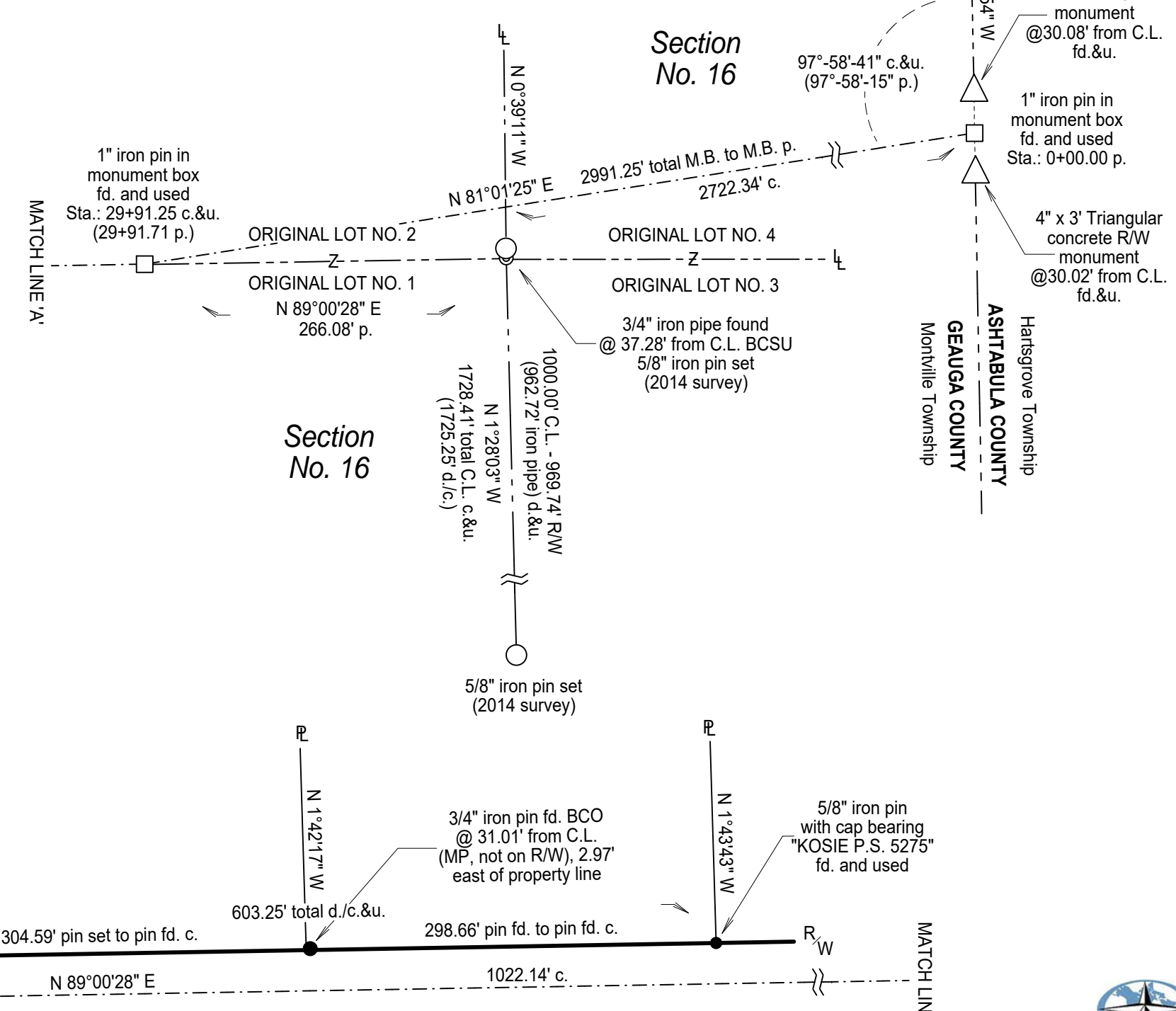
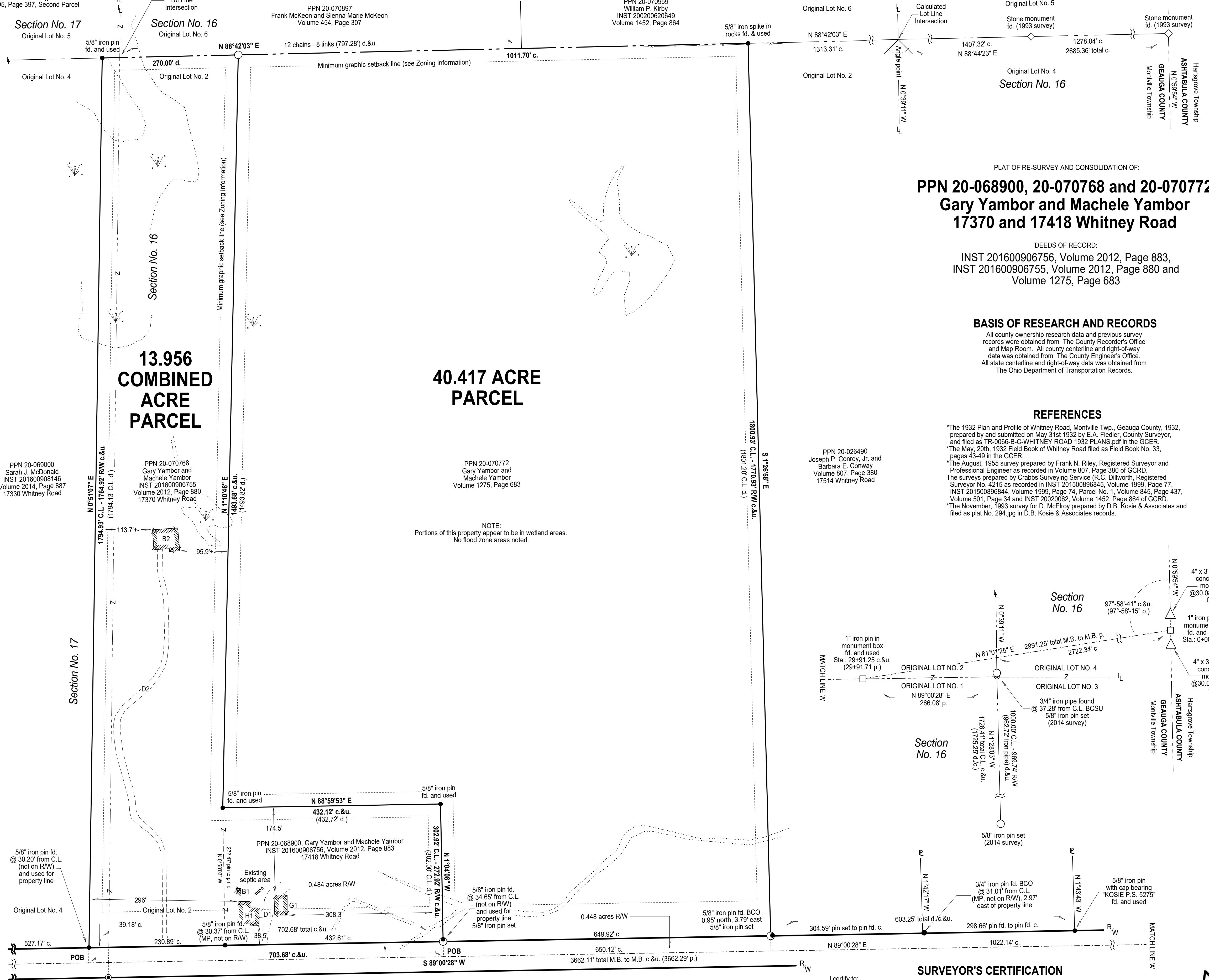
DEEDS OF RECORD:  
INST 201600906756, Volume 2012, Page 883,  
INST 201600906755, Volume 2012, Page 880 and  
Volume 1275, Page 683

