

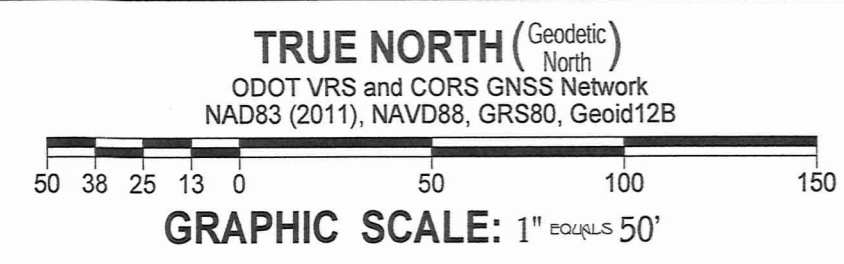
Situated in The	Month:	Page:
Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Lots No. 25 and 26, in Tract Three, within said Township and Township 6, Range 9 of the Connecticut Western Reserve	August	ONE
Year:	2017	ONE

Survey for: Diana R. Wiebusch  
 Revised September 13th, 2017,  
 Revised November 15th, 2017,  
 Checked on December 19th, 2017 by RLK  
 Revised on January 2nd 2018

- REFERENCES**
- \*The April, 1949 survey prepared by T.R. Root recorded in INST 201100827895, Volume 1905, Page 2377 of GCRD
  - \*The survey prepared by H.F. Pagel recorded in Volume 1086, Page 1252, Exhibit B, Parcel No. 1, of GCRD.
  - \*The June 28th, 1913 survey prepared by B.R. Kenny recorded in Volume 1086, Page 1252, Exhibit B, Parcel No. 2, of GCRD.
  - \*The 1935 plan of Geauga County, Bainbridge - Geauga Lake Road, Bainbridge Township, Sections "B", "C" and "D" prepared by E.A. Fiedler, County Engineer and filed as TR-0183-B-E-GEAUGA LAKE ROAD 1935 PLANS.pdf in the GCER.

PLAT OF CONSOLIDATION AND LOT SPLIT OF:  
**PPN 02-400600 and PPN 02-400610,**  
**Diana R. Wiebusch**  
**18389 Geauga Lake Road and**  
**18399 Geauga Lake Road**

DEEDS OF RECORD:  
 INST 201700920818, Volume 2031, Page 2663 and  
 INST 201700919196, Volume 2029, Page 1804



- - 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
- fd. - Denotes found monument u. - Denotes used measurement
- d. - Denotes deed measurement PPN - Denotes permanent parcel number
- INST - Denotes instrument number C.L. - Denotes centerline
- R/W - Denotes right-of-way (margin) POB - Denotes point of beginning
- BCO - Denotes monument found bent, coned and observed
- GCRD - Denotes "Gauga County Records and Deeds"
- GCER - Denotes "Gauga County Engineer's Records"
- MP - Denotes measurement calculated perpendicularly
- FD - Denotes frame deck area G - Denotes frame gazebo area
- B - Denotes brick patio area C - Denotes concrete driveway
- Denotes edge of water ----- Denotes existing Lot Line
- Denotes property line of record to be removed (after consolidation)
- Denotes property line to be created (after lot split)
- Denotes existing driveway ----- Denotes NEW driveway design

**AUDITOR'S ACCEPTANCE**

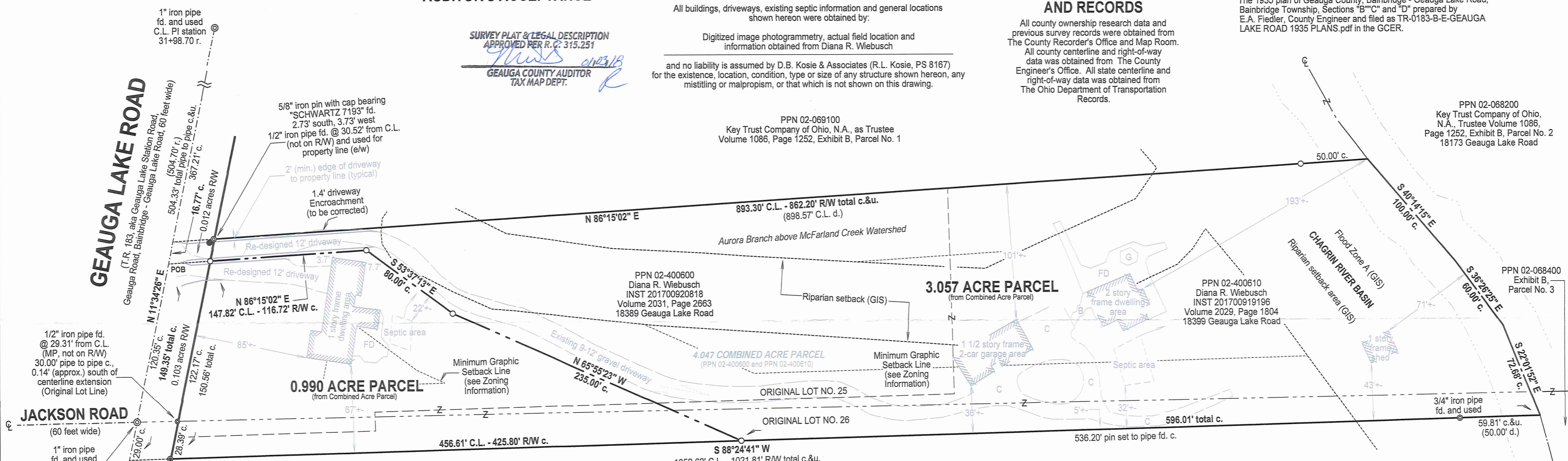
SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
 GEAUGA COUNTY AUDITOR  
 TAX MAP DEPT.

