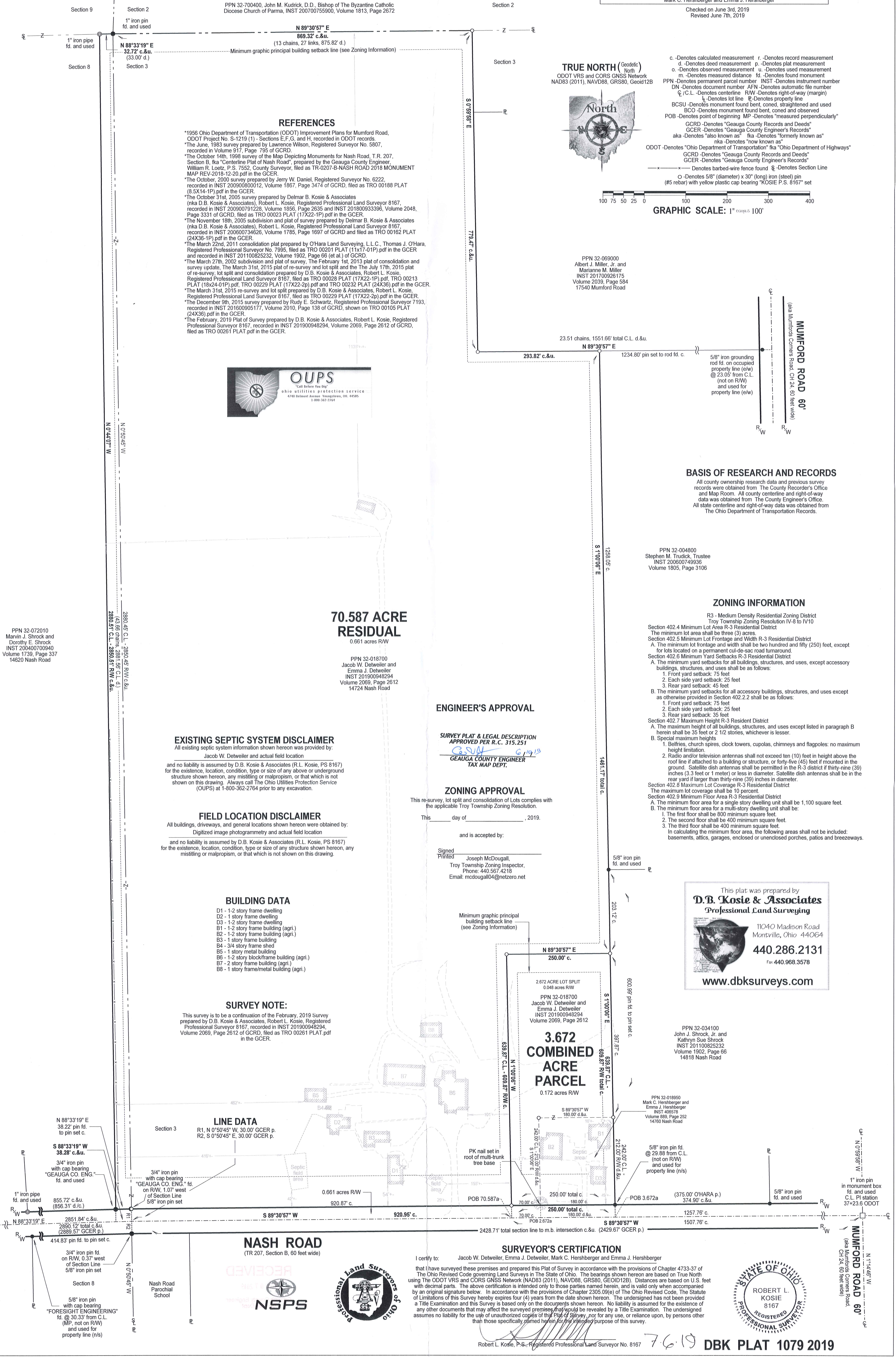


PLAT OF RE-SURVEY, LOT SPLIT AND CONSOLIDATION OF: PPN 32-018700 and 32-018950 Jacob W. Detweiler and Emma J. Detweiler, Mark C. Hershberger and Emma J. Hershberger, 14724 and 14760 Nash Road

DEEDS OF RECORD: INST 201900948294, Volume 2069, Page 2612 and INST 406878, Volume 889, Page 252

Table with columns: Situated in The, Month, Page, Survey for. Includes Township of Troy, County of Geauga and State of Ohio, June, Page ONE, Survey for: Jacob W. Detweiler, Emma J. Detweiler, Mark C. Hershberger and Emma J. Hershberger.



- REFERENCES: 1956 Ohio Department of Transportation (ODOT) Improvement Plans for Mumfords 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.



