

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



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
c -Denotes calculated measurement f -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
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 "Geauga County Records and Deeds"
GCER -Denotes "Geauga County Engineer's Records"
GCCR -Denotes "Geauga County Engineer's Road Records" aka -Denotes "also known as being"

ZONING INFORMATION

R-1 Residential Zoning District
Minimum lot area: 3 acres (exclusive of R/W)
Minimum frontage: 200 feet
Minimum frontyard (principal building): 100 feet from R/W
Minimum sideyard (principal building): 30 feet
Minimum rear yard (principal building): 50 feet

Richard Acquaviva, Zoning Inspector
13887 GAR Highway • Chardon, OH 44024
Phone: (440)286-4423
E-mail: zoning@hambdentownship.com

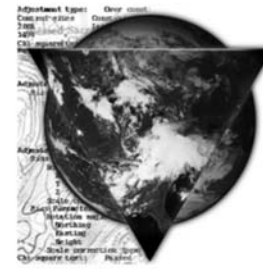
ZONING ACCEPTANCE

This re-survey and consolidation of lots complies with the applicable Hamden Township Zoning Resolution this _____ day of _____, 2018.

and is accepted by:

Signed Printed Richard Acquaviva
Hamden Township Zoning Inspector

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



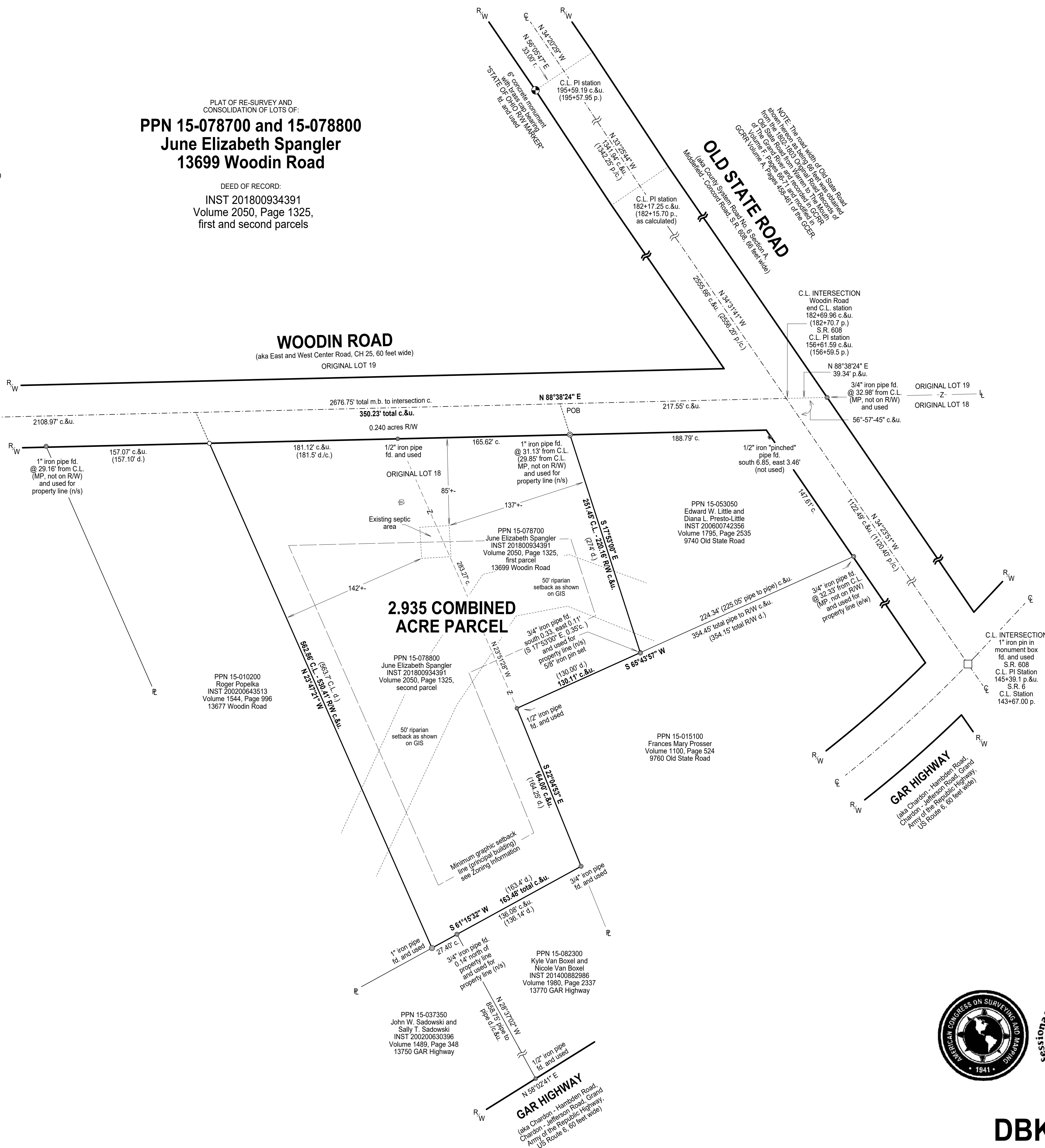
11040 Madison Road
Montville, Ohio 44064

