

Situated in The	Month:	Page:
Township of Troy, County of Geauga and State of Ohio and known as being part of Original Sections 3 and 8 within said Township and Township 18, Range 7W in the Connecticut Western Reserve	January	ONE
Survey for:	Year:	of TWO
Jacob W. Detweiler and Emma J. Detweiler	2019	

Checked on February 8th, 2019 by RLK
Revised on February 20th, 2019

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.

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

- c. - Denotes calculated measurement
- d. - Denotes deed measurement
- e. - Denotes observed measurement
- f. - Denotes found monument
- g. - Denotes measured distance
- h. - Denotes used monument
- PPN - Denotes permanent parcel number
- INST - Denotes instrument number
- DN - Denotes document number
- AFN - Denotes automatic file number
- C.L. - Denotes centerline
- R/W - Denotes right-of-way (margin)
- l. - Denotes lot line
- R. - 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"
- GCRD - Denotes "Gauga County Records and Deeds"
- GCER - Denotes "Gauga County Engineer's Records"
- aka - Denotes "also known as"
- ika - Denotes "formerly known as"
- nka - Denotes "now known as"
- ODOT - Denotes "Ohio Department of Transportation" aka "Ohio Department of Highways"
- GCRD - Denotes "Gauga County Records and Deeds"
- GCER - Denotes "Gauga County Engineer's Records"
- - - Denotes barbed-wire fence found
- § - Denotes Section Line
- o - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set



PLAT OF RE-SURVEY, LOT SPLIT AND CONSOLIDATION OF:
PPN 32-074207, 32-018700 and 32-074208
Jacob W. Detweiler and Emma J. Detweiler
14724 Nash Road

