

- - 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 r. - Denotes record measurement
- fd. - Denotes found monument u. - Denotes used measurement
- d. - Denotes deed measurement PPN - Denotes permanent parcel number
- INST - Denotes instrument number C/C.L. - Denotes centerline
- R/W - Denotes right-of-way (margin) POB - Denotes point of beginning
- BCO - Denotes monument found bent, coned and observed
- GCRD - Denotes "Geauga County Records and Deeds"
- GCER - Denotes "Geauga County Engineer's Records"
- MP - Denotes measurement calculated perpendicularly
- FD - Denotes frame deck area G - Denotes frame gazebo area
- B - Denotes brick patio area C - Denotes concrete driveway
- Denotes edge of water --- Denotes existing Lot Line
- - - - - Denotes property line of record to be removed (after consolidation)
- Denotes property line to be created (after lot split)
- Denotes existing driveway --- Denotes NEW driveway design

PLAT OF CONSOLIDATION AND LOT SPLIT OF:
PPN 02-400600 and PPN 02-400610,
Diana R. Wiebusch
18389 Geauga Lake Road and
18399 Geauga Lake Road

DEEDS OF RECORD:
 INST 201700920818, Volume 2031, Page 2663 and
 INST 201700919196, Volume 2029, Page 1804

Situated in The	Month:	Page:
Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Lots No. 25 and 26, in Tract Three, within said Township and Township 6, Range 9 of the Connecticut Western Reserve	August	ONE
Survey for:	Year:	of
Diana R. Wiebusch	2017	ONE

Revised September 13th, 2017,
 Revised November 15th, 2017,
 Checked on December 19th, 2017 by RLK
 Revised on January 2nd 2018

REFERENCES

- *The April, 1949 survey prepared by T.R. Root recorded in INST 201100827895, Volume 1905, Page 2377 of GCRD
- *The survey prepared by H.F. Pagel recorded in Volume 1086, Page 1252, Exhibit B, Parcel No. 1, of GCRD.
- *The June 28th, 1913 survey prepared by B.R. Kenny recorded in Volume 1086, Page 1252, Exhibit B, Parcel No. 2, of GCRD.
- *The 1935 plan of Geauga County, Bainbridge - Geauga Lake Road, Bainbridge Township, Sections "B" "C" and "D" prepared by E.A. Fiedler, County Engineer and filed as TR-0183-B-E-GEAUGA LAKE ROAD 1935 PLANS.pdf in the GCER.

