

Situated in The	Month: 14th	Page: ONE
Township of Leroy, County of Lake and State of Ohio and known as being part of Original Lot No. 2 within said Township and Township 10, Range 7 in the Connecticut Western Reserve.	February	of ONE
Survey for:	Year: 2017	ONE
Michael B. Perkins and Sandra L. Solokowski		

Plat of re-survey (update) and lot split of
07-A-001-J-00-026-0
Michael B. Perkins and Sandra L. Solokowski
 (DN 2016R002566)

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.

SURVEY REFERENCES

The field book records of Summer Road Volumes 222, Pages 124 and 125
 The May 14th, 1955 surveys of Clyde C. Hadden (deeds)
 The centerline road records of Summer Road Volume 1, page 281
 The 1999, 2002 and 2010 surveys of Babcock - Jones (deeds)
 The October 18th, 2012 survey and plat of lot line adjustment prepared by Jones Surveying, LLC
 The June 13th, 2013 re-survey and lot split prepared by D.B. Kosie & Associates
 The January 12th, 2016 re-survey and lot split prepared by D.B. Kosie & Associates
 The March 23rd, 2016 re-survey and lot split prepared by D.B. Kosie & Associates

ZONING INFORMATION:

R-1 RESIDENTIAL DISTRICT (SECTION 15)
 Minimum lot size: 1.5 acres
 Minimum lot frontage / lot width: 150 feet
 Minimum front yard setback / depth: 50 feet
 Minimum side yard setback (each side): 20 feet
 Minimum rear yard setback: 20 feet

LOT USAGE

0% - Vacant

SURVEYOR'S CERTIFICATION

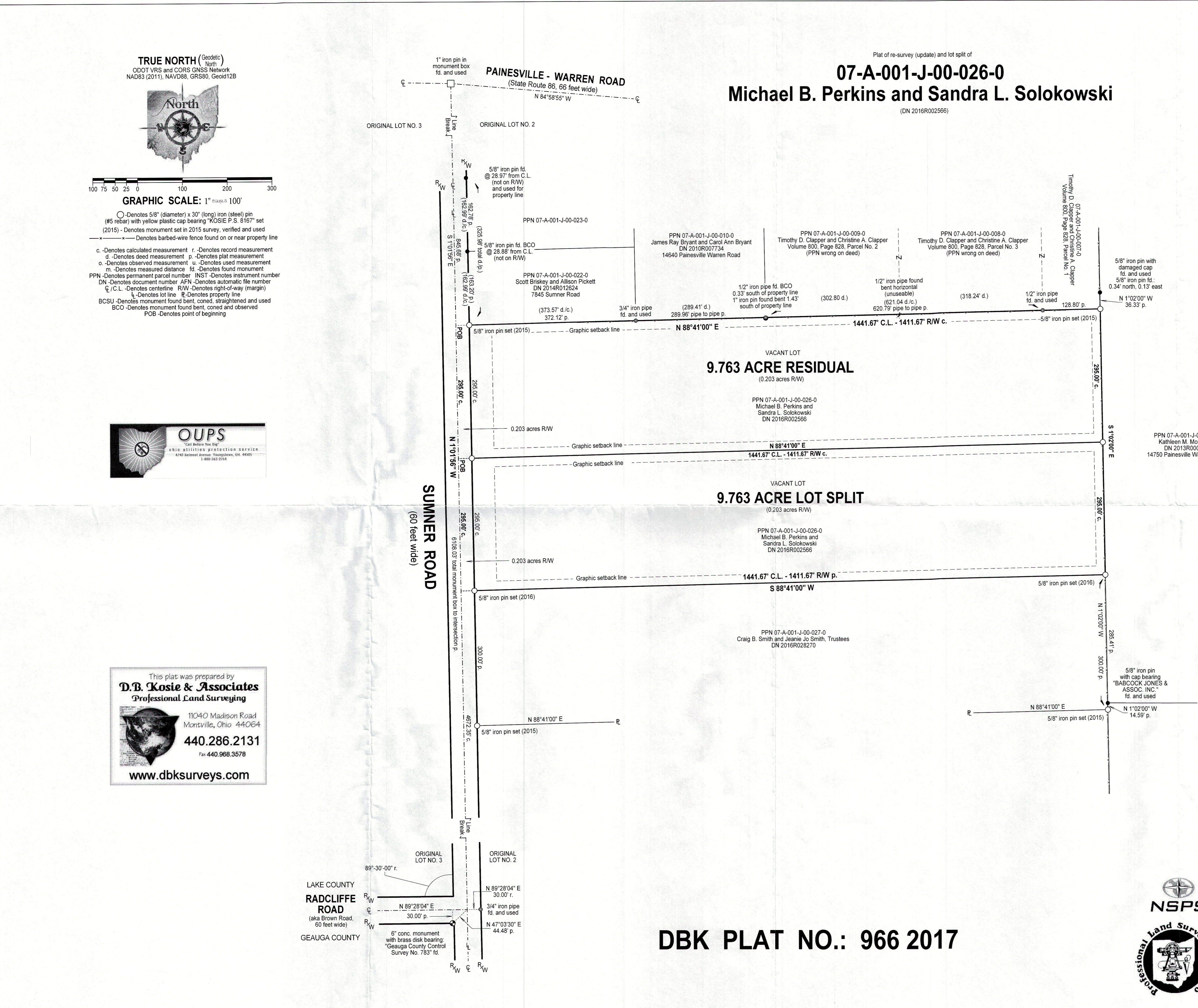
I certify to: Michael B. Perkins and Sandra L. Solokowski
 that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North 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 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

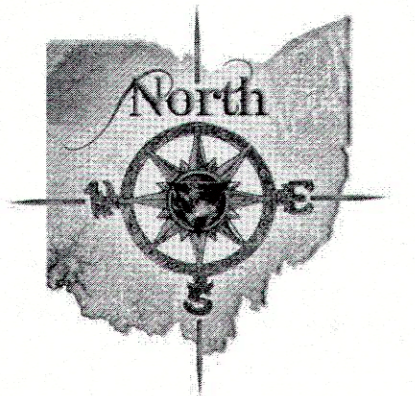
3.2.17



DBK PLAT NO.: 966 2017

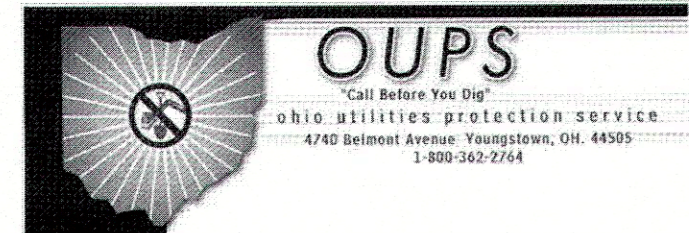


TRUE NORTH (Geodetic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS80, Geoid12B



GRAPHIC SCALE: 1" equals 100'

- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set (2015) - Denotes monument set in 2015 survey, verified and used
- - Denotes barbed-wire fence found on or near property line
- c. - Denotes calculated 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



This plat was prepared by
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