DEEDS OF RECORD:
INST 20130082961
Volume 1955, Page 602
Parcels 1, 2 and 3

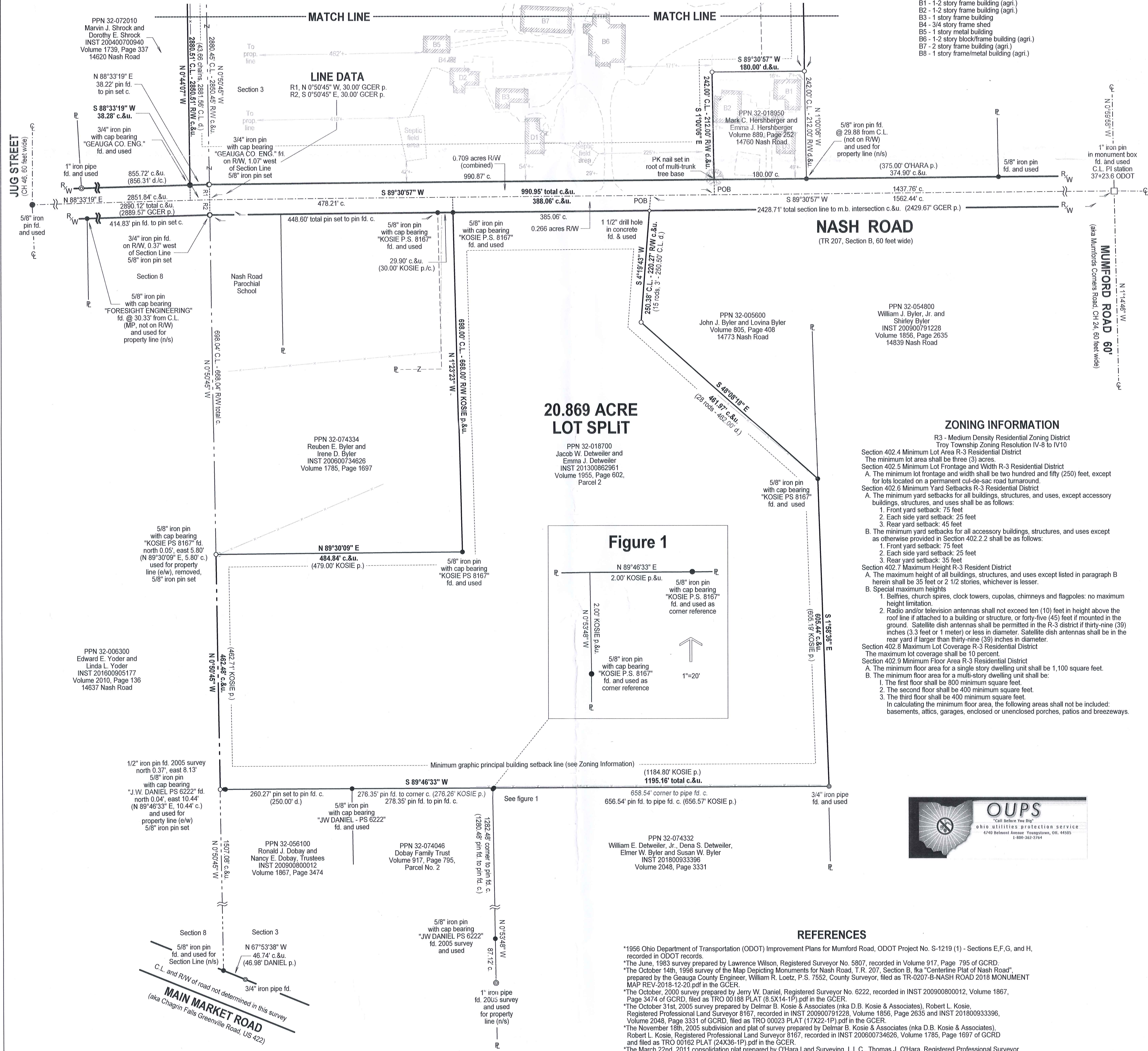
PAGE INDEX

Page One of Two: Nash Road Detail and South Side of Nash Road
Page Two of Two: North Side of Nash Road

BUILDING DATA

- D1 - 1-2 story frame dwelling
- D2 - 1 story frame dwelling
- D3 - 1-2 story frame dwelling
- B1 - 1-2 story frame building (agri.)
- B2 - 1-2 story frame building (agri.)
- B3 - 1 story frame building
- B4 - 3/4 story frame shed
- B5 - 1 story metal building
- B6 - 1-2 story block/frame building (agri.)
- B7 - 2 story frame building (agri.)
- B8 - 1 story frame/metal building (agri.)

