

Situated in The	Month: 19th	Page:
Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section No. 4 in said Township and Township 6, Range 7 of The Connecticut Western Reserve	October	ONE
Survey for:	Year: 2016	of ONE
Checked by RLK 10-20-16		Revised 10-28-16

PLAT OF RE-SURVEY AND CONSOLIDATION OF:
PPN 32-019300 and PPN 32-019400
Scott Puleo and Tammy Puleo

DEED OF RECORD
 Volume 1287, Page 64, Parcels No. 1 and 2

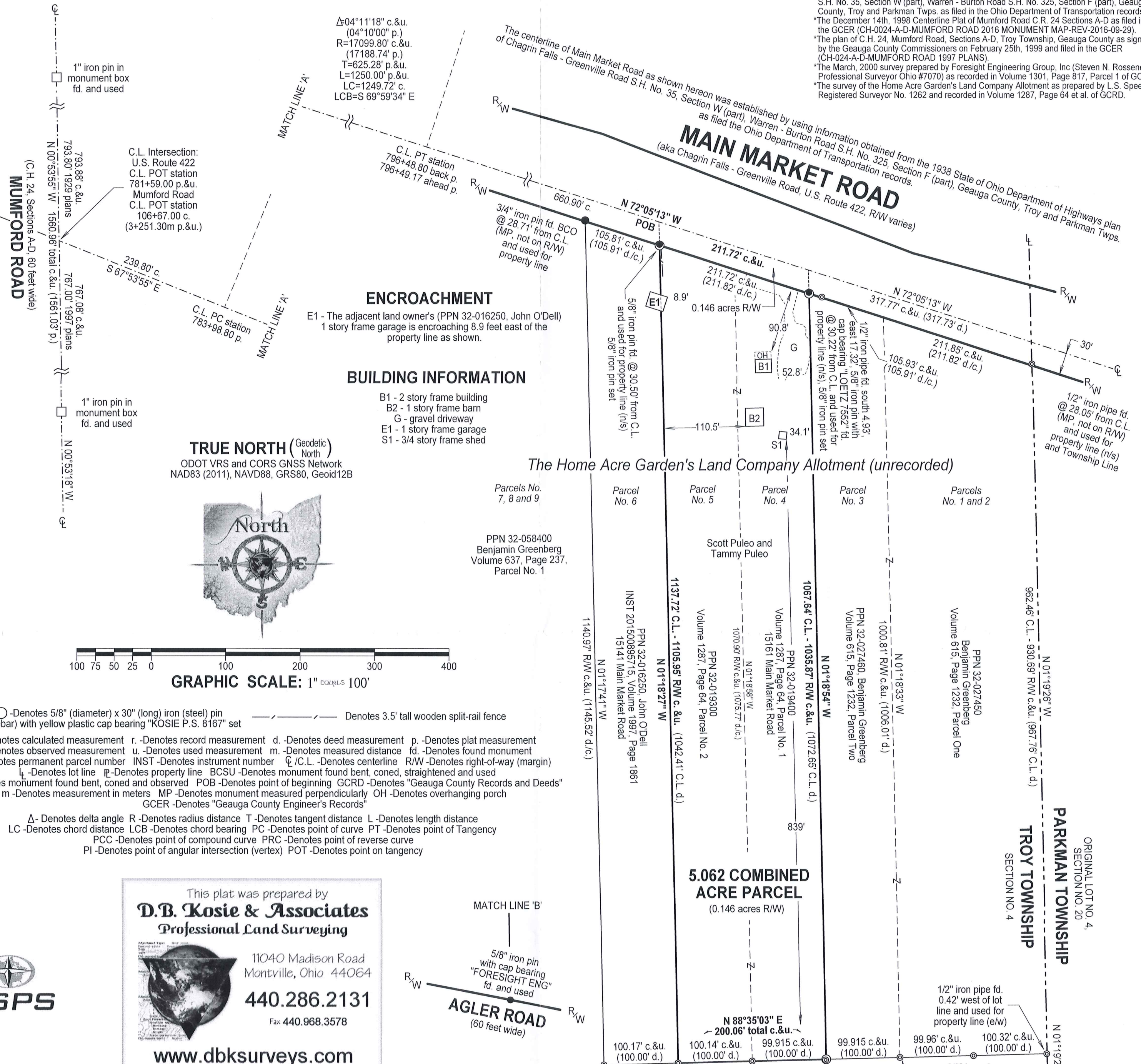
BASIS OF RESEARCH AND RECORDS

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 1938 State of Ohio Department of Highways plan of Chagrin Falls - Greenville Road S.H. No. 35, Section W (part), Warren - Burton Road S.H. No. 325, Section F (part), Geauga County, Troy and Parkman Twp.s. as filed in the Ohio Department of Transportation records.
- *The December 14th, 1998 Centerline Plat of Mumford Road C.R. 24 Sections A-D as filed in the GCER (CH-0024-A-D-MUMFORD ROAD 2016 MONUMENT MAP-REV-2016-09-29).
- *The plan of C.H. 24, Mumford Road, Sections A-D, Troy Township, Geauga County as signed by the Geauga County Commissioners on February 25th, 1999 and filed in the GCER (CH-024-A-D-MUMFORD ROAD 1997 PLANS).
- *The March, 2000 survey prepared by Foresight Engineering Group, Inc (Steven N. Rossener, Professional Surveyor Ohio #7070) as recorded in Volume 1301, Page 817, Parcel 1 of GCRD.
- *The survey of the Home Acre Garden's Land Company Allotment as prepared by L.S. Speer, Registered Surveyor No. 1262 and recorded in Volume 1287, Page 64 et al. of GCRD.

The centerline of Mumford Road as shown hereon was established by using information obtained from the plan of C.H. 24, Mumford Road, Sections A-D, Troy Township, Geauga County as signed by the Geauga County Commissioners on February 25th, 1999, The December 14th, 1998 Centerline Plat of Mumford Road C.R. 24 Sections A-D as filed in GCER and actual field monumentation.



