

Survey for: Mary Ann Ondrejcek-Bordon, John Bordon, Eugene A. Seminaro and Valarie E. Seminaro
 REVISSED: May 19th, 2017, May 22nd, 2017
 REVISED: June 23rd, 2017, June 30th, 2017

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 1936 plans of Geauga County, Haskins Road, Bainbridge Twp. prepared by E.A. Fiedler, Co. Engineer and filed as TR-0191-D-E-HASKINS ROAD 1936 PLANS.pdf of GCR.
 *The December, 1997 survey prepared by James R. Costabile and recorded in deed Volume 1150, Page 96 of GCRD.
 *The February 1978 survey of Lake in the Woods Subdivision prepared by Braun-Prenosi Associates, Inc. (Damon A. Braun, Reg. No. 4933 - Joseph Prenosi, Reg. No. 5396) and recorded August 11th, 1978 in plat Volume 12, Pages 9-15 of GCRD.

PLAT OF RE-SURVEY, LOT SPLITS AND CONSOLIDATIONS (LAND SWAP) OF:
PPN 02-059600, Mary Ann Ondrejcek-Bordon and John Bordon and
PPN 02-059700, Eugene A. Seminaro and Valarie E. Seminaro
16461 Haskins Road and 16471 Haskins Road

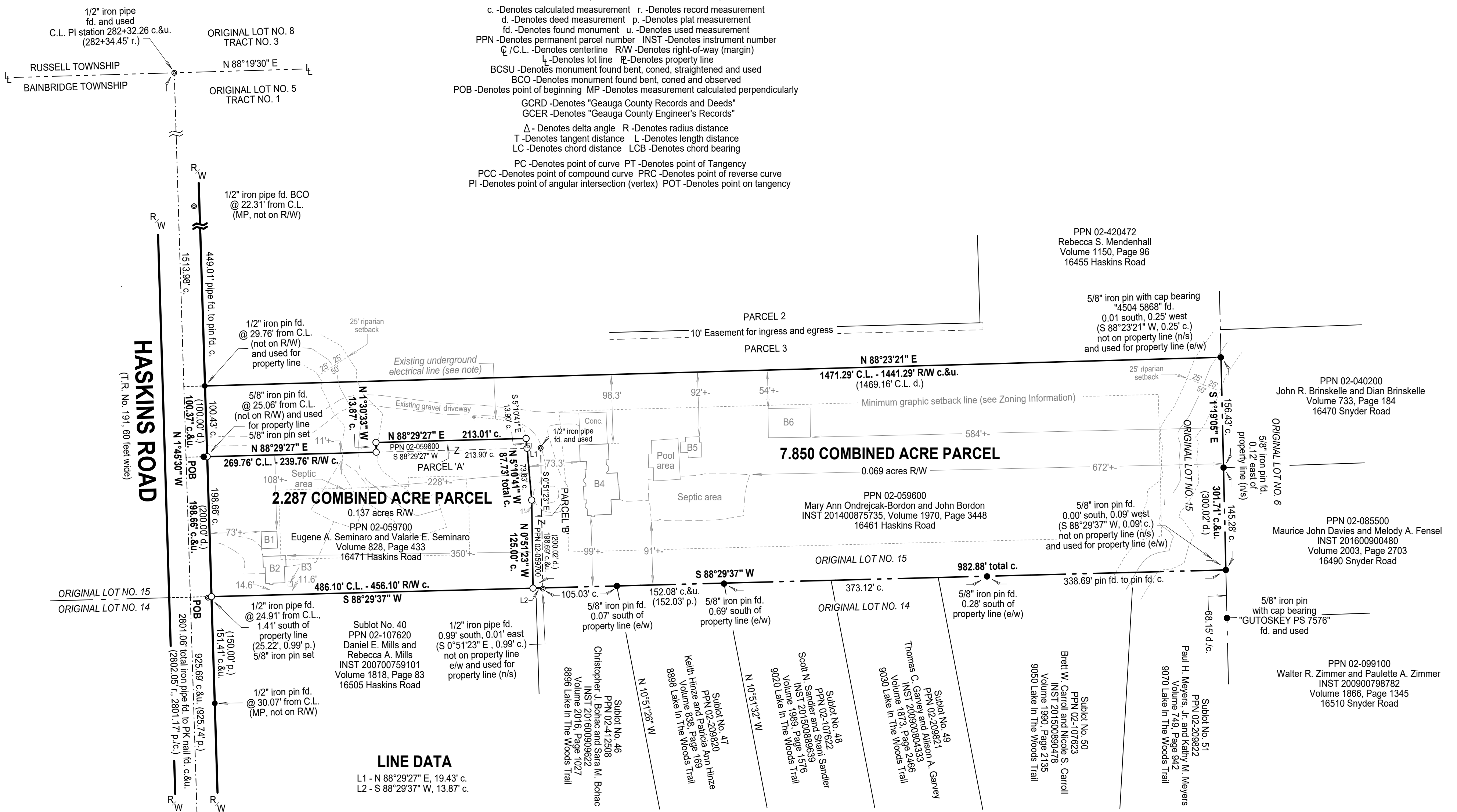
DEEDS OF RECORD:
 Mary Ann Ondrejcek-Bordon and John Bordon, INST 201400875735, Volume 1970, Page 3448 and Eugene A. Seminaro and Valarie E. Seminaro, Volume 828, Page 433

