

PLAT OF PROPOSED LOT SPLIT PREPARED FOR: PHILLIP E., SR. AND THERESA A. DOLBERT

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| TOWNSHIP/CITY/VILLAGE: | MONTH: 27th | PAGE: ONE |
| HAMB DEN TOWNSHIP | YEAR: 2010 | OF ONE |
| SURVEY FOR: PHILLIP E., SR. AND THERESA A. DOLBERT | | |

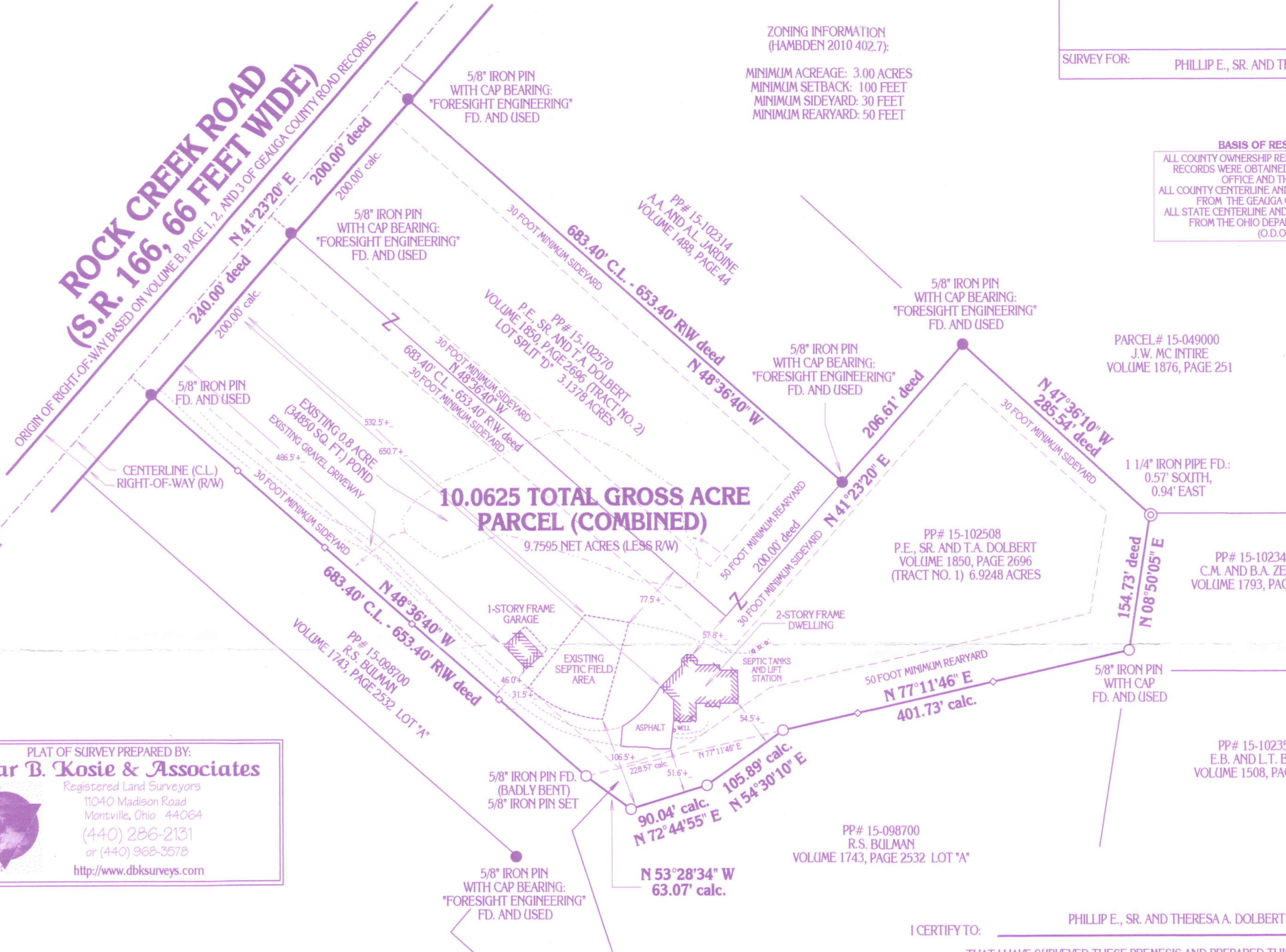


GRAPHIC SCALE: 1" = 100'

- O-DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)
- ◇ DENOTES FENCE POST SET ON PROPERTY LINE



ROCK CREEK ROAD (S.R. 166, 66 FEET WIDE)



ZONING INFORMATION (HAMB DEN 2010 402.7):
 MINIMUM ACREAGE: 3.00 ACRES
 MINIMUM SETBACK: 100 FEET
 MINIMUM SIDEYARD: 30 FEET
 MINIMUM REARYARD: 50 FEET

BASIS OF RESEARCH AND RECORDS
 ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM.
 ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE GEAUGA COUNTY ENGINEER'S OFFICE.
 ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.

