

Situated in The Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot 24, Bond Tract, within said Township and Township 9N, Range 7W in the Connecticut Western Reserve.	Month: June	Page: ONE
	Year: 2024	ONE
Survey for: William Dursa		

Checked on June 17th, 2024 by RLK

**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 centerlines 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.



PLAT OF RE-SURVEY OF  
**PPN 15-057500**  
**William Dursa**  
**13574 Woodin Road**

DEED OF RECORD:  
Volume 2178, Page 2178

TRUE NORTH (Geodetic North)  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD83, GRS80, Geoid12B

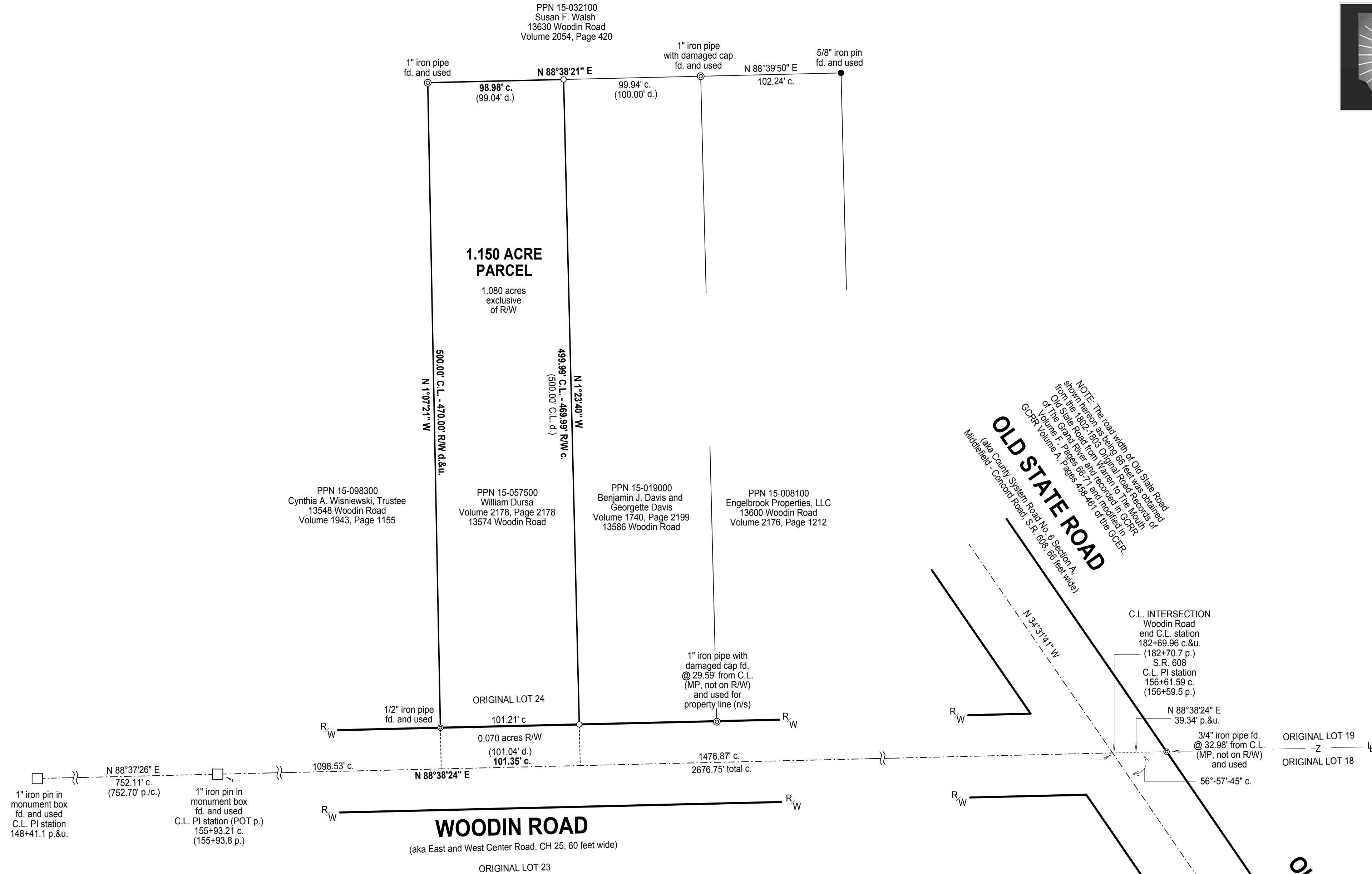


GRAPHIC SCALE: 1" EQUALS 50'

- o - 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 and used 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
- DN - Denotes document number AFN - Denotes automatic file number
- C / C.L. - Denotes centerline RW - 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"
- GCEP - Denotes "Geauga County Engineer's Records"
- GCCR - Denotes "Geauga County Engineer's Road Records"
- aka - Denotes "also known as being"

**REFERENCES**

- \*The (undated) Chardon Township and Hambden 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, Hambden Township filed as CH-0025-D-WOODIN ROAD UN-DATED PLANS.pdf in the GCER.
- \*The (undated) Hambden 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 CTY 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, Hambden Township GEA USR 6 3 79 - 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, 1946 survey prepared by Richard Sperry, Registered Surveyor, recorded in INST 20190934391, Volume 2050, Page 1325, second parcel of GCRD.
- \*The May, 1947 surveys 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 20020043513, Volume 1544, Page 996 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 20150089710, Volume 2002, Page 2276 of GCRD.
- \*The September, 1948 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.



NOTE: The cap with of Old State Road shown herein is being replaced with a conical cap with the cap bearing the original number of the Old State Road from the original plat recorded in GCRD Volume A, Page 464-467, and replaced in GCRD Volume A, Page 464-467 (1 line GCRD).

**SURVEYOR'S CERTIFICATION**

I certify to:  
William Dursa

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 herein are based on True North using the ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD83, 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 2006-09(a) of The Ohio Revised Code, The Statute of Limitations of this Survey hereby expires four (4) years from the date shown herein. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown herein. 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



Signed and sealed on this 13th day of June, 2024.  
For any conflict resulting from electronic certifications please refer to ORC Section 1306.06. Electronic evidence or signature satisfies legal requirements.



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



**ZONING INFORMATION**

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

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

**DBK PLAT 1349 2024**