

TRUE NORTH (Geodetic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS90, Geoid18



GRAPHIC SCALE: 1 inch equals 100 feet

- -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
- o. -Denotes observed measurement u. -Denotes used measurement
- m. -Denotes measured distance fd. -Denotes found monument
- PPN -Denotes permanent parcel number INST -Denotes instrument number
- DN -Denotes document number AFN -Denotes automatic file number
- ℄/C.L. -Denotes centerline RW -Denotes right-of-way (margin)
- L. -Denotes lot line P. -Denotes property line
- BCSU -Denotes monument found bent, coned, straightened and used
- BCO -Denotes monument found bent, coned and observed
- POB -Denotes point of beginning MP -Denotes "measured perpendicularly" aka -Denotes "also known as" ka -Denotes "formerly known as"
- FB -Denotes "field book" TR -Denotes "Township Road" CR -Denotes "County Road"
- ODOT -Denotes "Ohio Department of Transportation"
- GCRD -Denotes "Gauga County Records and Deeds"
- GCER -Denotes "Gauga County Engineer's Records"
- Δ -Denotes delta angle R -Denotes radius distance
- T -Denotes tangent distance L -Denotes length distance
- LC -Denotes chord distance LCB -Denotes chord bearing
- PC -Denotes point of curve PT -Denotes point of tangency
- PCC -Denotes point of compound curve PRC -Denotes point of reverse curve
- PI -Denotes point of angular intersection (vertex) POT -Denotes point on tangency

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 July 3rd, 1956 Right of Way and Improvement Plans for S.R. 608 prepared by the Ohio Department of Transportation (ODOT), filed in ODOT records.
- *The September, 1995 survey prepared by Delmar B. Kosie & Associates, Delmar B. Kosie, Registered Surveyor 5276 (DBK), recorded in INST 201800930940, Volume 2045, Page 2773 of GCRD, shown on DBK plat 449 95 (unrecorded, unfilled).
- *The December, 1998 survey prepared for Forest Land Design, Inc., by J. Arthur Temple, Ohio Registered Surveyor 4761, recorded in Volume 1213, Page 838 of GCRD.
- *The July, 1999 survey prepared by Rudy E. Schwirtz, P.S. 7193, recorded in INST 200200633806, Volume 1501, Page 1078 of GCRD.
- *The 2004 improvement plans for The Geauga Park District, Geauga County Bikeway, Maple Highlands Trail - Central, Claridon Township, Hamden Township, City of Chardon, Geauga County, filed as MAPLE HIGHLANDS TRAIL (BIKE PATH) 2004 PLANS.pdf in the GCER.
- *The August 10th, 2004, revised August 18th, 2004 survey prepared by Zaranec Surveying Co., John M. Zaranec, Jr., P.S. 7126, recorded in INST 200400706138, Volume 1746, Page 1090 of GCRD.