440.286.2131
Fax 440.968.3578

www.dbksurveys.com

PLAT OF RE-SURVEY AND CONSOLIDATION OF LOTS OF:
PPN 15-078700 and 15-078800
June Elizabeth Spangler
13699 Woodin Road

DEED OF RECORD:
INST 201800934391
Volume 2050, Page 1325,
first and second parcels



Situated in The	Month:	Page:
Township of Hamden, County of Geauga and State of Ohio and known as being part of Original Lot 18, Bond Tract, within said Township and Township 9N, Range 7W in the Connecticut Western Reserve.	August	ONE
	Year:	of
	2018	ONE

Survey for: June Elizabeth Spangler and Carrie Schneider
Checked on August 22nd, 2018 by RLK
Revised September 4th, 2018

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 (undated) Chardon Township and Hamden Township, Geauga County, Township Joint Improvement Plan of East and West Center Road (Woodin Road) from Chardon - Painesville Road in Chardon Township to Old State Road, Hamden Township filed as CH-0025-D-WOODIN ROAD UN-DATED PLANS.pdf in the GCER.
- *The (undated) Hamden Township, Geauga County, Ohio, Highway Improvement Plan of County System Road No. 6 Section A (Old State Road) and Sisson's Corners to Lampman's Corners (Sisson Road) filed as SR-0608 OLD STATE ROAD UN-DATED PLANS (LAKE CITY LINE TO INT CH-0003 AND SISSON RD) (INCLUDES A PORTION OF CH-0003).pdf in the GCER.
- *The 1944 State of Ohio Department of Highways Centerline and Improvement Plan of Chardon - Madison Road, S.H. 327, Sections C(PT), I & A(PT), Geauga County, Hamden Township GEA USR 63 7.9 - 6.79 filed in ODOT records and also filed as US-0006 G.A.R. HIGHWAY 1944 PLANS (CHARDON VILLAGE TO SR-0166) (ODOT 000925) in the GCER.
- *The May, 1948 survey prepared by Richard Sperry, Registered Surveyor, recorded in INST 201800934391, Volume 2050, Page 1325, second parcel of GCRD.
- *The May, 1947 survey prepared by Richard Sperry, Registered Surveyor, recorded in Volume 1100, Page 525 and Volume 933, Page 15 of GCRD.
- *The May, 1948 survey prepared by Richard Sperry, Registered Surveyor, recorded in INST 200200643513, Volume 1544, Page 998 of GCRD.
- *The June, 1948 survey prepared by Richard Sperry, Registered Surveyor, recorded in Volume 611, Page 760 of GCRD.
- *The September, 1948 survey prepared by Richard Sperry, Registered Surveyor, recorded in INST 201800934391, Volume 2050, Page 1325, second parcel of GCRD.
- *The September, 1949 survey prepared by Richard Sperry, Registered Surveyor, recorded in Volume 631, Page 470 of GCRD.
- *The July, 1950 survey prepared by Richard Sperry, Registered Surveyor, recorded in Volume 1232, Page 214 of GCRD.
- *The June, 1956 survey prepared by Root and Pomeroy, Reg. Surveyors, recorded in INST 200200630396, Volume 1489, Page 348 of GCRD.
- *The April 4th, 1996 survey of Maplewood Estates Subdivision prepared by David W. Novak, Registered Professional Surveyor S-7507, recorded on December 5th, 1996 in Plat Volume 24, Pages 61 and 62 of GCRD.

AUDITOR'S APPROVAL

SURVEYOR'S CERTIFICATION

I certify to:
June Elizabeth Spangler and Carrie Schneider
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, not 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.: 1044 2018