

# PPN 15-005750 - DOUGLAS G. AND TERRI LEA BESS

DEED OF RECORD:  
INST 201300868445  
Volume 1962, Page 14  
9289 Bascom Road

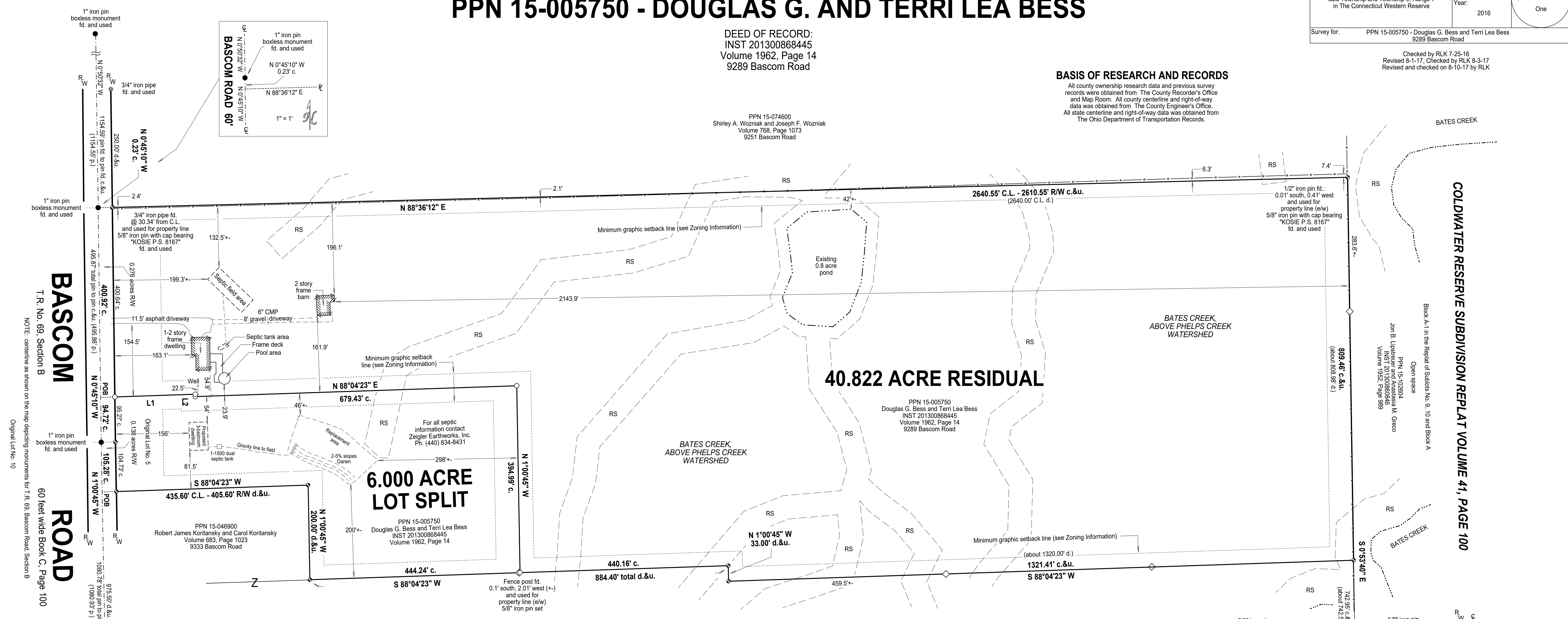
PPN 15-074600  
Shirley A. Wozniak and Joseph F. Wozniak  
Volume 768, Page 1073  
9251 Bascom Road

## 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.

Situated in The	Month:	Page:
Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot No. 5, in Bond Tract, with said Township and Township 9, Range 7 in The Connecticut Western Reserve	21st July	One of One
Survey for:	2016	
PPN 15-005750 - Douglas G. Bess and Terri Lea Bess 9289 Bascom Road		

Checked by RLK 7-25-16  
Revised 8-1-17, Checked by RLK 8-3-17  
Revised and checked on 8-10-17 by RLK



NOTE: centerline as shown on the map depicting monuments for T.R. No. 69, Section B  
Original Lot No. 10