**FIELD LOCATION DISCLAIMER**

All buildings, driveways, existing septic information and general locations shown hereon were obtained by:  
 Digitized image photogrammetry, actual field location and information obtained from Diana R. Wiebusch  
 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.

**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.



**TOTAL LOT COVERAGE**  
 0.990 ACRE PARCEL  
 0.105 acres (4664.8 sq. ft.) used (10.6%)  
 3.057 ACRE PARCEL  
 0.431 acres (18755.9 sq. ft.) used (14%)

**ZONING INFORMATION**

R-5A: Rural Open Residential Zoning District  
 135.03 HEIGHT, AREA, YARDS AND BULK.  
 (a) Height. No building or other structure shall exceed a height of thirty-five (35) feet or two and one-half (2.5) stories, whichever is less.  
 (b) Lot and Yard Requirements. No building or structure shall be erected, nor shall land be used or developed unless in conformity with the following requirements. All dimensions shall be exclusive of streets, or public rights of way and lands subject to easements of record:

Minimum lot area 217,800 sq. ft. (5 acres) Maximum lot coverage: Residential 10% (The number of detached accessory buildings on a lot shall be limited to two or a total lot coverage of 10 percent, whichever comes first), Other 40%  
 Minimum lot width 250', Minimum front yards 100', Minimum side yard 50', Minimum side yard abutting a street on corner lot 75', Minimum rear yard depth 90', Minimum front lot lines 60' [Adopted 10/26/98]

BZA Case No. 2017-33 (Expire Date: 10/20/2018)  
 Parcel No. 02-400600, Address 18389 Geauga Lake Road, Zoning Certificate No. 15857  
 Parcel No. 02-400610, Address 18399 Geauga Lake Road, Zoning Certificate No. 15858

**ZONING ACCEPTANCE**

This consolidation and split of land complies with the decision rendered by the Bainbridge Township Board of Zoning Appeals in hearing #2017-33 conducted on October 19, 2017.

This \_\_\_ day of \_\_\_\_\_, 2017 and is accepted by

Signed \_\_\_\_\_  
 Printed Karen Endres,  
 Bainbridge Township Zoning Inspector

The Zoning Department is in Town Hall - 17826 Chillicothe Road - Chagrin Falls, Ohio 44023  
 Telephone: (440) 543-9871, E-Mail: kendres@bainbridgetwp.com Hours: 8:30 AM - 4:00 PM  
 Karen Endres, Zoning Inspector

**SURVEYOR'S CERTIFICATION**

I certify to: Diana R. Wiebusch  
 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, GEIOD12B). 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

1.3.18



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

**DBK PLAT NO.: 982 2017**

BAI 00254

BA100254

Wiebusch, Diana R. (17-168)  
Picked Up 01/03/18

VOL. 2047 pg 2520

pn# 02-421387



# D.B. Kosie & Associates

Professional Land Surveying

11040 Madison Road

Montville, Ohio 44064

(440) 286-2131

or (440) 968-3578

[www.dbksurveys.com](http://www.dbksurveys.com)

## 0.990 ACRE PARCEL

0.103 acres Right of Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) 02-400600 (in part) and PPN 02-400610 (in part), Diana R. Wiebusch, Instrument Number (INST) 201700920818, Volume 2031, Page 2663 and INST 201700919196, Volume 2029, Page 1804, of Geauga County Records and Deeds (GCRD). 18389 Geauga Lake Road.

