

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



c. -Denotes calculated measurement
d. -Denotes deed measurement
p. -Denotes plat measurement
fd. -Denotes found monument
u. -Denotes used measurement
PPN -Denotes permanent parcel number
INST -Denotes instrument number
C / C.L. -Denotes centerline
R/W -Denotes right-of-way (margin)
POB -Denotes point of beginning
BCS - Denotes monument found bent, coned and straightened
G.C.R.R. - Denotes Geauga County Road Record

GRAPHIC SCALE: 1" EQUALS 50'

○ -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
--- Denotes tree line

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by: Digitized image photogrammetry and actual field observation

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.

EXISTING SEPTIC SYSTEM DISCLAIMER

All existing septic system information shown hereon was provided by: Bruce Schroeter and actual field observation

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 mistitling or malpropism, 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.

| | | | |
|--|--|---|---------------------------|
| Plat of re-survey and consolidation of: PPN 15-034870, 15-035700 and 15-702100 The Hambden Mission Church of The Christian and Missionary Alliance | Situated in The Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot No. 18, in Bond Tract, within said Township, and Township 9, Range 7 of The Connecticut Western Reserve | Month: 7th DECEMBER Year: 2015 | Page: ONE of ONE |
| | Survey for: The Hambden Mission Church of The Christian and Missionary Alliance | | |

ZONING INFORMATION

C: Commercial District Section 401.0
A. Permitted Buildings, Structures, and Uses in all Zoning Districts
1. All accessory buildings shall be a minimum of ten (10) feet from the principal building, and any other accessory building on a lot.
2. Only one principal building shall be permitted on a lot of record except within the manufactured home park zoning districts.
Section 403.0: Commercial District (C)
Section 403.5: Minimum Lot Area
A The minimum lot area shall be two (2) acres.
Section 403.6: Minimum Lot Frontage and Width (Adopted 05-07-2014)
A. The minimum lot frontage and width shall be 200 feet. (Adopted 05-07-2014)
Section 403.7: 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: 50 feet
B. The minimum yards for all accessory buildings, structures, and uses shall be as follows:
1. Front yard: 100 feet 2. Each side yard: 20 feet 3. Rear yard: 50 feet
Section 403.9: Maximum Lot Coverage The maximum lot coverage shall be 40 percent

(440) 286-4423 office (440) 286-1727 fax zoning@hambdentownship.com

LOT USAGE

0.12 acres of 4.792 acres (2.5%)

EXISTING GRAVEL DRIVEWAY "D1" NOTE

This driveway shall not to be used as ingress or egress to the church driveway, the church parking area, or anything related thereto unless approved, and permit(s) filed with The Ohio Department of Transportation (ODOT) records.
ODOT Central Office General Number: (614) 466-7170

ZONING ACCEPTANCE

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

This _____ day of October, 2015, and is accepted by:

Signed: Darlene Welch
Printed: The Hambden Township Zoning Inspector

AUDITOR'S APPROVAL

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

12/11/15
Rev 2
GAUGA COUNTY AUDITOR TAX MAP DEPT. ("D1")

PI Sta.: 115+35.40 c.&u. (115+34.4 p.)
0°-24'-00" def. left p.&u.

See survey references

PI Sta.: 98+92.04 c.&u. (98+91.5 p.)
0°-30'-00" def. right p.&u.

PI Sta.: 79+63.4 p.&u.
1 1/2" iron pipe fd. and used

PPN 15-037660
Dennis A. D'Amico
INST 201100824460
Volume 1900, Page 3387
9908 Old State Road

1/2" iron pin found @ 32.15' from C.L.
1/2" iron pipe found @ 34.87' from C.L.

NOTE: 3/4 story frame shed is to be moved to conform to zoning resolution

SURVEYOR'S CERTIFICATION

I certify to: The Hambden Mission Church of The Christian and Missionary Alliance

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, 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



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

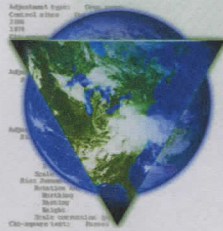
SURVEY REFERENCES

The May 13th, 1997 survey as prepared by F.D. Snyder, Jr. PS7468 and Foresight Engineering Group
The February 19th, 2009 survey as prepared by D.R. Leinweber PS7895 and Foresight Engineering Group
S.R. 608 plans recorded in tube file 608b of The Geauga County Engineer's records.

