

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



100 75 50 25 0 100 200 300 400
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 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.L. - Denotes centerline R/W - Denotes right-of-way (margin)
- ℄ - Denotes lot line R - Denotes property line
- BCO - Denotes monument found bent, coned and observed
- GCRD - Denotes "Geauga County Records and Deeds"
- GCEP - Denotes "Geauga County Engineer's Records"
- MP - Denotes monument measured perpendicularly



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



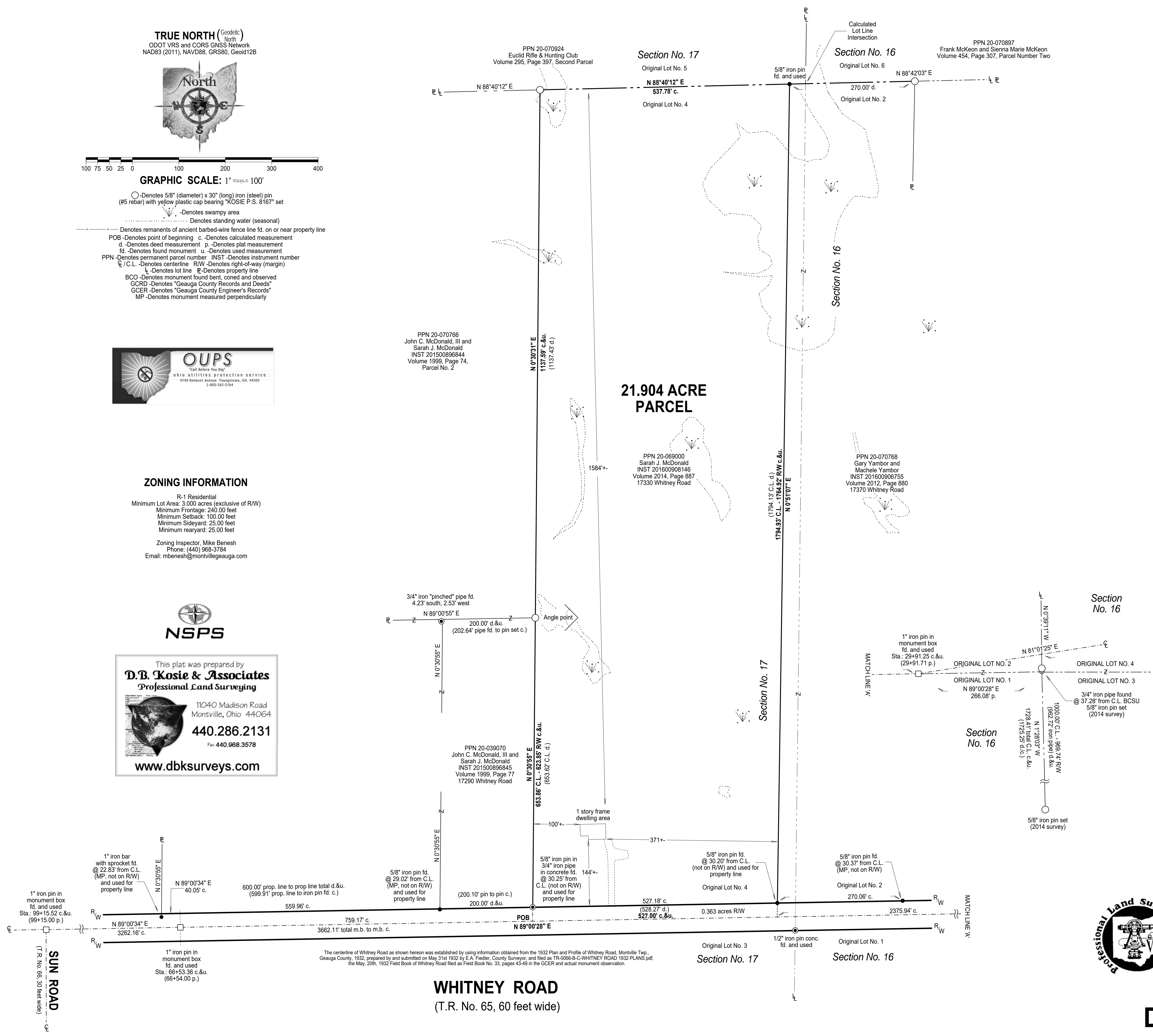
This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064
440.286.2131
Fax: 440.968.3578

www.dbksurveys.com

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 GCEP and actual monument observation.

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



Situated in The	Month:	Page:
Township of Montville, County of Geauga and State of Ohio and known as being part of Original Lot No. 4 in Section No. 17 within said Township and Township 9, Range 6, of the Connecticut Western Reserve.	March	ONE
Survey for:	Year:	of
Sarah J. McDonald	2017	ONE
Checked 3-31-17 by RLK		

PLAT OF RE-SURVEY OF:
PPN 20-069000
Sarah J. McDonald
17330 Whitney Road

DEEDS OF RECORD:
INST 201600908146
Volume 2014, Page 887

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 GCEP.
- *The May, 20th, 1932 Field Book of Whitney Road filed as Field Book No. 33, pages 43-49 in the GCEP.
- *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 Crabbs 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.

AUDITOR'S APPROVAL

SURVEYOR'S CERTIFICATION

I certify to:
Sarah J. McDonald

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



DBK PLAT NO.: 977 2017