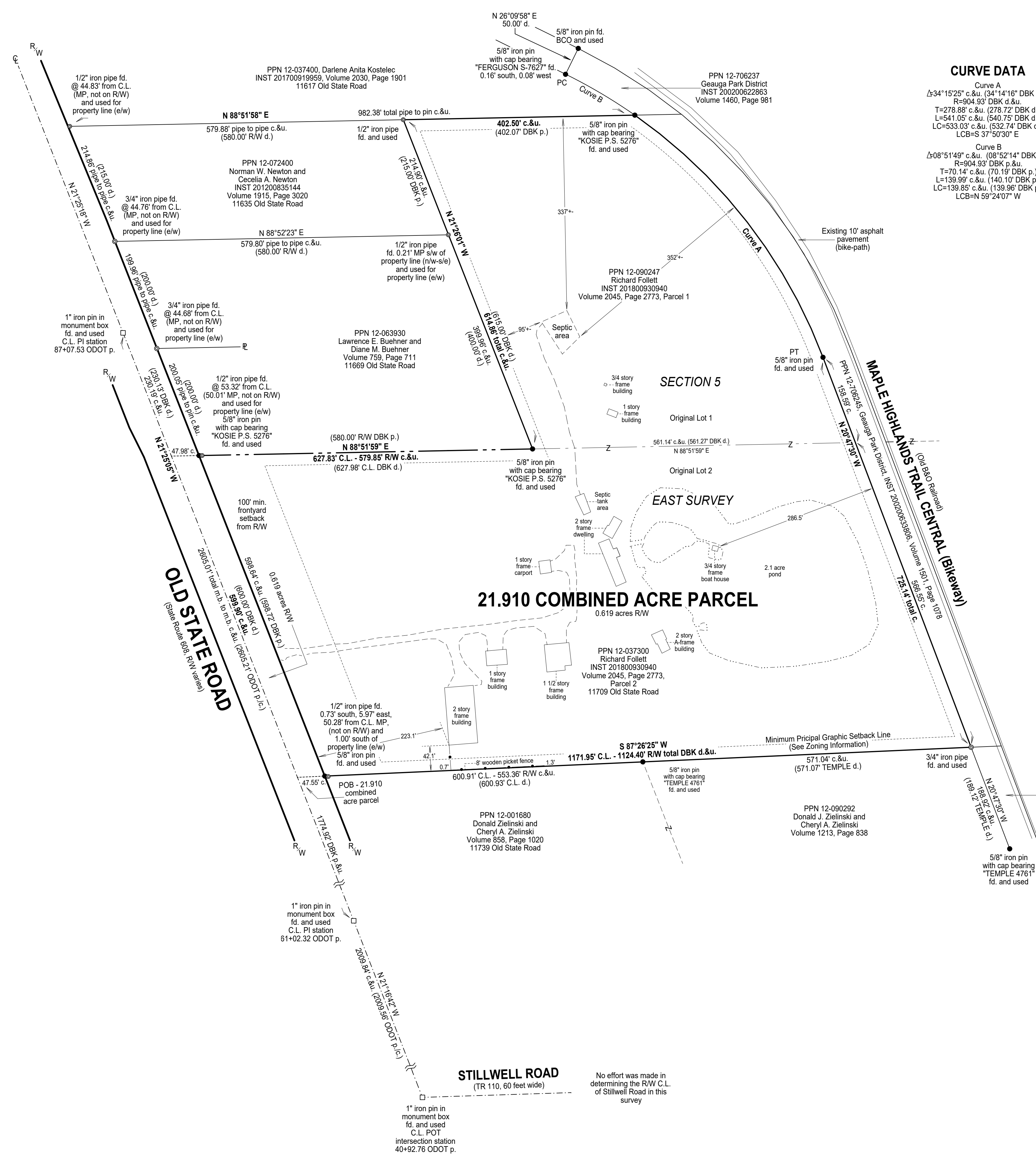


This plat was prepared by
D.B. Kosie & Associates
 Professional Land Surveying

11040 Madison Road
 Montville, Ohio 44064

440.286.2131
 Fax: 440.968.3578

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CURVE DATA

Curve A
 $\Delta 34^{\circ}15'25''$ c.&u. (34'14"16" DBK d.)
 R=904.93' DBK d.&u.
 T=278.88' c.&u. (278.72' DBK d.)
 L=541.05' c.&u. (540.75' DBK d.)
 LC=533.03' c.&u. (532.74' DBK d.)
 LCB=S 37°50'30" E

Curve B
 $\Delta 08^{\circ}51'49''$ c.&u. (08°52'14" DBK p.)
 R=904.93' DBK p.&u.
 T=70.14' c.&u. (70.19' DBK p.)
 L=139.99' c.&u. (140.10' DBK p.)
 LC=139.85' c.&u. (139.98' DBK p.)
 LCB=N 59°24'07" W

ZONING INFORMATION

- R-1 Residential Zoning District (June 8th, 2009)
 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, except for lots located on a permanent cul-de-sac road turnaround.
 B. For any lot located on a permanent cul-de-sac road turnaround, the minimum lot width shall be one hundred (100) feet measured along its arc and the minimum lot width shall be two hundred fifty (250) feet measured along the front set back line.
- 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.
- 401.08 MAXIMUM HEIGHT
 A. The maximum height requirement for buildings and structures shall be thirty-five (35) feet except as otherwise provided in this resolution.
 B. The maximum height of antennas, church spires, bellfries, wind systems, light poles, flag poles, water towers, and transmission towers shall be no higher than the distance from its base to the nearest lot line.

Zoning Contact Information
 Mr. Harry Jacob, Zoning Inspector
 Phone Number: (440) 220-0725
 Email: H.Jacob@ClaridonTownship.com
 (Zoning Office Hours by appointment)

ZONING APPROVAL

This re-survey and consolidation of lots complies with the applicable Claridon Township Zoning Resolution

This _____ day of _____, 2021
 and is hereby accepted by

Signed _____
 Printed Harry Jacob,
 Claridon Township Zoning Inspector

ENGINEER'S APPROVAL

Survey Plat & Description
 Approved Per O.R.C. 315.251
 Geauga County Engineer
 Reviewed under the supervision of
 Robert L. Kosie, P.S. Ohio #10209

By: SNR Date: 03/12/2021

SURVEYOR'S CERTIFICATION

I certify to: Richard Follett

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, GRS90, GEOID18). 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.

