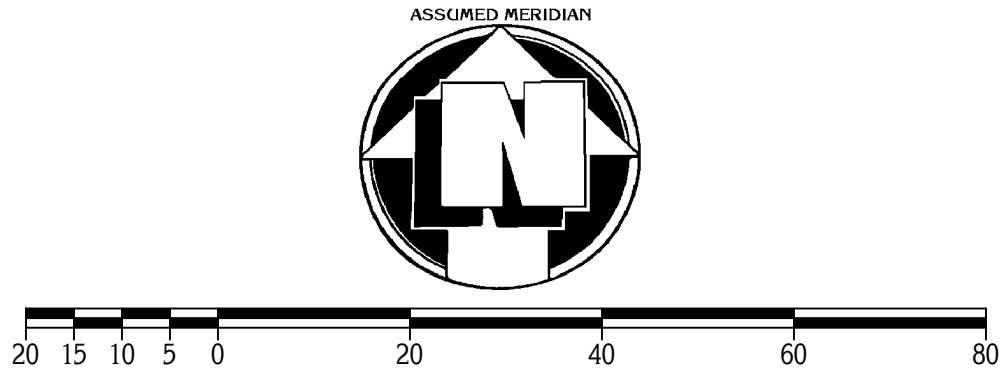


CONSOLIDATION AND PLAT OF RE-SURVEY PREPARED FOR:

DEEDS OF RECORD:  
 PP# 11-099500 THE FIRST NATIONAL BANK OF BURTON VOLUME 451, PAGE 254 AND  
 PP# 11-099400 THE FIRST NATIONAL BANK OF BURTON VOLUME 519, PAGE 1021

TOWNSHIP/CITY/VILLAGE: CHESTER TOWNSHIP LOT NO. 34, TRACT NO. 3 GENERAL COMMERCIAL	MONTH: YEAR:	PAGE: ONE OF ONE
SURVEY FOR:		