**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 1932 Plan and Profile of Whitney Road, Montville Twp., Geauga County, 1932, prepared by and submitted on May 31st 1932 by E.A. Fiedler, County Surveyor, and filed as TR-0066-B-C-WHITNEY ROAD 1932 PLANS.pdf in the GCR.
- \*The May, 20th, 1932 Field Book of Whitney Road filed as Field Book No. 33, pages 43-49 in the GCR.
- \*The August, 1955 survey prepared by Frank N. Riley, Registered Surveyor and Professional Engineer as recorded in Volume 807, Page 380 of GCRD.
- The surveys prepared by Grabis Surveying Service (R.C. Dillworth, Registered Surveyor No. 4215 as recorded in INST 201500896845, Volume 1999, Page 77, INST 201500896844, Volume 1999, Page 74, Parcel No. 1, Volume 845, Page 437, Volume 501, Page 34 and INST 20020062, Volume 1452, Page 864 of GCRD.
- \*The November, 1993 survey for D. McElroy prepared by D.B. Kosie & Associates and filed as plat No. 294.jpg in D.B. Kosie & Associates records.



**SURVEYOR'S CERTIFICATION**

I certify to:  
Gary Yambor and Machele Yambor

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

The centerline of Whitney Road as shown hereon was established by using information obtained from the 1932 Plan and Profile of Whitney Road, Montville Twp., Geauga County, 1932, prepared by and submitted on May 31st 1932 by E.A. Fiedler, County Surveyor, and filed as TR-0066-B-C-WHITNEY ROAD 1932 PLANS.pdf, the May, 20th, 1932 Field Book of Whitney Road filed as Field Book No. 33, pages 43-49 in the GCR and actual monument observation.

**WHITNEY ROAD**  
(T.R. No. 65, 60 feet wide)

**DBK PLAT NO.: 959 2017**



SUN ROAD  
(T.R. No. 66, 30 feet wide)