70.587 ACRE RESIDUAL 0.661 acres RW

PPN 32-018700 Jacob W. Detweiler and Emma J. Detweiler INST 201900948294 Volume 2069, Page 2612 14724 Nash Road

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 malproportion, 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 malproportion, or that which is not shown on this drawing.

- 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 blockframe building (agri.) B7 - 2 story frame building (agri.) B8 - 1 story frame/metal building (agri.)

SURVEY NOTE: This survey is to be a continuation of the February, 2019 Survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Surveyor 8167, recorded in INST 201900948294, Volume 2069, Page 2612 of GCRD, filed as TRO 00261 PLAT.pdf in the GCRD.

LINE DATA R1, N 0°50'45" W, 30.00' GCER p. R2, S 0°50'45" E, 30.00' GCER p.

NASH ROAD (TR 207, Section B, 60 feet wide)

ENGINEER'S APPROVAL

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251 GAUGA 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, Troy Township Zoning Inspector, Phone: 440.567.4218 Email: mcdougall04@netzel.net

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.

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. Section 402.6 Minimum Yard Setbacks R-3 Residential District A. 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 B. 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: 75 feet 2. Each side yard setback: 25 feet 3. Rear yard setback: 35 feet Section 402.7 Maximum Height R-3 Residential District A. The maximum height of all 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 402.8 Maximum Lot Coverage R-3 Residential District The maximum lot coverage shall be 10 percent. 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.

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

PPN 32-034100 John J. Shrock, Jr. and Kathryn Sue Shrock INST 201100825232 Volume 1902, Page 66 14818 Nash Road

PPN 32-018950 Mark C. Hershberger and Emma J. Hershberger INST 406878 Volume 889, Page 252 14760 Nash Road

SURVEYOR'S CERTIFICATION

I certify: Jacob W. Detweiler, Emma J. Detweiler, Mark C. Hershberger and Emma J. Hershberger 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.



TRO 00266  
TRO 00266

DETWEILER, JACOB + EMMA  
HERSBERGER, MARK (15-064)  
PLUWUP: 6/10/2019

VDL 2087 pg 3013  
PN# 32-074412



**D.B. Kosie**  
**& Associates**  
**Professional Land Surveying**  
11040 Madison Road  
Montville, Ohio 44064  
(440) 286-2131  
or (440) 968-3578  
[www.dbksurveys.com](http://www.dbksurveys.com)

### 2.672 ACRE LOT SPLIT

0.048 acres Right of Way (RW)

Deed of Record: Permanent Parcel Numbers (PPN) 32-018700, Jacob W. Detweiler and Emma J. Detweiler, Instrument Number (INST) 201900948294, Volume 2069, Page 2612 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, 1437.76 feet to the southwesterly corner of PPN 32-018950 as conveyed to Mark C. Hershberger and Emma J. Hershberger, recorded in INST 406578, Volume 889, Page 252 of GCRD, being a southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 89°30'57" West, continuing along said centerline, a frontage distance of 70.00 feet to the southwesterly corner of the parcel herein described.

Thence North 1°00'06" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 639.87 feet to the northwesterly corner thereof.

Thence North 89°30'57" East, along the northerly line of the parcel herein described, 250.00 feet to a 5/8" iron pin set on 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, being the northeasterly corner of the parcel herein described.

## 2.672 ACRE LOT SPLIT

(continued)

Thence South 1°00'06" East, along said westerly line of Shrock's land, 397.87 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.

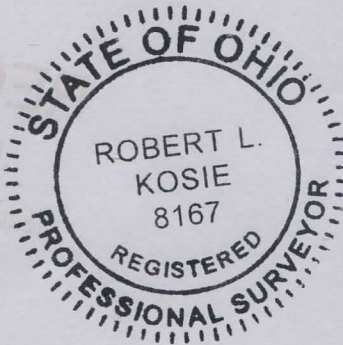
Thence South 1°00'06" East, along the westerly line of said Hershberger's land, passing through a PK nail set in a tree root at 212.00 feet, a total distance of 242.00 feet to the southwesterly corner thereof, being **The Principal Place of Beginning of this Survey** and containing 2.627 acres of land, of which, 0.048 acres are within the RW of said Nash Road, as surveyed in June 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 divide 2.672 acres of land from PPN 32-018700 as conveyed to Jacob W. Detweiler and Emma J. Detweiler, recorded in INST 201900948294, Volume 2069, Page 2612 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".

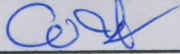
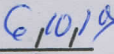


Robert L. Kosie  
Ohio Registered Professional  
Surveyor No. 8167



Dated: 6.7.19

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

   
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

TR0 00 266

(19-064)

Vol. 2087 pg 3016  
pnt 32-018950



# D.B. Kosie & Associates

Professional Land Surveying

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Montville, Ohio 44064

(440) 286-2131

or (440) 968-3578

[www.dbksurveys.com](http://www.dbksurveys.com)

## **3.672 COMBINED ACRE PARCEL**

0.172 acres Right of Way (RW)

Deeds of Record: Permanent Parcel Number (PPN) 32-018700 (in part), Jacob W. Detweiler and Emma J. Detweiler, Instrument Number (INST) 201900948294, Volume 2069, Page 2612 and PPN 32-018950, Mark C. Hershberger and Emma J. Hershberger, INST 406578, Volume 889, Page 252 of Geauga County Records and Deeds (GCRD). 14760 Nash Road.