SEE PAGE TWO OF TWO



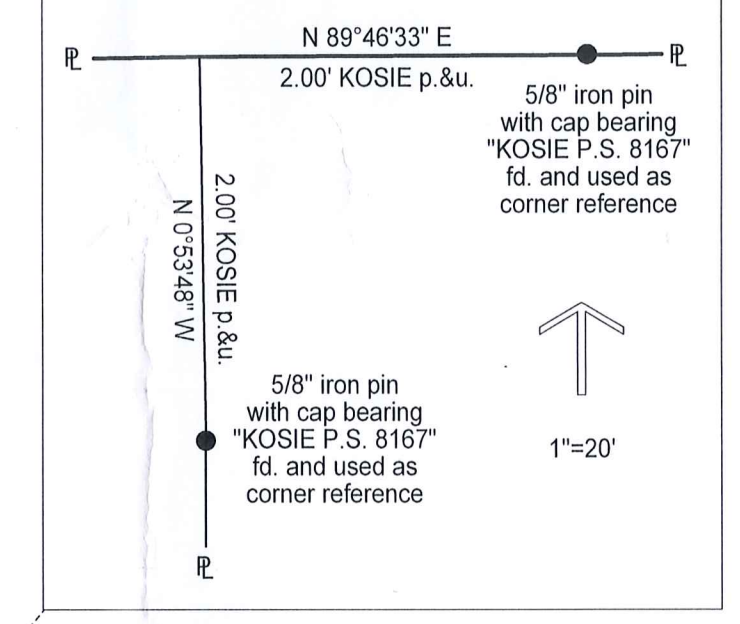
ZONING INFORMATION

- R3 - Medium Density Residential Zoning District**
Troy Township Zoning Resolution IV-8 to IV-10
- Section 402.4 Minimum Lot Area R-3 Residential District**
The minimum lot area shall be three (3) acres.
- Section 402.5 Minimum Lot Frontage and Width R-3 Residential District**
A. The minimum lot frontage and width shall be two hundred and fifty (250) feet, except for lots located on a permanent cut-de-sac road turnaround.
B. The minimum yard setbacks for all buildings, structures, and uses, except accessory buildings, structures, and uses shall be as follows:
1. Front yard setback: 75 feet
2. Each side yard setback: 25 feet
3. Rear yard setback: 45 feet
C. The minimum yard setbacks for all accessory buildings, structures, and uses except as otherwise provided in Section 402.2.2 shall be as follows:
1. Front yard setback: 25 feet
2. Each side yard setback: 25 feet
3. Rear yard setback: 35 feet
- Section 402.8 Maximum Height R-3 Residential District**
The maximum height shall be 10 percent.
A. The maximum height shall include buildings, structures, and uses except listed in paragraph B herein shall be 35 feet or 2 1/2 stories, whichever is lesser.
B. Special maximum heights
1. Belfries, church spires, clock towers, cupolas, chimneys and flagpoles: no maximum height limitation.
2. Radio and/or television antennas shall not exceed ten (10) feet in height above the roof line if attached to a building or structure, or forty-five (45) feet if mounted in the ground. Satellite dish antennas shall be permitted in the R-3 district if thirty-nine (39) inches (3.3 feet or 1 meter) or less in diameter. Satellite dish antennas shall be in the rear yard if larger than thirty-nine (39) inches in diameter.
- Section 402.9 Minimum Floor Area R-3 Residential District**
A. The minimum floor area for a single story dwelling unit shall be 1,100 square feet.
B. The minimum floor area for a multi-story dwelling unit shall be:
1. The first floor shall be 800 minimum square feet.
2. The second floor shall be 400 minimum square feet.
3. The third floor shall be 400 minimum square feet.
In calculating the minimum floor area, the following areas shall not be included: basements, attics, garages, enclosed or unenclosed porches, patios and breezeways.

20.869 ACRE LOT SPLIT

PPN 32-018700
Jacob W. Detweiler and Emma J. Detweiler
INST 20130082961
Volume 1955, Page 602, Parcel 2

Figure 1



REFERENCES

- *1956 Ohio Department of Transportation (ODOT) Improvement Plans for Mumford Road, ODOT Project No. S-1219 (1) - Sections E,F,G, and H, recorded in ODOT records.
- *The June, 1983 survey prepared by Lawrence Wilson, Registered Surveyor No. 5807, recorded in Volume 917, Page 795 of GCRD.
- *The October 14th, 1998 survey of the Map Depicting Monuments for Nash Road, T.R. 207, Section B, aka "Centerline Plat of Nash Road" prepared by the Geauga County Engineer, William R. Loetz, P.S. 7552, County Surveyor, filed as TR-0207-B-NASH ROAD 2018 MONUMENT MAP REV-2018-12-20.pdf in the GCER.
- *The October, 2000 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in INST 20090800012, Volume 1867, Page 3474 of GCRD, filed as TR0 00188 PLAT (8.5X14-1P).pdf in the GCER.
- *The October 31st, 2005 survey prepared by Delmar B. Kosie & Associates (nka D.B. Kosie & Associates), Robert L. Kosie, Registered Professional Land Surveyor 8167, recorded in INST 20090791228, Volume 1856, Page 2635 and INST 20180093396, Volume 2048, Page 3331 of GCRD, filed as TR0 00023 PLAT (17X22-1P).pdf in the GCER.
- *The November 18th, 2005 subdivision and plat of survey prepared by Delmar B. Kosie & Associates (nka D.B. Kosie & Associates), Robert L. Kosie, Registered Professional Land Surveyor 8167, recorded in INST 200500734626, Volume 1785, Page 1697 of GCRD and filed as TR0 00162 PLAT (24X36-1P).pdf in the GCER.
- *The March 22nd, 2011 consolidation plat prepared by O'Hara Land Surveying, L.L.C., Thomas J. O'Hara, Registered Professional Surveyor No. 7995, filed as TR0 00201 PLAT (11x17-01P).pdf in the GCER and recorded in INST 201100825232, Volume 1902, Page 66 (et al.) of GCRD.
- *The March 27th, 2002 subdivision and plat of survey, The February 1st, 2013 plat of consolidation and survey update, The March 31st, 2015 plat of re-survey and lot split and The July 17th, 2015 plat of re-survey, lot split and consolidation prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Land Surveyor 8167, filed as TR0 00028 PLAT (17X22-1P).pdf, TR0 00213 PLAT (18x24-01P).pdf, TR0 00229 PLAT (17X22-2P).pdf and TR0 00232 PLAT (24X36).pdf in the GCER.
- *The March 31st, 2015 re-survey and lot split prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Land Surveyor 8167, filed as TR0 00229 PLAT (17X22-2P).pdf in the GCER.
- *The December 9th, 2015 survey prepared by Rudy E. Schwartz, Registered Professional Surveyor 7193, recorded in INST 201600905177, Volume 2010, Page 138 of GCRD, shown on TR0 00105 PLAT (24X36).pdf in the GCER.

