

PLAT OF SUBDIVISION AND RE-SURVEY PREPARED FOR:

TOWNSHIP/CITY/VILLAGE:	MONTH:	PAGE:
CLARIDON TOWNSHIP LOT NO. 1, HOLMES TRACT	YEAR:	ONE OF ONE
SURVEY FOR:		

DEED OF RECORD: VOLUME 1779, PG. 1359 (PP# 13-007700)

STANDARD R-1 RESIDENTIAL ZONING (CURRENT ZONING RESOLUTION 1-2009)

- 401.05 MINIMUM LOT AREA R-1 DISTRICT
401.06 MINIMUM LOT WIDTH
- A. The minimum lot width shall be two hundred fifty (250) feet, except for lots located on a permanent cul-de-sac road turnaround.
401.07 REQUIRED YARDS R-1 DISTRICT
A. The minimum required yards for all buildings, structures, and uses, shall be as follows:
1. Front yard: 100 feet 2. Each side yard: 20 feet 3. Rear yard: 20 feet
- B. The minimum required side yard contiguous with the road right-of-way for all buildings, structures, and uses on corner lots shall be one hundred (100) feet.

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 GEauga 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.

PP# 15-070800 D.J. AND B. SWEENEY VOLUME 795, PG. 406

PP# 15-703822
GEAUGA PARK DISTRICT
VOLUME 1714, PAGE 1197

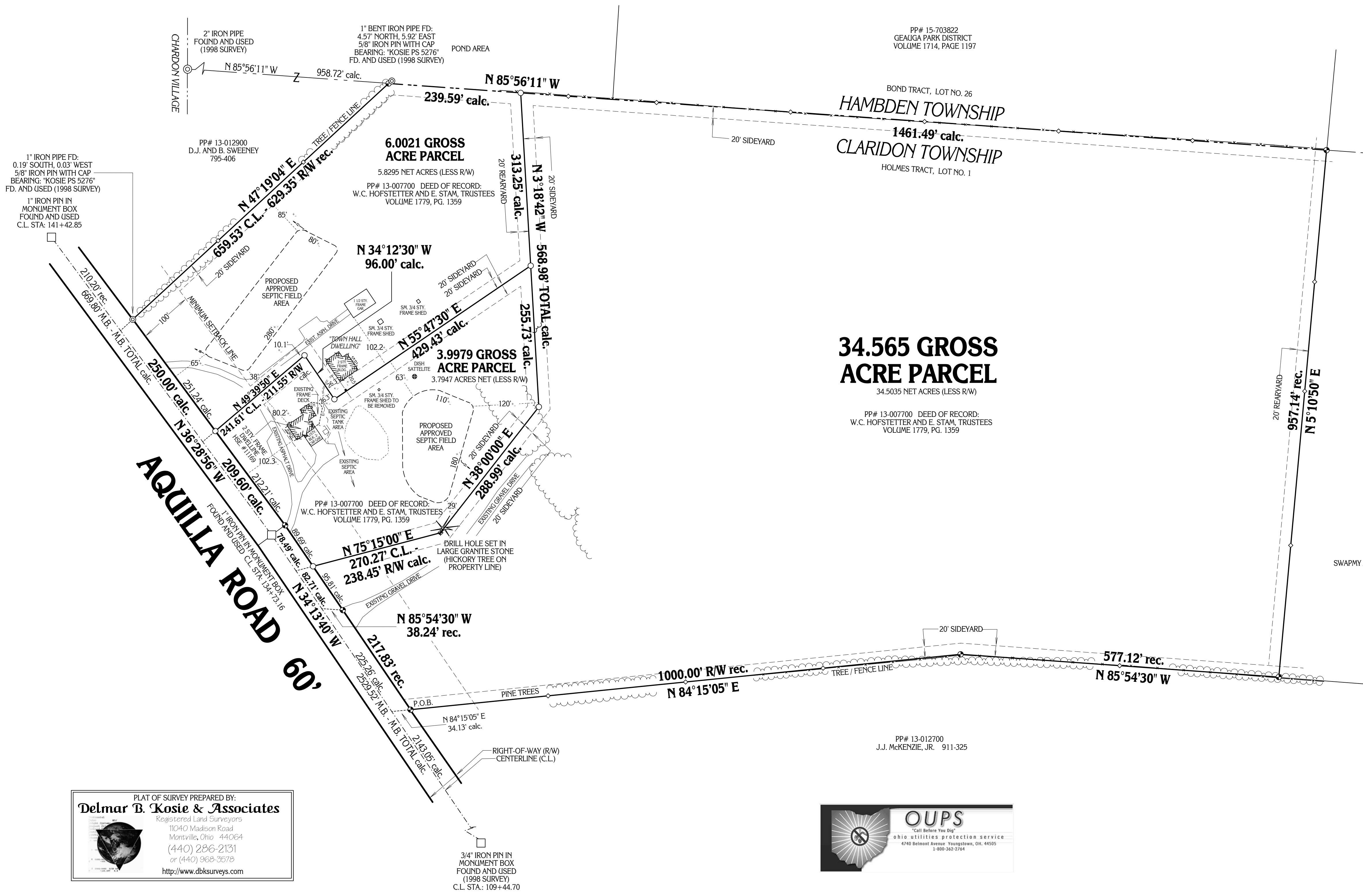
PP# 15-703826
GEAUGA PARK DISTRICT
VOLUME 1801, PAGE 2331