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, 1257.76 feet to the southwesterly corner 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, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 89°30'57" West, continuing along said centerline, a frontage distance of 250.00 feet to the southwesterly corner of the parcel herein described.

Thence North 1°00'06" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 639.87 feet to the northwesterly corner thereof.

**3.672 COMBINED ACRE PARCEL**

(continued)

Thence North 89°30'57" East, along the northerly line of the parcel herein described, 250.00 feet to a 5/8" iron pin set on the westerly line of the aforesaid Shrock parcel (PPN 32-034100), being the northeasterly corner of the parcel herein described.

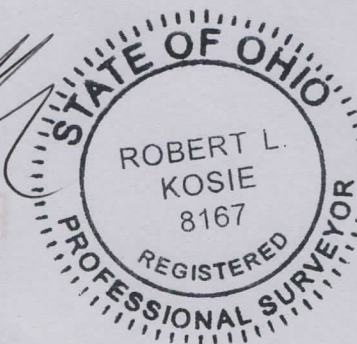
Thence South 1°00'06" East, along said westerly line of Shrock's land, passing through a 5/8" iron pin set at 397.87 feet and a 5/8" iron pin found at 609.99 feet, a total distance of 639.87 feet to **The Principal Place of Beginning of this Survey** and containing 3.627 acres of land, of which, 0.172 acres are within the R/W of said Nash Road, as surveyed in June 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 combine PPN 32-018950 as conveyed to Mark C. Hershberger and Emma J. Hershberger, recorded in INST 406578, Volume 889, Page 252 with PPN 32-018700 as conveyed to Jacob W. Detweiler and Emma J. Detweiler, recorded in INST 201900948294, Volume 2069, Page 2612 of GCRD, after a 2.672 acre division therefrom. Also known as being 14760 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".

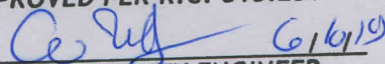


Robert L. Kosie  
Ohio Registered Professional  
Surveyor No. 8167



Dated: 6.7.19

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

  
\_\_\_\_\_  
GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.



**70.587 ACRE RESIDUAL**

(continued)

J. Shrock and Dorothy E. Shrock, recorded in INST 200400700940, Volume 1739, Page 337 of GCRD, being the southwesterly corner of the parcel herein described.

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 the aforesaid John J. Shrock, Jr. and Kathryn Sue Shrock parcel (PPN 32-034100), passing through a 5/8" iron pin found at 1258.05 feet, a total distance of 1461.17 feet to a 5/8" iron pin set at a southeasterly corner of the parcel herein described.

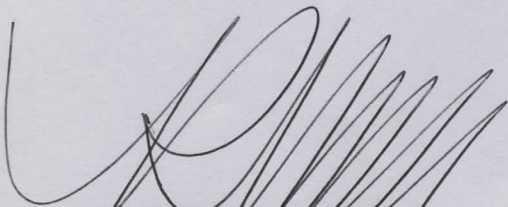
Thence South 89°30'57" West, along a southerly line of the parcel herein described, 250.00 feet to a 5/8" iron pin set.

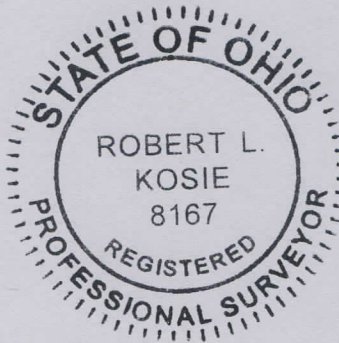
**70.587 ACRE RESIDUAL**  
(continued)

Thence South 1°00'06" East, along an easterly line of the parcel herein described, passing through a 5/8" iron pin set at 609.87 feet, a total distance of 639.87 feet to **The Principal Place of Beginning of this Survey** and containing 70.587 acres of land, of which, 0.661 acres are within the RW of said Nash Road, as surveyed in June 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 residual of land remaining in PPN 32-018700 as conveyed to Jacob W. Detweiler and Emma J. Detweiler, recorded in INST 201900948294, Volume 2069, Page 2612 of GCRD, after a 2.672 acre division therefrom, 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".

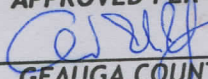
  
Robert L. Kosie  
Ohio Registered Professional  
Surveyor No. 8167



Dated: 6.7.19

RECEIVED

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

  
6/10/19  
GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.