TRUE NORTH (Geodetic) North
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD83, 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. 81677" set
- ⊕ - Denotes electric receptacle boxes
- ⊕ - Denotes existing lamp post
- c - Denotes calculated measurement
- d - Denotes dead 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)
- L - Denotes lot line
- R - Denotes property line
- BCSU - Denotes monument found bent, coned, straightened and used
- BCO - Denotes monument found bent, coned and observed
- POB - Denotes point of beginning
- MP - Denotes measurement calculated perpendicularly
- GCRD - Denotes "Gaugua County Records and Deeds"
- GCR - Denotes "Gaugua County Engineer's Records"
- Δ - Denotes delta angle
- R - Denotes radius distance
- T - Denotes tangent distance
- L - Denotes length distance
- LC - Denotes chord distance
- LCB - Denotes chord bearing
- PC - Denotes point of curve
- PT - Denotes point of Tangency
- PCC - Denotes point of compound curve
- PRC - Denotes point of reverse curve
- PI - Denotes point of angular intersection (vertex)
- POT - Denotes point on tangency



AUDITOR'S ACCEPTANCE

This re-survey, division of lands and consolidations of lots complies with the applicable Bainbridge Township Zoning Resolution.
 This ___ day of _____, 2017,
 and is accepted by:
 Signed _____
 Printed Karen Endres, Zoning Inspector

SURVEYOR'S CERTIFICATION

I certify to:
 Mary Ann Ondrejcek-Bordon, John Bordon,
 Eugene A. Seminaro and Valarie E. Seminaro
 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), NAVD83, 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 2305.086 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.

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

UNDERGROUND ELECTRIC LINE AND UTILITY INFORMATION DISCLAIMER
 All underground electric line utility information shown hereon was provided by: Eugene A. Seminaro (May 11, 2017)
 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 mistiling 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 SEPTIC SYSTEM DISCLAIMER
 All existing septic system information shown hereon was provided by: Eugene A. Seminaro (May 11, 2017 - physical) and John Bordon (May 09, 2017 - sketch)
 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 mistiling 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.

ZONING INFORMATION
 CHAPTER 135 - R-5A Rural Open Residential District
 Minimum lot area: 217,900 sq. ft. (5 acres)
 Maximum lot coverage: Residential 10%, Other 40%
 Minimum lot width: 250'
 Minimum front yard: 100'
 Minimum side yard: 50'
 Minimum rear yard depth: 90'
 Minimum front lot line: 60'

EXISTING LOT COVERAGE
 PPN 02-059600, Mary Ann Ondrejcek-Bordon and John Bordon lot coverage before and after split/consolidation: 2.8%
 PPN 02-059700, Eugene A. Seminaro and Valarie E. Seminaro lot coverage before and after split/consolidation: 1.7%

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

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OUPS
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 "Call Before You Dig"
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 1-800-362-2764

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 1841

Professional Land Surveyors of Ohio

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