

# BALCH ROAD

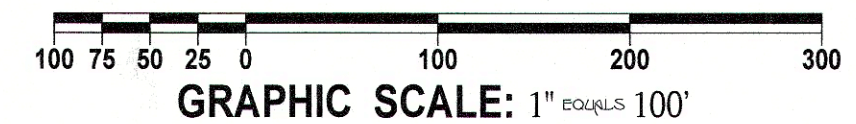
(Road No. 214, 60 feet wide)

Sited in The Sited in the Township of Leroy, County of Lake, and State of Ohio and known as being part of Original Lot No. 67 within said Township and Township 10, Range 7 in the Connecticut Western Reserve.	Month: April	Page: ONE of ONE
	Year: 2017	
Survey for: Leonard J. Sherer and Mary Lou Sherer		

PLAT OF RE-SURVEY OF:  
**PPN 07-A-028-0-00-001-0**  
**LEONARD J. SHERER AND**  
**MARY LOU SHERER**

DEED OF RECORD:  
**DN 2004R010357**

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



- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set (2012) - Denotes monument found or set in 2012 survey
- x — x — x — Denotes wire fence or fence line found in 2012
- c. - Denotes calculated measurement d. - Denotes deed measurement
- p. - Denotes plat measurement fd. - Denotes found monument
- u. - Denotes used measurement PPN - Denotes permanent parcel number
- DN - Denotes document 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
- LCRD - Denotes "Lake County Records and Deeds"
- LCER - Denotes "Lake County Engineer's Records"

### SURVEYOR'S CERTIFICATION

I certify to: Leonard J. Sherer and Mary Lou Sherer

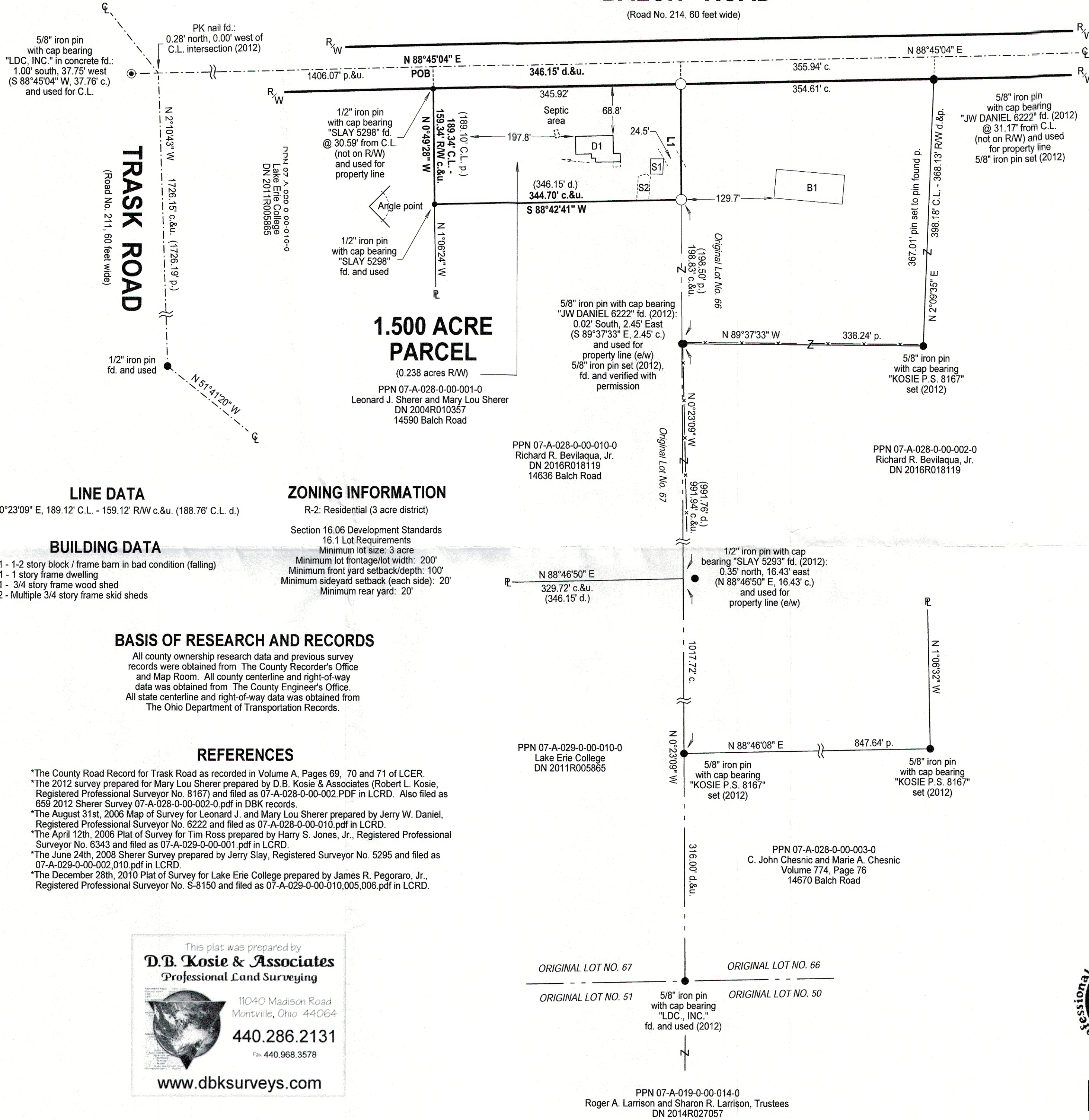
that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, 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

