

TOWNSHIP/CITY/VILLAGE:	MONTH:	PAGE:
SECTION NO. 2 IN TROY TOWNSHIP GEAUGA COUNTY, OHIO	MARCH	ONE
SURVEY FOR:	YEAR:	OF
HENRY M. AND SADIE R. MILLER	2015	ONE

Revised: May 9th, 2017

BASIS OF RESEARCH AND RECORDS

ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY 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 (O.D.O.T.) RECORDS.

ZONING ACCEPTANCE

THIS RE-SURVEY AND LOT SPLIT COMPLIES WITH THE APPLICABLE TROY TOWNSHIP ZONING RESOLUTION.

THIS DAY OF _____, 2017.

AND IS ACCEPTED BY:

SIGNED _____
PRINTED _____

TROY TOWNSHIP ZONING INSPECTOR.

VARIANCE INFORMATION:

ZP-16-14 granted by the Troy Township Board of Zoning Appeals on July 26th, 2016

ZONING SETBACK INFORMATION

R-3 RESIDENTIAL ZONING DISTRICT

Minimum setback (R/W): 75'
Minimum sideyard setback: 25'
Minimum rearward setback: 45'

PROPOSED SEPTIC SYSTEM DISCLAIMER

All proposed septic system information shown hereon was provided by: Eli M Troyer, 12083 Fenstermaker Road - Garrettsville, OH 44231

and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the proposed location, future placement, condition, type or size, nor for any use or reliance upon any information that is shown hereon, any mistiling or malpropism, 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.

GEAUGA COUNTY AUDITOR SURVEY REVIEW ACCEPTANCE

SURVEYOR'S CERTIFICATION

I CERTIFY TO: HENRY M. AND SADIE R. MILLER

THAT I HAVE SURVEYED THESE PREMESIS 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, GEOID12A). 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 PREMESIS 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

PLAT OF RE-SURVEY AND LOT SPLIT OF:
PPN 32-046111,
HENRY M. AND SADIE R. MILLER
DOR: VOLUME 619, PAGE 727, PARCEL NO. 2

CITY / TOWNSHIP, LOT, TRACT, SECTION, SUBDIVISION, COUNTY, STATE AND WESTERN RESERVE INFORMATION

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SECTION NO. 2 WITHIN SAID TOWNSHIP.

ADDITIONAL DENOTATION

- c. - DENOTES CALCULATED MEASUREMENT
- r. - DENOTES RECORD MEASUREMENT
- d. - DENOTES DEED MEASUREMENT
- p. - DENOTES PLAT MEASUREMENT
- u. - DENOTES USED MEASUREMENT
- FD. - DENOTES FOUND MONUMENT
- C.L. - DENOTES CENTERLINE
- R/W - DENOTES RIGHT-OF-WAY
- POB - DENOTES "POINT OF BEGINNING"
- DOR - DENOTES DEED OF RECORD
- P - DENOTES PROPERTY LINE

TRUE NORTH (GEODETTIC NORTH)
O.D.O.T. VRS AND CORS GNSS NETWORK
NAD83 (2011), NAVD88, GRS80, GEOID12A



GRAPHIC SCALE: 1" EQUALS 100'

- - DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- DENOTES APPROX. EDGE OF TREE LINE
- DENOTES BARBED WIRE FENCE FOUND
- DENOTES EXISTING TELEPHONE POLE

1" IRON PIPE FD.:
N. 0.01', E. 0.44',
30.44' FROM C.L. AND
USED FOR PROPERTY
LINE AND CORNER
REFERENCE

NOTE:
NO LOT EVALUATION
WILL BE REQUIRED
FOR THE PROPOSED
CEMETARY.

PPN 32-046114
HENRY M. AND SADIE R. MILLER
VOLUME 619, PAGE 727, PARCEL NO. 5 (IN PART)
17205 MUMFORD ROAD

PATCH ROAD
(T.R. NO. 205, 60 FEET WIDE)
N 88°47'42" E
1" IRON PIN IN
MONUMENT BOX
FD. AND USED
C.L. STA.: 113+83.75 c.&u.
(113+86.7 COUNTY)

C.L. PI STA.: 106+58.33 c.&u.
(106+61.00 COUNTY)

C.L. PI STA.: 90+76.44 c.&u.
(90+78.50 COUNTY)

THE CENTERLINE OF MUMFORD ROAD (C.H. NO. 24) SHOWN HEREON IS BASED ON THE 1966 OHIO DEPARTMENT OF TRANSPORTATION (ODOT) IMPROVEMENT PLANS OF MUMFORD ROAD (ODOT PROJECT NO. S-121.9 (1) - SECTIONS E,F,G, AND H) AND RECORDED IN ODOT RECORDS (CH-024-EH-MUMFORD ROAD 1966 PLANS.PDF IN THE GEAUGA COUNTY ENGINEERS RECORDS)

MUMFORD ROAD

(AKA MUMFORDS CORNERS ROAD, C.H. NO. 24, 60 FEET WIDE)

C.L. PI STA.: 66+12.99 c.&u.
(66+14.10 COUNTY)

NASH ROAD
(T.R. NO. 207, 60 FEET WIDE)

1" IRON PIN IN
MONUMENT BOX
FD. AND USED
C.L. PI STA.: 37+23.6
COUNTY AND USED AS
INITIAL STATION

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



DBK PLAT NO.: 882R 2015