

MAYFIELD ROAD

(U.S. Route 322, 60 feet wide as shown on the November 14th, 1934 construction and R/W plan of U.S. Route 322 S.H. (I.C.H.), 15 Sec. J-K, Geauga County, 12.5-17.5 and filed in the Ohio Department of Transportation records.

OLD STATE ROAD

(aka East Claridon-Southerly Road, State Route 606, 66 feet wide as shown on the 1802-1803 Original Road Records of Old State Road from Warren to the Mouth of the Grand River, filed in the GCRR Volume F, Pages 66-71 and modified in GCRR Volume A, Pages 458-461 in the GCRR)



This plat was prepared by
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 Professional Land Surveying
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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
- c. - Denotes calculated measurement r. - Denotes record 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)
- R - Denotes property line POB - Denotes point of beginning
- BCO - Denotes monument found bent, coned and observed
- Δ - Denotes delta angle R - Denotes radius distance
- T - Denotes tangent distance L - Denotes length distance
- LC - Denotes chord distance LCB - Denotes chord bearing
- D - Denotes degree of curve (HWY)
- PC - Denotes point of curve PT - Denotes point of tangency
- PI - Denotes point of angular intersection (vertex)
- POT - Denotes point on tangency
- GCRD - Denotes "Gauga County Records and Deeds"
- GCER - Denotes "Gauga County Engineer's Records"

ZONING INFORMATION

R1 - Residential Single Family District
 401.05 MINIMUM LOT AREA R-1 DISTRICT
 A. The minimum lot area shall be three (3) acres.
 401.06 MINIMUM LOT WIDTH
 A. The minimum lot width shall be two hundred fifty (250) feet
 401.07 REQUIRED YARDS R-1 DISTRICT
 A. The minimum required yards for all buildings, structures, and uses, shall be as follows:
 1. Front yard: 100 feet
 2. Each side yard: 20 feet
 3. Rear yard: 20 feet
 B. The minimum required side yard contiguous with the road right-of-way for all buildings, structures, and uses on corner lots shall be one hundred (100) feet.
ZONING CONTACT INFORMATION
 PHONE: (440) 635-0648 Monday and Wednesday 8am-12pm
 EMAIL: hjacob@claridontownship.com

LINE DATA

- L1 - N 84°25'28" E, 314.54' c.
- L2 - N 1°22'56" W, 23.00' c.
- L3 - N 85°13'06" W, 172.30' c.
- L4 - N 88°37'04" East, 109.35' c.
- L5 - N 1°22'56" W, 18.50' c.
- L6 - N 88°37'04" E, 313.70' c.
- L7 - N 88°37'04" E, 280.65' c.

BUILDING DATA

- B1 - 1 story frame dwelling
- B2 - 1 story frame shed
- B3 - 2 story block barn
- B4 - 3/4 story frame shed
- B5 - 2 story frame dwelling
- B6 - Collapsed frame shed
- P - Denotes propane tank

EXISTING SEPTIC SYSTEM DISCLAIMER

All existing septic system information shown hereon was provided by: Paul A. Miller (stakes) and Robert P. Kraus (design and stakes) 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 mistitling or malpropism, or that which is not shown in this drawing. Always call The Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.

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 mistitling or malpropism, or that which is not shown on this drawing.

PLAT OF RE-SURVEY, LOT SPLITS, RESIDUALS AND CONSOLIDATIONS OF:

PPN 12-040600
Paul A. Miller and Laura R. Miller
12985 Old State Road and
PPN 12-037630
Robert P. Kraus and Melissa Kraus
12999 Old State Road

DEEDS OF RECORD:
 INST 201500890543,
 Volume 1990, Page 2487 and
 Volume 623, Page 201

AUDITOR'S ACCEPTANCE

ZONING ACCEPTANCE

This re-survey, lot splits, residuals and consolidations of lots complies with the applicable Claridon Township Zoning Resolution

This _____ day of _____, 2018,
 and is accepted by:

Signed _____
 Printed Harry Jacob,
 Claridon Township Zoning Inspector

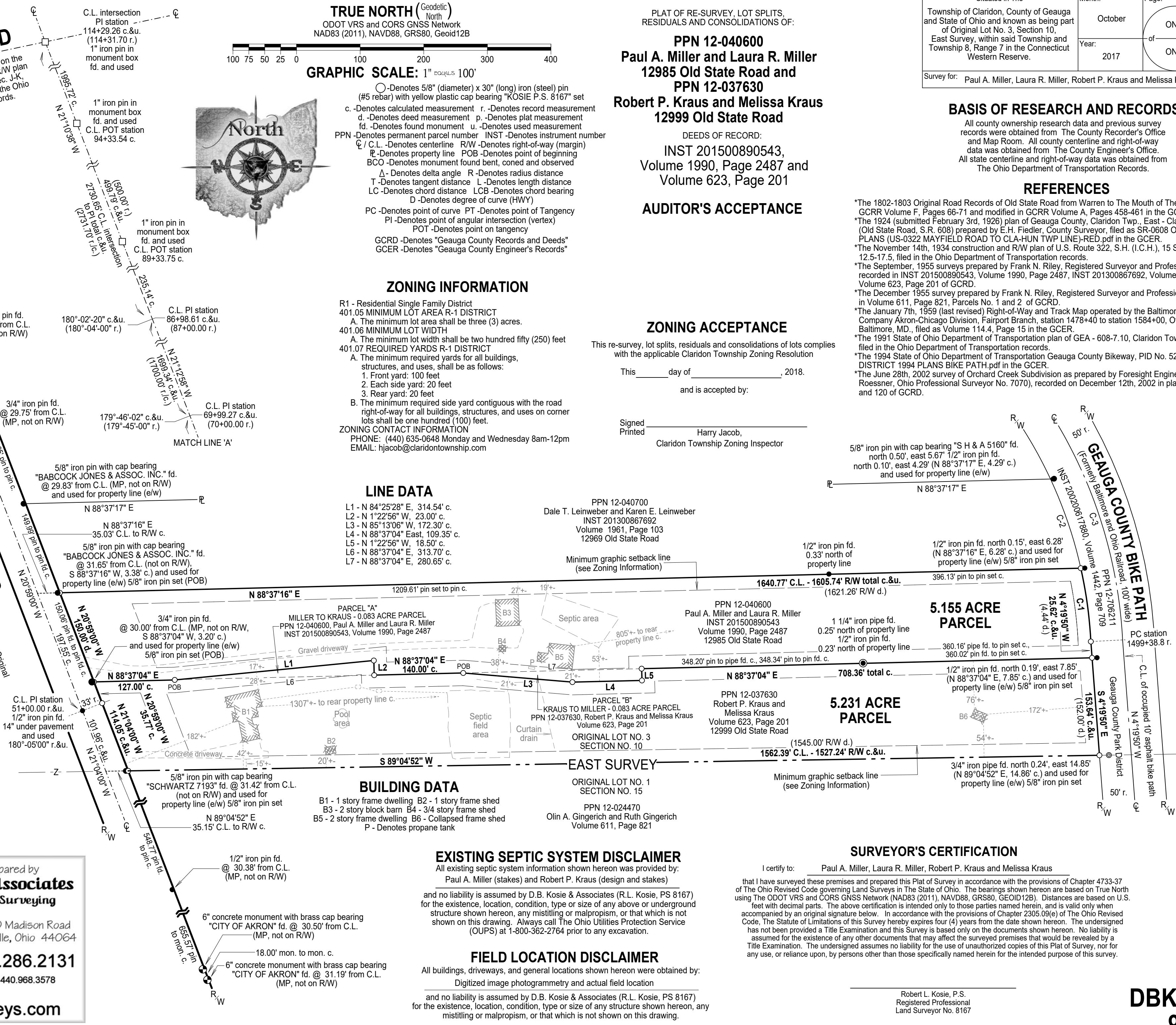
BASIS OF RESEARCH AND RECORDS
 All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

REFERENCES

- *The 1802-1803 Original Road Records of Old State Road from Warren to The Mouth of The Grand River filed as GCRR Volume F, Pages 66-71 and modified in GCRR Volume A, Pages 458-461 in the GCRR.
- *The 1924 (submitted February 3rd, 1926) plan of Geauga County, Claridon Twp., East - Claridon - Southerly Road (Old State Road, S.R. 608) prepared by E.H. Fiedler, County Surveyor, filed as SR-0608 OLD STATE ROAD 1924 PLANS (US-0322 MAYFIELD ROAD TO CLA-HUN TWP LINE)-RED.pdf in the GCRR.
- *The November 14th, 1934 construction and R/W plan of U.S. Route 322, S.H. (I.C.H.), 15 Sec. J-K Geauga County 12.5-17.5, filed in the Ohio Department of Transportation records.
- *The September, 1955 surveys prepared by Frank N. Riley, Registered Surveyor and Professional Engineer, recorded in INST 201500890543, Volume 1990, Page 2487, INST 201300867692, Volume 1961, Page 103, and Volume 623, Page 201 of GCRD.
- *The December 1955 survey prepared by Frank N. Riley, Registered Surveyor and Professional Engineer, recorded in Volume 611, Page 821, Parcels No. 1 and 2 of GCRD.
- *The January 7th, 1959 (last revised) Right-of-Way and Track Map operated by the Baltimore and Ohio Railroad Company Akron-Chicago Division, Fairport Branch, station 1478+40 to station 1584+00, Office of Valuation Engineer, Baltimore, MD., filed as Volume 114.4, Page 15 in the GCRR.
- *The 1991 State of Ohio Department of Transportation plan of GE A - 608-7.10, Claridon Township, Geauga County, filed in the Ohio Department of Transportation records.
- *The 1994 State of Ohio Department of Transportation Geauga County Bikeway, PID No. 5231, filed as GEAGA PARK DISTRICT 1994 PLANS BIKE PATH.pdf in the GCRR.
- *The June 28th, 2002 Survey of Orchard Creek Subdivision as prepared by Foresight Engineering Group (Steven N. Roessner, Ohio Professional Surveyor No. 7070), recorded on December 12th, 2002 in plat Volume 35 Pages 119 and 120 of GCRD.

CURVE DATA

- C-1
 Δ=9°40'57"
 R=689.30' c.&u. (689.86' d.)
 T=58.38' c.
 L=116.49' c. (137.97' d.)
 LC=116.35' c. (137.76' d.)
 LCB=S 7°46'50" E
- C-2
 Δ=12°19'56"
 R=689.30' c.&u. (689.86' d.)
 T=74.47' c.
 L=148.36' c.&u. (149.11' d.)
 LC=148.08' (148.83' d.)
 LCB=N 18°47'16" W
- C-3
 Δ=38°12'30" r.
 D=7°45'00" r.
 R=739.30' c.
 T=256.07' c.
 L=493.01' c.
 LC=483.93' c.
 LCB=N 18°47'16" W



SURVEYOR'S CERTIFICATION

I certify to: Paul A. Miller, Laura R. Miller, Robert P. Kraus and Melissa Kraus
 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, GEOD12B). 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.
995 2017