

HM800214 15-083

TRUE NORTH (Geodetic) North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid12a



- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- Denotes barbed-wire fence found
- Denotes graphic setback line (see Zoning Information)
- c. - Denotes calculated measurement r. - Denotes record measurement
- d. - Denotes deed measurement p. - Denotes plat measurement
- o. - Denotes observed measurement u. - Denotes used measurement
- m. - Denotes measured distance fd. - Denotes found monument
- PPN - Denotes permanent parcel number IN - Denotes instrument number
- ☉ / C.L. - Denotes centerline R/W - Denotes right-of-way (margin)
- └ - Denotes lot line ┘ - Denotes property line
- POB - Denotes point of beginning

CONSOLIDATION AND PLAT OF RE-SURVEY OF: Ray A. Loomis, Jr. and Patricia L. Loomis

Deeds of record:
PPN 01-117578, Ray A. Loomis, Jr. and Patricia L. Loomis, Volume 841, Page 382.
PPN 01-117480, Ray A. Loomis, Jr. and Patricia L. Loomis, Volume 836, Page 904, 18160 Thorpe Road and
PPN 01-118769, Ray A. Loomis, Jr. and Patricia L. Loomis, IN 200300671096, Volume 1669, Page 656

Situated in The	Month: <u>22 July</u>	Page: <u>ONE</u>
Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Lot No. 7, Section No. 3, in Tract No. 2 within said Township and Township 6, Range 8 of The Connecticut Western Reserve	Year: <u>2015</u>	of <u>ONE</u>
Survey for:	Ray A. Loomis, Jr. and Patricia L. Loomis	

Last Revised: July 29th, 2015

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

1-26-15 Plat of Survey prepared by Schwartz Land Surveying, Inc. PS 7193
8-5-03 Plat of Survey prepared by D.B. Kosie & Associates PS 8167
07-06-1998 Thorpe Road Reference Map by Geauga County Engineers as shown on Schwartz's Plat of Survey



ZONING INFORMATION

R-1 residential / 3 acre zoning district as shown on The Auburn Township Zoning Resolution, Schedule 4.03(k); Residential District Schedule (7/21/10), One-Family Dwellings:

- Minimum lot area (acres): 3.00 acres
- Minimum lot frontage: 200 feet
- Minimum setback from R/W: 65 feet
- Minimum setback: 30 feet
- Minimum rear yard setback: 50 feet
- Maximum lot coverage (use): 10%

Zoning Department
M-F: 7:30 a.m. to 3:30 p.m.
(440) 543-1660
Frank Kitko, The Zoning Inspector is in the office every Friday from 3:00 p.m. to 5:00 p.m.

LOT USAGE (COVERAGE)

0.164 acres of 2.149 acres (buildable area)
7.6% usage (including new 3/4 story gazebo)

ZONING ACCEPTANCE

This Re-survey and Consolidation of Lots complies with the applicable Auburn Township Zoning Resolution.

This _____ day of _____, 2015.

and is accepted by:

Signed _____
Printed Frank Kitko,
Auburn Township Zoning Inspector

AUDITOR ACCEPTANCE

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Thijs 07/29/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

TAYLOR MAY ROAD

(T.R. No. 186, 60 feet wide)

PARCEL INFORMATION

PARCEL "A"
PPN 01-117578
Ray A. Loomis, Jr. and Patricia L. Loomis
Volume 841, Page 382

PARCEL "B"
PPN 01-117480
Ray A. Loomis, Jr. and Patricia L. Loomis
Volume 836, Page 904
18160 Thorpe Road

PPN 01-118770
John Szoka and Dorothy Szoka
IN 200300671097,
Volume 1669, Page 661

PPN 01-119066
John Szoka and Dorothy Szoka
IN 200600741242,
Volume 1794, Page 815

2.264 TOTAL COMBINED ACRE PARCEL

PPN 01-118769
Ray A. Loomis, Jr. and Patricia L. Loomis
IN 200300671096,
Volume 1669, Page 656

PPN 01-104200
Julie T. Ewing
IN 200900800195,
Volume 1868, Page 857
18190 Thorpe Road

PPN 01-009600
Elmer Ralph Brown and JoAnn Brown, Trustees
IN 200500711980, Volume 1754, Page 1057
18266 Thorpe Road

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.

SURVEYOR'S CERTIFICATION

I certify to: Ray A. Loomis, Jr. and Patricia L. Loomis

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, GEOID12A). 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, for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of this survey.

Robert L. Kosie, Jr.
Registered Professional
Land Surveyor No. 8167



DBK PLAT NO. 896 2015

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





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2.264 TOTAL COMBINED ACRE PARCEL

0.115 combined acres Right of Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) 01-117578, Ray A. Loomis, Jr. and Patricia L. Loomis, Volume 841, Page 382, PPN 01-117480, Ray A. Loomis, Jr. and Patricia L. Loomis, Volume 836, Page 904 and PPN 01-118769, Ray A. Loomis, Jr. and Patricia L. Loomis, Instrument No. (IN) 200300671096, Volume 1669, Page 656 of Geauga County Records and Deeds (GCRD). 18160 Thorpe Road.

Situated in The Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Lot No. 7, Section No. 3, in Tract No. 2 within said Township and Township 6, Range 8 of The Connecticut Western Reserve and bounded and described as follows:

Beginning at a 1" iron pin in a monument box found at the centerline intersection of Taylor May Road (T.R. No. 186, 60 feet wide) and Thorpe Road (T.R. No. 197, 60 feet wide).