SURVEYOR'S CERTIFICATION

I certify to:
Jacob W. Detweiler and Emma J. Detweiler

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 2335.09(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

2.20.19



ENGINEER'S APPROVAL

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

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

ZONING APPROVAL

This re-survey, lot split and consolidation of Lots complies with the applicable Troy Township Zoning Resolution.

This _____ day of _____, 2019.

and is accepted by:

Signed: Joseph McDougall,
Printed: Troy Township Zoning Inspector,
Phone: 440.567.4218
Email: mcdougall04@netzero.net

EXISTING SEPTIC SYSTEM DISCLAIMER

All existing septic system information shown hereon was provided by: Jacob W. Detweiler and actual field location 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 mistaking or malproposum, 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.

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by: Digitized image photogrammetry and actual field location 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 mistaking or malproposum, or that which is not shown on this drawing.

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

11040 Madison Road
Montville, Ohio 44064
440.286.2131
Fax 440.988.3578
www.dbksurveys.com

Situated in The	Month:	Page:
Township of Troy, County of Geauga and State of Ohio and known as being part of Original Sections 3 and 8 within said Township and Township GN, Range 7W in the Connecticut Western Reserve	January	TWO
Year:	2019	TWO

Survey for: Jacob W. Detweiler and Emma J. Detweiler

Checked on February 8th, 2019 by RLK
Revised on February, 20th, 2019

SEE PAGE ONE OF TWO FOR
Basis of Research, References, Zoning Information,
Existing Septic System Disclaimer, Field Location Disclaimer,
Engineer's Approval, Zoning Approval
and Surveyor's Certification



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



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- Denotes barbed-wire fence found
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PLAT OF RE-SURVEY, LOT SPLIT AND CONSOLIDATION OF:
PPN 32-074207, 32-018700
and 32-074208
Jacob W. Detweiler and
Emma J. Detweiler
14724 Nash Road

DEEDS OF RECORD:
INST 201300862961
Volume 1955, Page 602,
Parcels 1, 2 and 3

PPN 32-700400
John M. Kudrick, D.D.,
Bishop of The Byzantine Catholic
Diocese Church of Parma
INST 200700755900
Volume 1813, Page 2872

PPN 32-069000
Albert J. Miller, Jr. and
Marianne M. Miller
INST 201700926175
Volume 2039, Page 564
17540 Mumfords Road

PPN 32-072010
Marvin J. Shrock and
Dorothy E. Shrock
INST 200400700940
Volume 1739, Page 337
14620 Nash Road