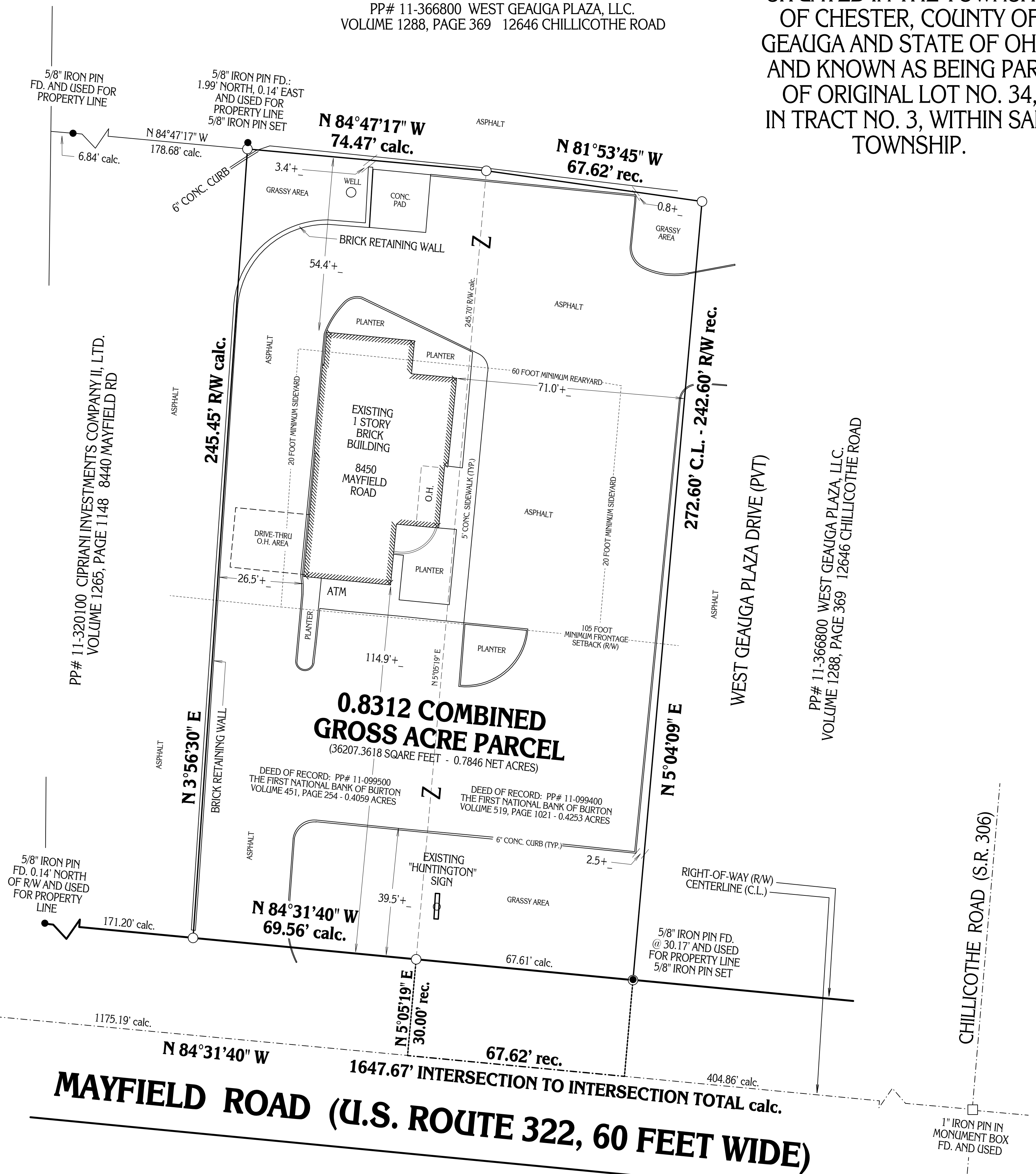


○ DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING 'KOSIE P.S. 8167' SET  
 --- DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

**BASIS OF RESEARCH AND RECORDS**  
 ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDERS' 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.

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 34, IN TRACT NO. 3, WITHIN SAID TOWNSHIP.

PP# 11-366800 WEST GEauga PLAZA, LLC.  
 VOLUME 1288, PAGE 369 12646 CHILLICOTHE ROAD



PP# 11-320100 CIPRIANI INVESTMENTS COMPANY II, LTD.  
 VOLUME 1265, PAGE 1148 8440 MAYFIELD RD

PP# 11-366800 WEST GEauga PLAZA, LLC.  
 VOLUME 1288, PAGE 369 12646 CHILLICOTHE ROAD



WOODCHESTER ESTATES RESUBDIVISION  
 VOLUME 14, PAGE 48-49  
 WOODSIDE DRIVE SOUTH  
 N 45°23'39" E  
 60 FEET WIDE

**ZONING INFORMATION:**

SECTION 5.02.16 "C: GENERAL COMMERCIAL DISTRICT"  
 MINIMUM FLOOR AREA: 1,000 SQUARE FEET  
 MAXIMUM HEIGHT: 35 FEET  
 MAXIMUM ACCESSORY BUILDING HEIGHT: 15 FEET  
 MINIMUM GREEN SPACE: 40%  
 MAXIMUM LOT COVERAGE: 60%  
 MINIMUM LOT AREA:  
 WITH ON-SITE SEWAGE TREATMENT: 2 ACRES (87,120 SQ. FT.)  
 WITH SANITARY SEWERS INSTALLED: 3/4 ACRES (32,670 SQ. FT.)  
 MINIMUM LOT FRONTAGE AND WIDTH: 200 FEET  
 MINIMUM FRONT YARD: 135 FEET FROM C.L. OR 105 FEET FROM R/W, WHICHEVER IS GREATER  
 MINIMUM SIDE YARD: 20 FEET (40 FEET IF ADJOINING "R" DISTRICT)  
 MINIMUM REAR YARD: 60 FEET  
 SPACE BETWEEN BUILDINGS: 40 FEET

ALL ZONING INFORMATION SHOWN HEREON IS BASED ON THE AFORESAID LOCAL TOWNSHIP ZONING RESOLUTION AS PER THE DATE OF THIS SURVEY. NO LIABILITY IS ASSUMED FOR ANY ERRORS, OR THE EXISTENCE OF ANY OTHER DOCUMENTS NOT SHOWN IN SAID RESOLUTION.

I CERTIFY TO:  
 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.

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

THIS CONSOLIDATION OF LOTS OF RECORD COMPLIES WITH THE APPLICABLE TOWNSHIP ZONING RESOLUTION. THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 BY \_\_\_\_\_ (SIGNATURE OF ZONING INSPECTOR)  
 TOWNSHIP ZONING INSPECTOR.

PLAT OF SURVEY PREPARED BY:  
**Delmar B. Kosie & Associates**  
 Professional Land Surveying  
 11040 Madison Road  
 Montville, Ohio 44064  
**(440) 286-2131**  
 or (440) 968-2678  
 visit us online: www.dbksurveys.com



**DBK PLAT NO. 638 11**