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Lots No. 25 and 26, in Tract Three, within said Township, and Township 6, Range 9 of the Connecticut Western Reserve and bounded and described as follows:

Beginning at a point on the centerline of Geauga Lake Road (T.R. 183, aka Geauga Lake Station Road, Geauga Road, Bainbridge - Geauga Lake Road, 60 feet wide) at the northwesterly corner of PPN 02-262600, conveyed to Brian M. Skok, recorded in INST 201100827895, Volume 1905, Page 2377 of GCRD. Said point located South 11°34'26" West, 29.00 feet from a 1" iron pipe found at the centerline intersection of said Geauga Lake Road and Jackson Road (60 feet wide). Said point being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 11°34'26" East, along the centerline of said Geauga Lake Road, passing through said 1" iron pipe found at 29.00 feet, a total frontage distance of 149.35 feet to a point. Said point being the northwesterly corner of the parcel herein described and referenced by a 1" iron pipe found at angle point on the centerline of said Geauga Lake Road located North 11°34'26" East, 383.98 feet therefrom.

Thence North 86°15'02" East, along a northerly line of the parcel herein described, passing through a 5/8" iron pin set at 31.10 feet, a total distance of 147.82 feet to a 5/8" iron pin set at an angle point therein. Said point being the northeasterly corner of the parcel herein described.

**0.990 ACRE PARCEL**

(Continued)

Thence South 53°37'13" East, along an easterly line of the parcel herein described, 80.00 feet to a 5/8" iron pin set at an angle point therein.

Thence South 65°55'23" East, along an easterly line of the parcel herein described,

235.00 feet to a 5/8" iron pin set on the northerly line of the aforesaid Skok parcel (PPN 02-262600). Said point being the southeasterly corner of the parcel herein described.

Thence South 88°24'41" West, along said northerly line of Skok's land, passing through a 3/4" iron pipe found at 426.33 feet (not on R/W), a total distance of 456.61 feet to **The Principal Place of Beginning of this Survey** and containing 0.990 acres of land, of which, 0.103 acres are within the R/W of said Geauga Lake Road Road, as surveyed in January of 2018 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 Geoid2012B). Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

The intent of this survey is to divide 0.990 acres of land from the consolidation of PPN 02-400600, conveyed to Diana R. Wiebusch, recorded in INST 201700920818, Volume 2031, Page 2663 and PPN 02-400610, conveyed to Diana R. Wiebusch, recorded in INST 201700919196, Volume 2029, Page 1804 of GCRD. Known as being 18389 Geauga Lake 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".


RECEIVED  
APR 2 2018  
COUNTY CLERK

  
Robert L. Kosie  
Ohio Registered Professional  
Surveyor No. 8167



Dated: 1.3.18

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

  
4/23/18  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**



**D.B. Kosie**  
& Associates  
Professional Land Surveying

11040 Madison Road  
Montville, Ohio 44064  
(440) 286-2131  
or (440) 968-3578  
[www.dbksurveys.com](http://www.dbksurveys.com)

### **3.057 ACRE PARCEL**

0.012 acres Right of Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) 02-400600 (in part) and PPN 02-400610 (in part), Diana R. Wiebusch, Instrument Number (INST) 201700920818, Volume 2031, Page 2663 and INST 201700919196, Volume 2029, Page 1804, of Geauga County Records and Deeds (GCRD). 18399 Geauga Lake Road.

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Lots No. 25 and 26, in Tract Three, within said Township, and Township 6, Range 9 of the Connecticut Western Reserve and bounded and described as follows:

Beginning at a point on the centerline of Geauga Lake Road (T.R. 183, aka Geauga Lake Station Road, Geauga Road, Bainbridge - Geauga Lake Road, 60 feet wide) at the northwesterly corner of PPN 02-262600, conveyed to Brian M. Skok, recorded in INST 201100827895, Volume 1905, Page 2377 of GCRD. Said point located South  $11^{\circ}34'26''$  West, 29.00 feet from a 1" iron pipe found at the centerline intersection of said Geauga Lake Road and Jackson Road (60 feet wide).

Thence North  $11^{\circ}34'26''$  East, along the centerline of said Geauga Lake Road, passing through said 1" iron pipe found at 29.00 feet, a total distance of 149.35 feet to a point. Said point being a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North  $11^{\circ}34'26''$  East, continuing along the centerline of said Geauga Lake Road, a frontage distance of 16.77 feet to a point. Said point being the southwesterly corner of PPN 02-069100, conveyed to Key Trust Company of Ohio, N.A., as Trustee, recorded in Volume 1086, Page 1252, Exhibit B, Parcel No. 1 of GCRD. Said point also being the northwesterly corner of the parcel herein described and referenced by a 1" iron pipe found at angle point on the centerline of said Geauga Lake Road located North  $11^{\circ}34'26''$  East, 367.21 feet therefrom.