HAM 00250
HAM00250

Hambden Mission Church (15-115)
Picked up 10/30/15
12/07/15

VOL. 2004 pg. 1031
PN# 15-035700



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4.814 COMBINED ACRE PARCEL

Deeds of Record: Permanent Parcel Number (PPN) 15-034870, The Hambden Mission Church of The Christian and Missionary Alliance, Volume 492, Page 241, Parcel No. 1 and Parcel No. 2, PPN 15-035700, The Hambden Mission Church of The Christian and Missionary Alliance, Volume 417, Page 950 and PPN 15-702100, Hambden Mission Church of The Christian Missionary Alliance, Trustees, Volume 243, Page 198 of Geauga County Records and Deeds (GCRD)

Situated in The Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot No. 18, in Bond Tract, within said Township, and Township 9, Range 7 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 G.A.R. Highway (AKA US Route 6, Chardon and Jefferson Road, 60 feet wide) and Old State Road (AKA S.R. 608, Middlefield - Concord Road, 66 feet wide as shown on The 1802-1803 Original Road Records of Old State Road from Warren to The Mouth of The Grand River and recorded in Geauga County Road Record (GCRR) Volume F, Pages 66-71 and modified in GCRR Volume A, Pages 458-461 of The Geauga County Engineer's Records).

Thence South 34°42'11" East, along the centerline of said Old State Road, a distance of 357.45 feet to a point.

Thence South 52°05'18" West, and passing through a 1/2" iron pipe found at 31.29 feet, a total distance of 33.05 feet to a 5/8" iron pin set on the westerly Right-of-Way (RW) and margin of said Old State Road. Said point being the southeasterly corner of PPN 15-096700 as conveyed to Robert E. Williams and Shirley C. Williams and recorded in Volume 730, Page 871, First Parcel, of GCRD. Said point also being the northeasterly corner of the parcel herein described and The Principal Place of Beginning of this

4.814 COMBINED ACRE PARCEL

(Continued)

Survey.

Thence South 34°42'11" East, along the westerly RW of said Old State Road, a frontage distance of 405.31 feet to a point. Said point being the northeasterly corner of PPN 15-037660 as conveyed to Dennis A. D'Amico and recorded in Instrument No. (INST) 201100824460, Volume 1900, Page 3387 of GCRD. Said point also being the southeasterly corner of the parcel herein described and witnessed by a 3/4" iron pipe found bent, coned and straightened (BCS), South 0.11 feet and West 0.14 feet therefrom.

Thence South 52°36'58" West, along the northerly line of said D'Amico's land, and passing through said 3/4" iron pipe at 0.18 feet, a total distance of 284.97 feet to a 3/4" iron pin found BCS at an angle point therein. Said point being the northwesterly corner of said D'Amico's land. Said point also being the northeasterly corner of PPN 15-101808 as conveyed to Shirley M. Clemson, Trustee and recorded in INST 201200849762, Volume 1936, Page 1459 of GCRD.

Thence South 49°27'35" West, along said Clemson's northerly line, and also along a northerly line of PPN 15-014900 as conveyed to Shirley M. Clemson, Trustee and recorded in INST 201200849764, Volume 1936, Page 1465 of GCRD a distance of 245.87 feet to a 5/8" iron pin set. Said point being a southeasterly corner of PPN 15-087800 as conveyed to Cheryl Tvergyak and recorded in INST 201300866329, Volume 1959, Page 2100 of GCRD. Said point also being the southwesterly corner of the parcel herein described.

Thence North 31°15'04" West, along an easterly line of said Tvergyak's land, and passing through a 1" iron pipe found at 154.32 feet, a total distance of 416.14 feet to a 1/2" iron pin found BCS. Said point being the northwesterly corner of the parcel herein described.

Thence North 52°05'18" East, along a southerly line of said Tvergyak's land, and also along the southerly line of the following parcels of land: PPN 15-089240 as conveyed to Dennis L. Wolcott and Leslie A. Wolcott and recorded in Volume 669, Page 48 of GCRD, PPN 15-062000 as conveyed to Joan L. Vaughan, INST 200400692701, Volume 1727, Page 261, Parcel No. 1, of GCRD and the aforesaid Robert E. Williams and Shirley C. Williams parcel (PPN 15-096700), a total distance of 504.99 feet to **The Principal Place of Beginning of this Survey** and containing 4.814 acres of land as surveyed in October of 2015 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT

4.814 COMBINED ACRE PARCEL

(Continued)

VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid2012a).
Be the same, more or less, but subject to all legal highways.

The intent of this legal description is to consolidate PPN 15-034870 (The Hambden Mission Church of The Christian and Missionary Alliance, Volume 492, Page 241, Parcel No. 1 and Parcel No. 2, of GCRD) with PPN 15-035700 (The Hambden Mission Church of The Christian and Missionary Alliance, Volume 417, Page 950 of GCRD) and PPN 15-702100 (Hambden Mission Church of The Christian Missionary Alliance, Trustees, Volume 243, Page 198 of GCRD).

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: 10²³ 2015

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

MWB 10/28/15
FRANKLIN COUNTY AUDITOR
TAX MAP DEPT. *Rev*