PP# 13-705039
GEAUGA PARK DISTRICT
VOLUME 1801, PAGE 2331

**34.565 GROSS
ACRE PARCEL**
34.5035 NET ACRES (LESS R/W)

PP# 13-007700 DEED OF RECORD:
W.C. HOFSTETTER AND E. STAM, TRUSTEES
VOLUME 1779, PG. 1359

PP# 13-012700
J.J. MCKENZIE, JR. 911-325



SITUATED IN THE TOWNSHIP OF CLARIDON,
COUNTY OF GEAUGA AND STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL LOT NO. 1,
IN HOLMES TRACT, WITHIN SAID TOWNSHIP.

THE LOCATION OF ANY PROPOSED SEPTIC SYSTEM INFORMATION SHOWN ON THIS PLAT OF SURVEY WAS PROVIDED BY: FINCHAM SOIL INVESTIGATIONS
AND NO LIABILITY IS ASSUMED BY DELMAR B. KOSIE & ASSOCIATES (R.L. KOSIE, PS 8167) FOR THE LOCATION, FUTURE PLACEMENT, CONDITION, TYPE OR SIZE, NOR FOR ANY USE, OR RELIANCE UPON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED ON THE CERTIFICATION AND IS FOR THE INTENDED PURPOSE OF THIS SURVEY. ALWAYS CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 PRIOR TO ANY EXCAVATION.

THE LOCATION OF ANY EXISTING SEPTIC SYSTEM INFORMATION SHOWN ON THIS PLAT OF SURVEY WAS PROVIDED BY: WILLIAM C. HOFSTETTER, TRUSTEE (OWNER)
AND NO LIABILITY IS ASSUMED BY DELMAR B. KOSIE & ASSOCIATES (R.L. KOSIE, PS 8167) FOR THE EXISTENCE, LOCATION, CONDITION, TYPE OR SIZE OF ANY UNDERGROUND STRUCTURE THAT IS NOT VISIBLE ABOVE GROUND OR THAT WHICH IS NOT SHOWN ON THIS PLAT OF SURVEY. ALWAYS CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 PRIOR TO ANY EXCAVATION.

NO LIABILITY IS ASSUMED BY DELMAR B. KOSIE & ASSOCIATES (R.L. KOSIE, PS 8167) FOR THE USE OR RELIANCE UPON ANY UTILITY OR LOCATION, SHOWN OR NOT SHOWN HEREON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED ON THE CERTIFICATION, OR FOR ANY USE OTHER THAN WHAT IS THE INTENDED PURPOSE OF THIS SURVEY.

I CERTIFY TO: [REDACTED]
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 AN ASSUMED MERIDIAN AND INDICATE ANGULAR RELATIONSHIPS ONLY. 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. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. 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.

PLAT OF SURVEY PREPARED BY:
Delmar B. Kosie & Associates
Registered Land Surveyors
11040 Madison Road
Montville, Ohio 44064
(440) 286-2131
or (440) 968-3578
<http://www.dbksurveys.com>

OUPS
Ohio Utilities Protection Service
4740 Belmont Avenue • Youngstown, OH 44505
1-800-362-2764



ROBERT L. KOSIE, P.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 8167

DBK PLAT NO. 626 09