### **3.057 ACRE PARCEL**

(Continued)

Thence North 86°15'02" East, along the southerly line of the said Key Trust Company of Ohio, N.A., as Trustee parcel, passing through a 1/2" iron pipe found at 30.52 feet (not on R/W), a 5/8" iron pin set as a corner reference at 843.30 feet, a total distance of 893.30 feet to a point in the center of the Chagrin River on a westerly line of PPN 02-068200, conveyed to Key Trust Company of Ohio, N.A., Trustee, recorded in Volume 1086, Page 1252, Exhibit B, Parcel No. 2 of GCRD. Said point being the southeasterly corner of the said Key Trust Company of Ohio, N.A., as Trustee parcel (PPN 02-069100). Said point also being the northeasterly corner of the parcel herein described.

Thence South 40°14'15" East, along a westerly line of the said Key Trust Company of Ohio, N.A., as Trustee parcel (PPN 02-068200) and along the center of the said Chagrin River, 100.00 feet to an angle point therein.

Thence South 36°26'25" East, along a westerly line of the said Key Trust Company of Ohio, N.A., as Trustee parcel and along the center of said river, 60.00 feet to an angle point therein.

Thence South 22°01'52" East, along a westerly line of the said Key Trust Company of Ohio, N.A., as Trustee parcel, along a westerly line of PPN 02-068400, conveyed to Key Trust Company of Ohio, N.A., Trustee, recorded in Volume 1086, Page 1252, Exhibit B, Parcel No. 3 of GCRD, and along the center of said river, 72.68 feet to a point. Said point being the northeasterly corner of the aforesaid Brian M. Skok parcel (PPN 02-262600). Said point also being the southeasterly corner of the parcel herein described and referenced by a 3/4" iron pipe located South 88°24'41" West, 59.81 feet therefrom.

Thence South 88°24'41" West, along the northerly line of said Skok's land, passing through said 3/4" iron pipe found at 59.81 feet, a total distance of 596.01 feet to a 5/8" iron pin set. Said point being a southwesterly corner of the parcel herein described.

Thence North 65°55'23" West, along a westerly line of the parcel herein described, 235.00 feet to a 5/8" iron pin set at an angle point therein.

Thence North 53°37'13" West, along a westerly line of the parcel herein described, 80.00 feet to a 5/8" iron pin set at an angle point therein.

Thence South 86°15'02" West, along a southerly line of the parcel herein described, passing through a 5/8" iron pin set at 116.72 feet, a total distance of 147.82 feet to **The**

### 3.057 ACRE PARCEL


(Continued)

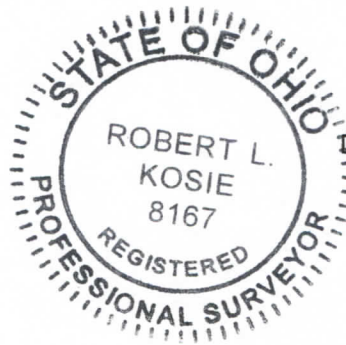
**Principal Place of Beginning of this Survey** and containing 3.057 acres of land, of which, 0.012 acres are within the RW of said Geauga Lake Road Road, as surveyed in January of 2018 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid2012B).

Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

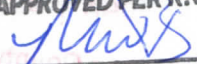

The intent of this survey is to divide 3.057 acres of land from the consolidation of PPN 02-400600, conveyed to Diana R. Wiebusch, recorded in INST 201700920818, Volume 2031, Page 2663 and PPN 02-400610, conveyed to Diana R. Wiebusch, recorded in INST 201700919196, Volume 2029, Page 1804 of GCRD. Known as being 18399 Geauga Lake 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: 1.3.18

RECEIVED  
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
 01 P31/B  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. 



**D.B. Kosie**  
**& Associates**  
**Professional Land Surveying**  
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[www.dbksurveys.com](http://www.dbksurveys.com)

### **4.047 COMBINED ACRE PARCEL**

0.115 combined acres Right of Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) 02-400600 and PPN 02-400610, Diana R. Wiebusch, Instrument Number (INST) 201700920818, Volume 2031, Page 2663 and INST 201700919196, Volume 2029, Page 1804, of Geauga County Records and Deeds (GCRD). 18389 and 18399 Geauga Lake Road.