**73.259 ACRE COMBINED
RESIDUAL PARCEL**

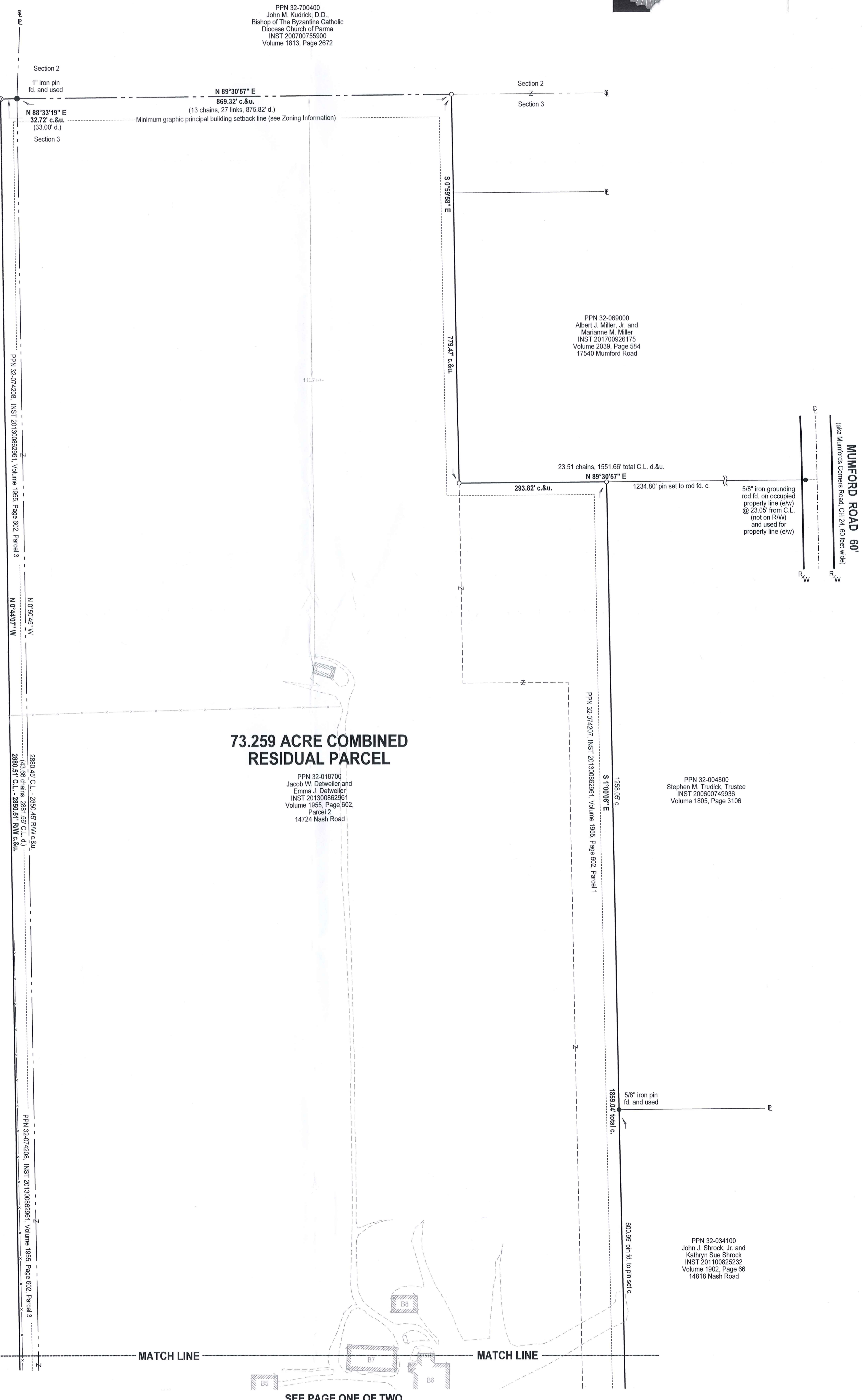
PPN 32-018700
Jacob W. Detweiler and
Emma J. Detweiler
INST 201300862961
Volume 1955, Page 602,
Parcel 2
14724 Nash Road

PPN 32-004800
Stephen M. Trudick, Trustee
INST 200600749936
Volume 1805, Page 3106



This plat was prepared by
D.B. Kosie & Associates
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11040 Madison Road
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- BUILDING DATA**
- D1 - 1-2 story frame dwelling
 - D2 - 1 story frame dwelling
 - D3 - 1-2 story frame dwelling
 - B1 - 1-2 story frame building (agri.)
 - B2 - 1-2 story frame building (agri.)
 - B3 - 1 story frame building
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SEE PAGE ONE OF TWO

TR0-00261

Detweiler, Jacob + Emma
(19-019)

TR0 00261

picked up 2/25/19
Vol. 2069 pg 2608
pn# 32-074408



D.B. Kosie & Associates

Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064

(440) 286-2131

or (440) 968-3578

www.dbksurveys.com

20.869 ACRE LOT SPLIT

0.266 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 32-018700

Jacob W. Detweiler and Emma J. Detweiler

INST 201300862961, Volume 1955, Page 602, Parcel 2 (in part) of Geauga County
Records and Deeds (GCRD).