TRUE NORTH (Geodetic)
 North
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS80, Geoid12B



GRAPHIC SCALE: 1" EQUALS 100'

- - 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 C/L - Denotes centerline R/W - 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 GCRD - Denotes "Gauga County Records and Deeds"
- m. - Denotes measurement in meters MP - Denotes monument measured perpendicularly OH - Denotes overhanging porch 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

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



FIELD LOCATION DISCLAIMER
 All buildings, driveways, and general locations shown hereon were obtained by digitized image photogrammetry and actual field location are for reference only. 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.

AUDITOR'S ACCEPTANCE

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R-C, 315.251
 [Signature]
 GEAGA COUNTY AUDITOR
 TAX MAP DEPT.

ZONING INFORMATION

Residential R3 (3 acre) District

ZONING ACCEPTANCE

This re-survey and consolidation of lots complies with the applicable Troy Township Zoning Resolution
 this _____ day of _____, 2016.
 and is accepted by:
 Signed _____
 Printed _____
 The Troy Township Zoning Inspector

SURVEYOR'S CERTIFICATION

I certify to:
 Scott Puleo and Tammy Puleo

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, GEOID12B). 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

DBK PLAT NO.: 942 2016

10-31-16





D.B. Kosie & Associates

Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064
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or (440) 968-3578
www.dbksurveys.com

5.062 COMBINED ACRE PARCEL

0.146 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 32-019300 and 32-019400,
Scott Puleo and Tammy Puleo, Volume 1287, Page 64, Parcels No. 1 and 2 of Geauga County
Records and Deeds (GCRD). 15161 Main Market Road.