PLAT OF SURVEY PREPARED BY:
Delmar B. Kosie & Associates
 Registered Land Surveyors
 11040 Madison Road
 Montville, Ohio 44064
 (440) 286-2131
 or (440) 968-3578
 http://www.dbksurveys.com

SITUATED IN THE TOWNSHIP OF HAMB DEN, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 10, IN THE BOND TRACT, RANGE 7, TOWNSHIP 9 OF THE CONNECTICUT WESTERN RESERVE.

BULMAN CONVEYS TO DOLBERT 0.1598 ACRES (6959.50 SQ. FT.)
 DEED OF RECORD: PP# 15-098700 R.S. BULMAN VOLUME 1743, PAGE 2532 LOT "A"

I CERTIFY TO: PHILLIP E., SR. AND THERESA A. DOLBERT

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 AN ASSUMED MERIDIAN AND INDICATE ANGULAR RELATIONSHIPS ONLY. 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. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. 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.

THE LOCATION OF ANY EXISTING SEPTIC SYSTEM INFORMATION SHOWN ON THIS PLAT OF SURVEY WAS PROVIDED BY: PHILLIP E., SR. AND THERESA A. DOLBERT

AND NO LIABILITY IS ASSUMED BY DELMAR B. KOSIE & ASSOCIATES (R.L. KOSIE, PS 8167) FOR THE EXISTENCE, LOCATION, CONDITION, TYPE OR SIZE OF ANY UNDERGROUND STRUCTURE THAT IS NOT VISIBLE ABOVE GROUND OR THAT WHICH IS NOT SHOWN ON THIS PLAT OF SURVEY. ALWAYS CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 PRIOR TO ANY EXCAVATION.

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE HAMB DEN TOWNSHIP ZONING RESOLUTION.

THIS ___ DAY OF _____, 2010.

BY: _____
 (SIGNATURE OF TOWNSHIP ZONING INSPECTOR)
 TOWNSHIP ZONING INSPECTOR.



ROBERT L. KOSIE, P.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 8167

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 per Ramona Review
 S.M. 7/24/10

OFFICE OF THE
 GEAUGA COUNTY ENGINEER



DBK SURVEY PLAT NO: 628 - 10C

HAM00217

(HAM 00 217)

Bulman - Dolbert (10-055)
picked up 7/29/10

Delmar B. Kosie & Associates
Registered Land Surveyors



11040 Madison Road
Montville, Ohio 44064
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or (440) 968-3578
<http://www.dbksurveys.com>



0.1598 GROSS ACRE PARCEL
"BULMAN CONVEYES TO DOLBERT"

DEED OF RECORD: PP# 15-098700 R.S. BULMAN
VOLUME 1743, PAGE 2532 (LOT "A")

SITUATED IN THE TOWNSHIP OF HAMB DEN, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 10, IN THE BOND TRACT, RANGE 7, TOWNSHIP 9 OF THE CONNECTICUT WESTERN RESERVE AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE INTERSECTION OF WILLIAMS ROAD AND ROCK CREEK ROAD (S.R. 166, 66 FEET WIDE).

THENCE N41°23'20"E ALONG THE CENTERLINE OF SAID ROCK CREEK ROAD A DISTANCE OF 575.07 FEET TO A POINT. SAID POINT BEING THE NORTHWESTERLY CORNER OF PERMANENT PARCEL NO. 15-102508 AS CONVEYED TO P.E., SR. AND T.A. DOLBERT AS RECORDED IN VOLUME 1850, PAGE 2696 (TRACT NO. 1) OF GEAUGA COUNTY RECORDS AND DEEDS.

THENCE S48°36'40"E ALONG THE SOUTHWESTERLY LINE OF SAID DOLBERT'S LAND AND PASSING THROUGH A 5/8" IRON PIN FOUND AT 30.00 FEET A TOTAL DISTANCE OF 683.40 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET. SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID DOLBERT'S LAND. SAID POINT ALSO BEING **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

Delmar B. Kosie & Associates

Registered Land Surveyors

11040 Madison Road
Montville, Ohio 44064

(440) 286-2131

or (440) 968-3578

<http://www.dpbsurveys.com>**0.1598 GROSS ACRE PARCEL**

(CONTINUED)

THENCE N77°11'46"E ALONG THE SOUTHEASTERLY LINE OF SAID DOLBERT'S LAND A DISTANCE OF 228.57 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET. SAID POINT BEING THE MOST EASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S54°30'10"W ALONG A SOUTHERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 105.89 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT AN ANGLE POINT THEREIN.

THENCE S72°44'55"W ALONG A SOUTHERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 90.04 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT AN ANGLE POINT THEREIN. SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N53°28'34"W ALONG THE WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 63.07 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 0.1598 ACRES (6959.50 SQ. FT.) OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. DATE: July 29, 2010. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

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

S. M.

7/29/10

OFFICE OF THE
GEAUGA COUNTY ENGINEER
Per Ramona Review