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Lots No. 25 and 26, in Tract Three, within said Township, and Township 6, Range 9 of the Connecticut Western Reserve and bounded and described as follows:

Beginning at a point on the centerline of Geauga Lake Road (T.R. 183, aka Geauga Lake Station Road, Geauga Road, Bainbridge - Geauga Lake Road, 60 feet wide) at the northwesterly corner of PPN 02-262600, conveyed to Brian M. Skok, recorded in INST 201100827895, Volume 1905, Page 2377 of GCRD. Said point located South 11°34'26" West, 29.00 feet from a 1" iron pipe found at the centerline intersection of said Geauga Lake Road and Jackson Road (60 feet wide). Said point being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 11°34'26" East, along the centerline of said Geauga Lake Road, passing through said 1" iron pipe found at 29.00 feet, a total frontage distance of 166.12 feet to a point. Said point being the southwesterly corner of PPN 02-069100, conveyed to Key Trust Company of Ohio, N.A., as Trustee, recorded in Volume 1086, Page 1252, Exhibit B, Parcel No. 1 of GCRD. Said point also being the northwesterly corner of the parcel herein described and referenced by a 1" iron pipe found at angle point on the centerline of said Geauga Lake Road located North 11°34'26" East, 367.21 feet therefrom.

Thence North 86°15'02" East, along the southerly line of the said Key Trust Company of

## 4.047 COMBINED ACRE PARCEL

(Continued)

Ohio, N.A., as Trustee parcel, passing through a 1/2" iron pipe found at 30.52 feet (not on RW), a 5/8" iron pin set as a corner reference at 843.30 feet, a total distance of 893.30 feet to a point in the center of the Chagrin River on a westerly line of PPN 02-068200, conveyed

to Key Trust Company of Ohio, N.A., Trustee, recorded in Volume 1086, Page 1252, Exhibit B, Parcel No. 2 of GCRD. Said point being the southeasterly corner of the said Key Trust Company of Ohio, N.A., as Trustee parcel (PPN 02-069100). Said point also being the northeasterly corner of the parcel herein described.

Thence South 40°14'15" East, along a westerly line of the said Key Trust Company of Ohio, N.A., as Trustee parcel (PPN 02-068200) and along the center of the said Chagrin River, 100.00 feet to an angle point therein.

Thence South 36°26'25" East, along a westerly line of the said Key Trust Company of Ohio, N.A., as Trustee parcel and along the center of said river, 60.00 feet to an angle point therein.

Thence South 22°01'52" East, along a westerly line of the said Key Trust Company of Ohio, N.A., as Trustee parcel, along a westerly line of PPN 02-068400, conveyed to Key Trust Company of Ohio, N.A., Trustee, recorded in Volume 1086, Page 1252, Exhibit B, Parcel No. 3 of GCRD, and along the center of said river, 72.68 feet to a point. Said point being the northeasterly corner of the aforesaid Brian M. Skok parcel (PPN 02-262600). Said point also being the southeasterly corner of the parcel herein described and referenced by a 3/4" iron pipe located South 88°24'41" West, 59.81 feet therefrom.

Thence South 88°24'41" West, along the northerly line of said Skok's land, passing through said 3/4" iron pipe found at 59.81 feet, a 5/8" iron pin set at 596.01 feet, a 3/4" iron pipe found at 1022.34 feet (not on RW), a total distance of 1052.62 feet to **The Principal Place of Beginning of this Survey** and containing 4.047 acres of land, of which, 0.115 acres are within the RW of said Geauga Lake Road Road, as surveyed in January of 2018 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 Geoid2012B). Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

The intent of this legal description is to combine PPN 02-400600, conveyed to Diana R. Wiebusch, recorded in INST 201700920818, Volume 2031, Page 2663 with PPN 02-400610,

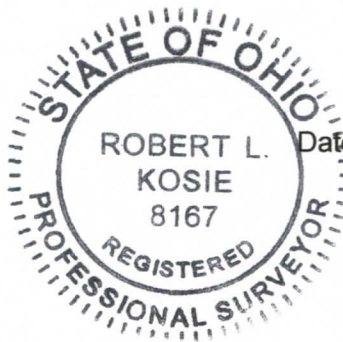
# 4.047 COMBINED ACRE PARCEL

(Continued)

conveyed to Diana R. Wiebusch, recorded in INST 201700919196, Volume 2029, Page 1804 of GCRD. Known as being 18389 Geauga Lake Road and 18399 Geauga Lake 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: 1-3-18

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

01/03/18  
**GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.**

RECEIVED  
JAN 3 2018  
Gaugua County Auditor  
Tax Map Dept.