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of
Original Section No. 4 in said Township and Township 6, Range 7 of The Connecticut Western
Reserve and bounded and described as follows:

Beginning at a point at the centerline intersection of Mumford Road (C.H. 24, 60 feet wide as shown
on the plan of C.H. 24, Mumford Road, Sections A-D, Troy Township, Geauga County as signed by
the Geauga County Commissioners on February 25th, 1999 and The December 14th, 1998
Centerline Plat of Mumford Road C.R. 24 Sections A-D as filed in the Geauga County Engineer's
Records) and Main Market Road (aka Chagrin Falls - Greenville Road, U.S. Route 422, R/W varies
as shown on the 1938 State of Ohio Department of Highways plan of Chagrin Falls - Greenville
Road S.H. No. 35, Section W (part), Warren - Burton Road S.H. No. 325, Section F (part), Geauga
County, Troy and Parkman Twps. (USR422) as filed in the Ohio Department of Transportation
records). Said point known as being centerline point of tangency station 781+59.00 as shown in
USR422 and located North 00°53'55" West, a distance of 767.08 feet from a 1" iron pin in a
monument box found on the centerline of said Mumford Road south of said centerline intersection
and South 00°53'55" East, a distance of 793.88 feet from a 1" iron pin in a monument box found on
the centerline of said Mumford Road north of said centerline intersection.

Thence South 67°53'55" East, along the centerline of said Main Market Road, a distance of 239.80
feet to a point of curve. Said point known as being centerline station 783+98.80 as shown in
USR422.

Thence continuing along said centerline and along said curve, deflecting to the left, having a delta of
04°11'18", a radius of 17099.80 feet, a length distance of 1250.00 feet and a chord bearing of South
69°59'34" East, a chord distance of 1249.72 feet to a point of tangency. Said point known as being
centerline station 796+48.80 (back) and 796+49.17 (ahead) as shown in USR422.

Thence South 72°05'13" East, continuing along said centerline a distance of 660.90 feet to a point.
Said point being the northeasterly corner of PPN 32-016250 as conveyed to John O'Dell and

5.062 COMBINED ACRE PARCEL (Continued)

recorded in INST 201500895715, Volume 1997, Page 1861 of GCRD. Said point being the northwesterly corner of the parcel herein described and The Principal Place of Beginning of this Survey.

Thence South 72°05'13" East, continuing along said centerline, a frontage distance of 211.72 feet to point. Said point being the northwesterly corner of PPN 32-027460 as conveyed to Benjamin Greenberg and recorded in Volume 615, Page 1232, Parcel Two of GCRD. Said point also being the northeasterly corner of the parcel herein described.


Thence South 01°18'54" East, along the westerly line of said Greenberg's land, and passing through a 5/8" iron pin with cap bearing "LOETZ 7552" found at 30.22 feet and also passing through a 5/8" iron pin set at 31.77 feet on the southerly R/W of said Main Market Road, a total distance of 1067.64 feet to a 5/8" iron pin set on a northerly line of 32-006600 as conveyed to Sugarhill Limited and recorded in Volume 1301, Page 817 of GCRD. Said point being the southwesterly corner of said Greenberg's land. Said point also being the southeasterly corner of the parcel herein described.

Thence South 88°35'03" West, along said northerly line of the Sugarhill Limited parcel, a distance of 200.06 feet to a point. Said point being the southeasterly corner of the aforesaid O'Dell parcel. Said point also being the southwesterly corner of the parcel herein described and referenced by 1/2" iron pipe found North 01°18'27" West, a distance of 0.20 feet therefrom.

Thence North 01°18'27" West, along the easterly line of said O'Dells land, and passing through said 1/2" iron pipe found at 0.20 feet, a 5/8" iron pin set at 1105.95 feet on the southerly R/W of said Main Market Road and a 5/8" iron pin found at 1107.22 feet, a total distance of 1137.72 feet to The Principal Place of Beginning of this Survey and containing 5.062 acres of land, of which, 0.146 acres are within the R/W of said Main Market Road, as surveyed in October of 2016 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 survey and combine PPN 32-019300 and 32-019400, Scott Puleo and Tammy Puleo, Volume 1287, Page 64, Parcels No. 1 and 2 of GCRD. 15161 Main Market 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: 10.28.16

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

10/31/16
GAUGA COUNTY AUDITOR
TAX MAP DEPT.