BASCOM ROAD 60'

ROAD 60 feet wide Book C, Page 100

COLDWATER RESERVE SUBDIVISION REPLAT VOLUME 41, PAGE 100

KILE ROAD 60'

**LINE DATA**  
L1 - N 88°04'23" E, 200.00' C.L. - 169.99' R/W c.  
L2 - S 0°45'10" E, 5.00' c.

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

- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" fd. and used
- - Denotes barbed-wire fence found
- ◇ - Denotes fence post found on property line
- c - Denotes calculated measurement d - Denotes deed measurement p - Denotes plat measurement u - Denotes used measurement fd - Denotes found monument PPN - Denotes permanent parcel number INST - Denotes instrument number C/L - Denotes centerline R/W - Denotes right-of-way (margin) L - Denotes lot line P - Denotes property line POB - Denotes point of beginning BCSU - Denotes monument found bent, coned, straightened and used BCO - Denotes monument found bent, coned and observed --- - Denotes Riparian Setback (RS)



**EXISTING SEPTIC SYSTEM DISCLAIMER**  
All existing septic system information shown hereon was provided by Douglas G. Bess 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 above or underground structure shown hereon, any misstinting or malproprium, 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.

**PROPOSED SEPTIC SYSTEM DISCLAIMER**  
All proposed septic system information shown hereon was provided by: Zeigler Earthworks, Inc. - 17629 Claridon Troy Road - Burton, Ohio 44021

and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the proposed location, future placement, condition, type or size, nor for any use or reliance upon any information that is shown hereon, any misstinting or malproprium, 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.

PPN 15-046200  
Robert James Koritansky and Carol Koritansky  
Volume 683, Page 1021, Parcel No. 1

## ZONING INFORMATION

Replacement June 6th, 2014 - Section 402.0: R-1 Residential District

Section 402.5: Minimum Lot Area  
A. The minimum lot area shall be three (3) acres. B. There shall be no more than one (1) single family detached dwelling per lot.

Section 402.6: Minimum Lot Frontage and Width (Adopted 05-07-2014)  
The minimum lot frontage and width shall be two hundred (200) feet, except for lots located on a permanent cul-de-sac road turnaround and rear lots. (See section 402.13) (Adopted 05-07-2014)

A. For any lot located on a permanent cul-de-sac road turnaround, the minimum lot width shall be sixty (60) feet at the front lot line and two hundred (200) feet at the building setback line.  
B. For a rear lot, the minimum lot width shall be sixty (60) feet at the front lot line and two hundred (200) feet at the building setback line. (See section 402.13)

Section 402.7: Minimum Yards (Adopted 3-16-2011)  
For the purpose of determining yard requirements on corner lots and through lots, all lot lines adjacent to roads shall be considered frontage and the front yard set forth herein shall apply

A. The minimum yards for all buildings, structures, and uses, except accessory buildings, structures, and uses shall be as follows:  
1. Front yard: 100 feet 2. Each side yard: 20 feet 3. Rear yard: 20 feet  
Adopted 05-07-2014, Effective 06-06-2014 Amend ZC-2014-1

Section 402.8: Maximum Height  
A. The maximum height of all buildings, structures and uses except those listed in paragraph B herein shall be thirty-five (35) feet or two and one half (2 1/2) stories, whichever is lesser.

Section 402.9: Maximum Lot Coverage  
The maximum lot coverage shall be ten (10) percent.

ZONING INSPECTOR: Richard Acquaviva  
13887 GAR Highway - Chardon, OH 44024  
Phone: (440)286-4423 Fax: (440)286-1727  
E-mail: ZONING@HAMBDENTOWNSHIP.ORG

## ZONING ACCEPTANCE

This division of land complies with the applicable Hambden Township Zoning Resolution

this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Richard Acquaviva, Hambden Township Zoning Inspector

## AUDITOR'S APPROVAL



## SURVEYOR'S CERTIFICATION

I certify to:  
Douglas G. Bess and Terri Lea Bess

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, of 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. 996 2017

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

11040 Madison Road  
Montville, Ohio 44064  
**440.286.2131**  
440.968.3578  
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