Signed and sealed on this 3rd day of March, 2021



DBK PLAT 1147 2021



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21.910 ACRE PARCEL

0.619 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 12-090247 and PPN 12-037300, Richard Follett, INST 201800930940, Volume 2045, Page 2773, Parcels 1 and 2 of Geauga County Records and Deeds (GCRD). 11709 Old State Road.

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lots 1 and 2 in Section 5, East Survey, within said Township and Township 8N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at 1" iron pin in a monument box found at the centerline intersection of Old State Road (State Route 608, R/W varies) and Stillwell Road (Township Road 110, 60 feet wide).

Thence North 21°16'42" West, along the centerline of said Old State Road, 2009.84 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence North 21°25'05" West, continuing along said centerline, 1774.92 feet to the northwesterly corner of PPN 12-001680 as conveyed to Donald Zielinski and Cheryl A. Zielinski, recorded in Volume 858, Page 1020 of GCRD, being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 21°25'05" West, continuing along said centerline, a frontage distance of 599.90 feet to the southwesterly corner of PPN 12-063930 as conveyed to Lawrence E. Buehner and Diane M. Buehner, recorded in Volume 759, Page 711 of GCRD, being a northwesterly corner of the parcel herein described.

Thence North 88°51'59" East, along the southerly line of said Buehner's land, passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found at

21.910 ACRE PARCEL

(combined)

47.98 feet and also passing through a 1/2" iron pipe found at 53.32 feet, a total distance of 627.83 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found at the southeasterly corner thereof.

Thence North 21°26'01" West, along the easterly line of said Buehner's land and also along the easterly line of PPN 12-072400 as conveyed to Norman W. Newton and Cecelia A. Newton, recorded in INST 201200835144, Volume 1915, Page 3020 of GCRD, passing by a 1/2" iron pipe found 0.21 feet southwesterly (measured perpendicularly) of the property line at 399.96 feet, a total distance of 614.86 feet to a 1/2" iron pipe found on the southerly line of PPN 12-037400 as conveyed to Darlene Anita Kostelec, recorded in INST 201700919959, Volume 2030, Page 1901 of GCRD, being the northeasterly corner of said Newton's land and a northwesterly corner of the parcel herein described.

Thence North 88°51'58" East, along said southerly line of Kostelec's land, 402.50 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found at the southeasterly corner thereof, at the northwesterly corner of PPN 12-706245 as conveyed to the Geauga Park District (GPD), recorded in INST 200200633806, Volume 1501, Page 1078 of GCRD, being the northeasterly corner of the parcel herein described.

Thence along a westerly line of the said GPD parcel, being a curve, deflecting to the right, having a chord bearing of South 37°50'30" East, a delta angle of 34°15'25", a radius of 904.93 feet, and a chord distance of 533.03 feet, a total length distance of 541.05 feet to a 5/8" iron pin found at a point of tangency therein.

Thence South 20°47'30" East, along a westerly line of the said GPD parcel, 725.14 feet to a 3/4" iron pipe found at the southwesterly corner thereof, at the northeasterly corner of PPN 12-090292 a conveyed to Donald J. Zielinski and Cheryl A. Zielinski, recorded in Volume 1213, Page 838 of GCRD, being the southeasterly corner of the parcel herein described.

Thence South 87°26'25" West, along the northerly line of said Zielingski's land and also along the northerly line of the aforesaid Zielinski parcel (PPN 12-001680), passing through a 5/8" iron pin with cap bearing "TEMPLE 4761" found at 571.04 feet and a 5/8" iron pin found at 1124.40 feet, a total distance of 1171.95 feet to **The Principal Place of Beginning of this Survey** and containing 21.910 acres of land, of which, 0.619 acres are within the R/W of said Old State Road, as surveyed in March of 2021 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT

21.910 ACRE PARCEL
(combined)

VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18).
Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

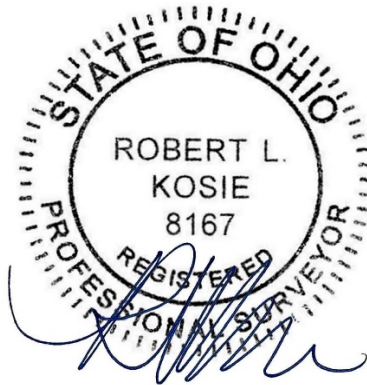
The intent of this survey is to combine PPN 12-090247 together with PPN 12-037300, both conveyed to Richard Follett, recorded in INST 201800930940, Volume 2045, Page 2773, Parcels 1 and 2 of GCRD. Known as being 11709 Old State Road.

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".

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 03/12/2021

21-041



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Tuesday, March 8th, 2020.*