

BALCH ROAD

(Road No. 214, 60 feet wide)

Situated in The	Month:	Page:
Situated in the Township of Leroy, County of Lake, and State of Ohio and known as being part of Original Lot No. 67 within said Township and Township 10, Range 7 in the Connecticut Western Reserve.	April	ONE
Survey for:	Year:	of
Leonard J. Sherer and Mary Lou Sherer	2017	ONE

PLAT OF RE-SURVEY OF:
PPN 07-A-028-0-00-001-0
LEONARD J. SHERER AND
MARY LOU SHERER
 DEED OF RECORD:
DN 2004R010357

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



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 (2012) - Denotes monument found or set in 2012 survey
- × - Denotes wire fence or fence line found in 2012
- 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 DN - Denotes document number C.L. - Denotes centerline R/W - Denotes right-of-way (margin) L - Denotes lot line P - Denotes property line BCSU - Denotes monument found bent, coned and used BCO - Denotes monument found bent, coned and observed POB - Denotes point of beginning LCRD - Denotes "Lake County Records and Deeds" LCER - Denotes "Lake County Engineer's Records"

SURVEYOR'S CERTIFICATION

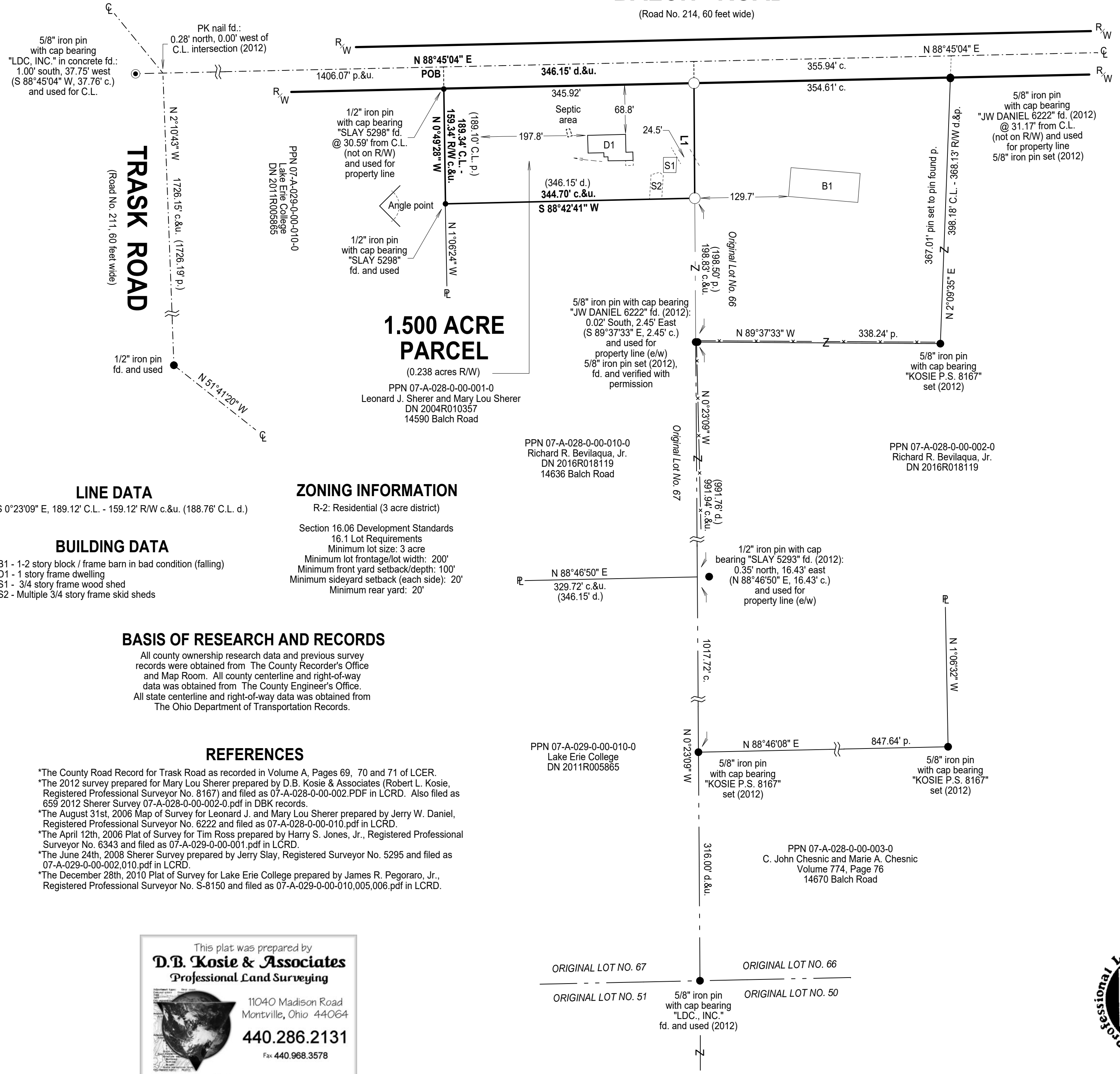
I certify to: Leonard J. Sherer and Mary Lou Sherer

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. 981 2017



LINE DATA
 L1 - S 0°23'09" E, 189.12' C.L. - 159.12' R/W c.&u. (188.76' C.L. d.)

ZONING INFORMATION
 R-2: Residential (3 acre district)

BUILDING DATA
 B1 - 1-2 story block / frame barn in bad condition (falling)
 D1 - 1 story frame dwelling
 S1 - 3/4 story frame wood shed
 S2 - Multiple 3/4 story frame skid sheds

Section 16.06 Development Standards
 16.1 Lot Requirements
 Minimum lot size: 3 acre
 Minimum lot frontage/lot width: 200'
 Minimum front yard setback/depth: 100'
 Minimum sideyard setback (each side): 20'
 Minimum rear yard: 20'

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 County Road Record for Trask Road as recorded in Volume A, Pages 69, 70 and 71 of LCER.
- *The 2012 survey prepared for Mary Lou Sherer prepared by D.B. Kosie & Associates (Robert L. Kosie, Registered Professional Surveyor No. 8167) and filed as 07-A-028-0-00-002.PDF in LCRD. Also filed as 659 2012 Sherer Survey 07-A-028-0-00-002-0.pdf in DBK records.
- *The August 31st, 2006 Map of Survey for Leonard J. and Mary Lou Sherer prepared by Jerry W. Daniel, Registered Professional Surveyor No. 6222 and filed as 07-A-028-0-00-010.pdf in LCRD.
- *The April 12th, 2006 Plat of Survey for Tim Ross prepared by Harry S. Jones, Jr., Registered Professional Surveyor No. 6343 and filed as 07-A-029-0-00-001.pdf in LCRD.
- *The June 24th, 2008 Sherer Survey prepared by Jerry Slay, Registered Surveyor No. 5295 and filed as 07-A-029-0-00-002,010.pdf in LCRD.
- *The December 28th, 2010 Plat of Survey for Lake Erie College prepared by James R. Pegoraro, Jr., Registered Professional Surveyor No. S-8150 and filed as 07-A-029-0-00-010,005,006.pdf in LCRD.

This plat was prepared by

D.B. Kosie & Associates
 Professional Land Surveying

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 Roger A. Larrison and Sharon R. Larrison, Trustees
 DN 2014R027057