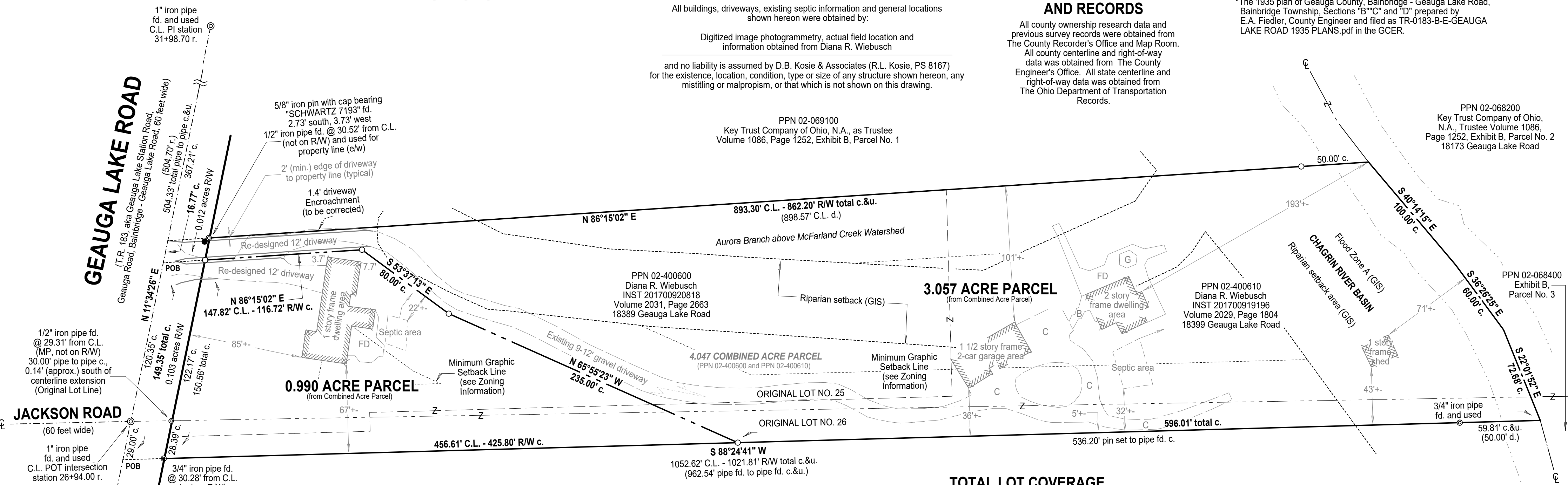
AUDITOR'S ACCEPTANCE

FIELD LOCATION DISCLAIMER

BASIS OF RESEARCH AND RECORDS

All buildings, driveways, existing septic information and general locations shown hereon were obtained by:
 Digitized image photogrammetry, actual field location and information obtained from Diana R. Wiebusch
 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 mistitling or malpropism, or that which is not shown on this drawing.

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.



PPN 02-069100
 Key Trust Company of Ohio, N.A., as Trustee
 Volume 1086, Page 1252, Exhibit B, Parcel No. 1

PPN 02-068200
 Key Trust Company of Ohio,
 N.A., Trustee Volume 1086,
 Page 1252, Exhibit B, Parcel No. 2
 18173 Geauga Lake Road

PPN 02-400610
 Diana R. Wiebusch
 INST 201700919196
 Volume 2029, Page 1804
 18399 Geauga Lake Road

PPN 02-068400
 Exhibit B,
 Parcel No. 3

TOTAL LOT COVERAGE
 0.990 ACRE PARCEL
 0.105 acres (4564.8 sq. ft.) used (10.6%)
 3.057 ACRE PARCEL
 0.431 acres (18755.9 sq. ft.) used (14%)

SURVEYOR'S CERTIFICATION

I certify to: Diana R. Wiebusch
 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.

Robert L. Kosie, P.S.
 Registered Professional
 Land Surveyor No. 8167

ZONING INFORMATION

R-5A: Rural Open Residential Zoning District
 135.03 HEIGHT, AREA, YARDS AND BULK.

- (a) Height. No building or other structure shall exceed a height of thirty-five (35) feet or two and one-half (2.5) stories, whichever is less.
- (b) Lot and Yard Requirements. No building or structure shall be erected, nor shall land be used or developed unless in conformity with the following requirements. All dimensions shall be exclusive of streets, or public rights of way and lands subject to easements of record:

Minimum lot area 217,800 sq. ft. (5 acres) Maximum lot coverage: Residential 10% (The number of detached accessory buildings on a lot shall be limited to two or a total lot coverage of 10 percent, whichever comes first). Other 40%
 Minimum lot width 250', Minimum front yards 100', Minimum side yard 50', Minimum side yard abutting a street on corner lot 75', Minimum rear yard depth 90', Minimum front lot lines 60' [Adopted 10/26/98]

BZA Case No. 2017-33 (Expire Date: 10/20/2018)
 Parcel No. 02-400600, Address 18389 Geauga Lake Road, Zoning Certificate No. 15857
 Parcel No. 02-400610, Address 18399 Geauga Lake Road, Zoning Certificate No. 15858

ZONING ACCEPTANCE

This consolidation and split of land complies with the decision rendered by the Bainbridge Township Board of Zoning Appeals in hearing #2017-33 conducted on October 19, 2017.

This ___ day of _____, 2017 and is accepted by

Signed _____
 Printed Karen Endres,
 Bainbridge Township Zoning Inspector

The Zoning Department is in Town Hall - 17826 Chillicothe Road - Chagrin Falls, Ohio 44023
 Telephone: (440) 543-9871, E-Mail: kendres@bainbridgetwp.com Hours: 8:30 AM - 4:00 PM
 Karen Endres, 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



DBK PLAT NO.: 982 2017