Thence South 26°34'32" East, along the centerline of said Thorpe Road, a distance of 212.61 feet to a 1/4" iron pin found at an angle point therein.

Thence South 46°29'34" East, continuing along said centerline, a distance of 377.72 feet to a 3/4" iron pipe found at an angle point therein.

Thence South 20°58'49" East, continuing along said centerline, a distance of 431.56 feet to a point. Said point being the southeasterly corner of PPN 01-119066 as conveyed to John Szoka and Dorothy Szoka and recorded in IN 200600741242, Volume 1794, Page 815 of GCRD. Said point also being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 20°58'49" East, continuing along said centerline, a frontage distance of 170.08 feet to a point. Said point being the northeasterly corner of PPN 01-104200 as

2.264 TOTAL COMBINED ACRE PARCEL

(Continued)

conveyed to Julie T. Ewing and recorded in IN 200900800195, Volume 1868, Page 857 of GCRD. Said point also being a southeasterly corner of the parcel herein described.

Thence South 88°09'38" West, along the northerly line of said Ewing's land and passing through a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at 31.23 feet, and also passing through a 5/8" iron pin found at 31.66 feet, a total distance of 216.35 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found. Said point being the northwesterly corner of said Ewing's land.

Thence South 1°32'42" East, along the westerly line of said Ewing's land, a distance of 248.79 feet to a 5/8" iron pin set on a northerly line of PPN 01-009600 as conveyed to Elmer Ralph Brown and JoAnn Brown, Trustees and recorded in IN 200500711980, Volume 1754, Page 1057 of GCRD, being the southerly line of the aforesaid Original Lot No. 7, Section No. 3 and Tract No. 2. Said point being the southwest corner of said Ewing's land. Said point also being a southeasterly corner of the parcel herein described and witnessed by a 5/8" iron pin found South 1°32'42" East, a distance of 2.16 feet therefrom.

Thence South 88°34'03" West, along said northerly line of Brown's land, being the southerly line of said Original Lot No. 7, Section No. 3 and Tract No. 2, a distance of 204.98 feet to a 5/8" iron pin set. Said point being a southeasterly corner of PPN 01-118993 as conveyed to Lawrence J. May and Carol L. May and recorded in IN 201300853199, Volume 1941, Page 2044 of GCRD. Said point also being the southwest corner of the parcel herein described and witnessed by a 5/8" iron pin found South 1°33'03" East, a distance of 3.62 feet therefrom.

Thence North 1°33'03" West, along an easterly line of said May's land, a distance of 176.38 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence North 23°39'11" East, along an easterly line of said May's land, a distance of 129.18 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at an angle point therein.

Thence North 1°32'42" West, along an easterly line of said May's land, a distance of 90.00 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found. Said point being the southwest corner of PPN 01-118770 as conveyed to John Szoka and Dorothy Szoka and recorded in IN 200300671097, Volume 1669, Page 661 of GCRD. Said point also being a northwesterly corner of the parcel herein described.

2.264 TOTAL COMBINED ACRE PARCEL

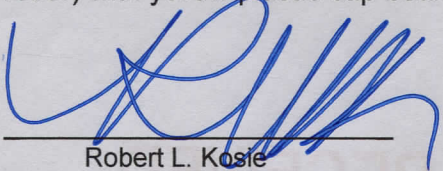
(Continued)

Thence North 88°24'36" East, along the southerly line of said Szoka's land, a distance of 150.00 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at an angle point therein. Said point being the southeasterly corner of said Szoka's land. Said point also being the southwesterly corner of the aforesaid John Szoka and Dorothy Szoka parcel (PPN 01-119066).

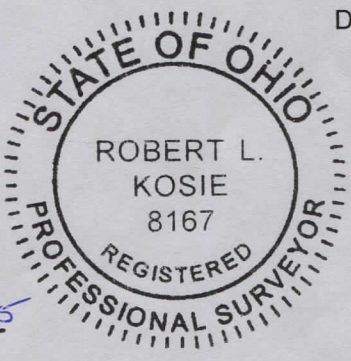
Thence North 79°02'04" East, along the southerly line of said Szoka's land, and passing through a 5/8" iron pin found at 131.65 feet, and also passing through a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at 132.21 feet, a total distance of 161.94 feet to **The Principal Place of Beginning of this Survey** and containing 2.264 acres of land, of which, 0.115 acres are within the R/W of Thorpe Road, as surveyed by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 (2011), NAVD88, GRS80, and Geoid2012a). Date: July 22, 2015. Be the same, more or less, but subject to all legal highways.

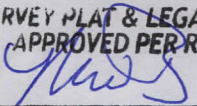
The intent of this legal description is to combined PPN 01-117578 as conveyed to Ray A. Loomis, Jr. and Patricia L. Loomis and recorded in Volume 841, Page 382 of GCRD with PPN 01-117480 as conveyed to Ray A. Loomis, Jr. and Patricia L. Loomis and recorded in Volume 836, Page 904 of GCRD and PPN 01-118769 as conveyed to Ray A. Loomis, Jr. and Patricia L. Loomis and recorded in IN 200300671096, Volume 1669, Page 656 of GCRD.
AKA 18160 Thorpe Road.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".


Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167

Dated: 22
JULY 2015



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

07/30/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.