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section 3 within said Township and Township 6N, Range 7W in 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 Nash Road (TR 207, Section B, 60 feet wide) and Mumford Road (aka Mumfords Corners Road, CH 24, 60 feet wide).

Thence South 89°30'57" West, along the centerline of said Nash Road, 1562.44 feet to the northwesterly corner of PPN 32-005600 as conveyed to John J. Byler and Lovina Byler, recorded in Volume 805, Page 408 of GCRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 4°19'43" West, along the westerly line of said Byler's land, passing through a 1 1/2" drill hole in concrete found at 30.11 feet, a total distance of 250.38 feet to a 5/8" iron pin set at and angle point therein, being the southwestly corner thereof.

Thence South 48°08'18" East, along the southerly line of said Byler's land, 461.97 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found on the westerly line of PPN 32-054800 as conveyed to William J. Byler, Jr. and Shirley Byler, recorded in INST 200900791228, Volume 1856, Page 2635 of GCRD, being a northeasterly corner of the parcel herein described.

Thence South 1°58'36" East, along said westerly line of Byler's land, 605.44 feet to a

20.869 ACRE LOT SPLIT

(continued)

3/4" iron pipe found at the northeasterly corner of PPN 32-074332 as conveyed to William E. Detweiler, Jr., Dena S. Detweiler, Elmer W. Byler and Susan W. Byler (Detweiler-Byler), recorded in INST 201800933396, Volume 2048, Page 3331 of GCRD, being the southeasterly corner of the parcel herein described.

Thence South 89°46'33" West, along the northerly line of the said Detweiler-Byler parcel, along the northerly line of PPN 32-074046 as conveyed to Dobay Family Trust, recorded in Volume 917, Page 795, Parcel No. 2 and along the northerly line of PPN 32-056100 as conveyed to Ronald J. Dobay and Nancy E. Dobay, Trustees, recorded in INST 200900800012, Volume 1867, Page 3474 of GCRD, passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found at 656.54 feet, 5/8" iron pins with caps bearing "JW DANIEL - PS 6222" found at 934.89 feet and 1184.72 feet, a total distance of 1195.16 feet to a 5/8" iron pin set on the westerly line of said Section 3, being the easterly line of PPN 32-006300 as conveyed to Edward E. Yoder and Linda L. Yoder, recorded in INST 201600905177, Volume 2010, Page 136 of GCRD, the northwesterly corner of said Dobay's land and the southwesterly corner of the parcel herein described.

Thence North 0°50'45" West, along said easterly line of Yoder's land and said section line, 462.48 feet to a 5/8" iron pin set at the southwesterly corner of PPN 32-074334 as conveyed to Reuben E. Byler and Irene D. Byler, recorded in INST 200600734626, Volume 1785, Page 1697 of GCRD, being a northwesterly corner of the parcel herein described.

Thence North 89°30'09" East, along the southerly line of said Byler's land, 484.84 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at the southeasterly corner thereof.

Thence North 1°23'23" West, along the easterly line of said Byler's land, passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found at 668.00, a total distance of 698.00 feet to a point on the centerline of the aforesaid Nash Road, being the northeasterly corner of said Byler's land and the northwesterly corner of the parcel herein described.

Thence North 89°30'57" East, along said centerline a frontage distance of 388.06 feet to **The Principal Place of Beginning of this Survey** and containing 20.869 acres of land, of which, 0.266 acres are within the R/W of said Nash Road, as surveyed in February of 2019 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,


20.869 ACRE LOT SPLIT

(continued)

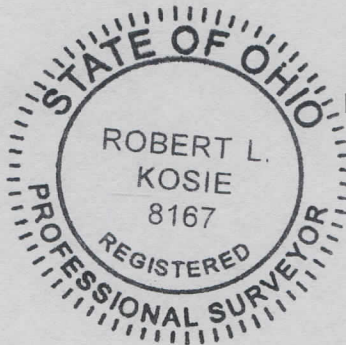
more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

The intent of this survey is to describe a 20.869 division of land from PPN 32-018700 as conveyed to Jacob W. Detweiler and Emma J. Detweiler, recorded in INST 201300862961, Volume 1955, Page 602, Parcel 2 (in part) of GCRD, being located on the southerly side of said Nash 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".