4.21.17



# DBK PLAT NO. 981 2017



**LINE DATA**  
L1 - S 0°23'09" E, 189.12' C.L. - 159.12' R/W c.&u. (188.76' C.L. d.)

**ZONING INFORMATION**  
R-2: Residential (3 acre district)

**BUILDING DATA**  
B1 - 1-2 story block / frame barn in bad condition (falling)  
D1 - 1 story frame dwelling  
S1 - 3/4 story frame wood shed  
S2 - Multiple 3/4 story frame skid sheds

Section 16.06 Development Standards  
16.1 Lot Requirements  
Minimum lot size: 3 acre  
Minimum lot frontage/lot width: 200'  
Minimum front yard setback/depth: 100'  
Minimum sideyard setback (each side): 20'  
Minimum rear yard: 20'

### 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 County Road Record for Trask Road as recorded in Volume A, Pages 69, 70 and 71 of LCER.
- \*The 2012 survey prepared for Mary Lou Sherer prepared by D.B. Kosie & Associates (Robert L. Kosie, Registered Professional Surveyor No. 8167) and filed as 07-A-028-0-00-002.PDF in LCRD. Also filed as 659 2012 Sherer Survey 07-A-028-0-00-002-0.pdf in DBK records.
- \*The August 31st, 2006 Map of Survey for Leonard J. and Mary Lou Sherer prepared by Jerry W. Daniel, Registered Professional Surveyor No. 6222 and filed as 07-A-028-0-00-010.pdf in LCRD.
- \*The April 12th, 2006 Plat of Survey for Tim Ross prepared by Harry S. Jones, Jr., Registered Professional Surveyor No. 6343 and filed as 07-A-029-0-00-001.pdf in LCRD.
- \*The June 24th, 2008 Sherer Survey prepared by Jerry Slay, Registered Surveyor No. 5295 and filed as 07-A-029-0-00-002.010.pdf in LCRD.
- \*The December 28th, 2010 Plat of Survey for Lake Erie College prepared by James R. Pegoraro, Jr., Registered Professional Surveyor No. S-8150 and filed as 07-A-029-0-00-010,005,006.pdf in LCRD.

This plat was prepared by  
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Roger A. Larrison and Sharon R. Larrison, Trustees  
DN 2014R027057