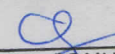
Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167



Dated: 2.20.19

RECEIVED
FEB 28 2019
Tax Map Dept
Geauga County Engineer

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


GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

73.259 ACRE COMBINED RESIDUAL PARCEL

(continued)

Thence North 0°44'07" West along an easterly line of said Shrock's land, passing through a 3/4" iron pin with cap bearing "GEAUGA CO. ENG." found at 30.00 feet, a total distance of 2880.51 feet to a 1" iron pipe found on the northerly line of said Section 8, being the northwesterly corner of the parcel herein described.

Thence North 88°33'19" East, along a southerly line of said Shrock's land and the northerly line of said Section 8, 32.72 feet to a 1" iron pin found at the southeasterly corner thereof, being a southwesterly corner of PPN 32-700400 as conveyed to John M. Kudrick, D.D., Bishop of The Byzantine Catholic Diocese Church of Parma (BCDC), recorded in INST 200700755900, Volume 1813, Page 2672 of GCRD and the northwesterly corner of said Section 3.

Thence North 89°30'57" East, along the said BCDC parcel and said section line, 869.32 feet to a 5/8" iron pin set, being a northeasterly corner of the parcel herein described.

Thence South 0°59'58" East, along a westerly line of the said BCDC parcel and along the westerly line of PPN 32-069000 as conveyed to Albert J. Miller, Jr. and Marianne M. Miller, recorded in INST 201700926175, Volume 2039, Page 584 of GCRD, 779.47 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 89°30'57" East, along the southerly line of said Miller's land, 293.82 feet to a 5/8" iron pin set, being the northwesterly corner PPN 32-004800 as conveyed to Stephen M. Trudick, Trustee, recorded in INST 200600749936, Volume 1805, Page 3106 of GCRD and a northeasterly corner of the parcel herein described.

Thence South 1°00'06" East, along a westerly line of said Trudick's land and along the westerly line of PPN 32-034100 as conveyed to John J. Shrock, Jr. and Kathryn Sue Shrock, recorded in INST 201100825232, Volume 1902, Page 66 of GCRD, passing through a 5/8" iron pin found at 1258.05 feet, a total distance of 1859.04 feet to a 5/8" iron pin set at the northeasterly corner of the aforesaid Mark C. Hershberger and Emma J. Hershberger parcel (PPN 32-018950), being a southeasterly corner of the parcel herein described.

Thence South 89°30'57" West, along the northerly line of said Hershberger's land, 180.00 feet to a 5/8" iron pin set, being the northwesterly corner thereof.

Thence South 1°00'06" East, along the westerly line of said Hershberger's land, passing through a PK nail set in the root of a multi-trunk tree at 212.00 feet, a total distance of

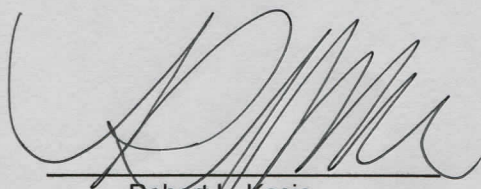
73.259 ACRE COMBINED RESIDUAL PARCEL

(continued)

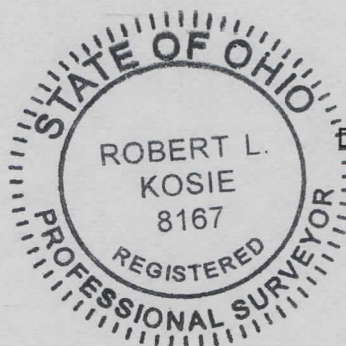
242.00 feet to The Principal Place of Beginning of this Survey and containing 73.259 acres of land, of which, 0.709 acres are within the R/W of said Nash Road, as surveyed in February of 2019 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are 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 describe the combined residual of lands remaining in PPN 32-074207, PPN 32-018700 (in part) and PPN 32-074208 as conveyed to Jacob W. Detweiler and Emma J. Detweiler, recorded in INST 201300862961, Volume 1955, Page 602, Parcels 1, 2 (in part) and 3 of GCRD, after a 20.869 acre division of land therefrom. Being located on the northerly side of said Nash Road, also known as being 14724 Nash 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".



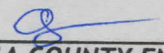
Robert L. Kosie
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GEAUGA COUNTY ENGINEER
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