

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



PLAT OF LOT SPLIT AND CONSOLIDATION OF:
PPN 10-005500 and PPN 10-059000
George L. Baker, Jr., Trustee

DEED OF RECORD
 INST 201600907878, Volume 2013, Page 3133, Parcel 1 and Parcel 3
 433 North Hambden Street and 449 North Hambden Street

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.

Situated in The	Month:	Page:
City of Chardon, County of Geauga and State of Ohio and known as being part of Original Lot No. 140 within said City and Township 9, Range 8 within the Connecticut Western Reserve.	December	ONE
	Year:	of
	2016	ONE
Survey for:	Scott B. Baker	

Revised
 December 28th, 2016

REFERENCES

- *The April, 1993 plat of survey for George Baker prepared by Delmar B. Kosie & Associates (Delmar B. Kosie, Registered Surveyor No. 5276) and filed as plat number 329 in D.B. Kosie & Associates Records.
- *The July, 1989 plat of survey for Bruce & Linda Lang (George Baker) prepared by Delmar B. Kosie & Associates (Delmar B. Kosie, Registered Surveyor No. 5276) and filed as plat number 330 in D.B. Kosie & Associates Records.
- *The August 16th, 2010 plat of survey for The City of Chardon as prepared by the C.W. Courtney Company (John E. Jansky Registered Professional Surveyor No. 6440 as recorded as plat Volume 41, Page 30 of GCRD.
- *The June 1st, 1925 survey prepared by The Clark and Pike Company and recorded in Volume 502, Page 210 of GCRD.
- *The May, 1995 Schematic Plan of South Hambden Street 12" Watermain Project prepared by The C.W. Courtney Company and filed as S. Hambden WM Schematic.PDF in The City Engineer's records.
- *The ORR of Grant Street as shown on Volume E Page 117 to Volume E Page 122 and filed as Roll 3 0655 ORR Vol E Page 117.pdf to Roll 3 0659 ORR Vol E Page 122.pdf of GCRD.
- *The 1933 State of Ohio Department of Highways Chardon-Madison Road SH(ICH) 327, Sec. C-1, Geauga County Bureau of Construction (NRS 686-A, Gea USR 6 3.79-6.79) plan as recorded in the Ohio Department of Transportation records.
- *The November, 1981 Proposed Annexation to the Village of Chardon (91.46 Acres+- in Hambden Township) as recorded in Volume 14, Page 15 of GCRD.

AUDITOR'S APPROVAL

MUNICIPAL APPROVALS

This Lot Split and Consolidation has been approved by The Planning Commission of The Municipality of The City of Chardon, Ohio, by Announcement of Decision adopted this _____ day of _____, 201__

Chairperson:

Signed _____ Date _____
 Printed Kenneth R. Miller, Chairman

This Plat of Survey is approved by The Municipal Engineer of The Municipality of The City of Chardon, Ohio, this _____ day of _____, 201__

Municipal Engineer:

Signed _____ Date _____
 Printed Douglas Courtney, P.E.

SURVEYOR'S CERTIFICATION

I certify to: Scott B. Baker

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

Original Lot No. 26
 Bond Tract

Original Lot No. 26
 Bond Tract

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.:
 950 2016**



GRAPHIC SCALE: 1" EQUALS 100'

- Denotes 5/8" iron (steel) pin with cap bearing "KOSIE P.S. 5276" found and used unless otherwise noted
- Denotes 5/8" (diameter) x 3/4" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- ⊕ Denotes 1/2" (diameter) x 3/4" (deep) drill hole (circular boring), in concrete, with four (4) stamped directional lines set
- Denotes fence line on or near property line
- c. - Denotes calculated measurement d. - Denotes deed measurement
- p. - Denotes plat measurement fd. - Denotes found monument
- u. - Denotes used measurement POB - Denotes point of beginning
- PPN - Denotes permanent parcel number INST - Denotes instrument number
- ⊕ / C.L. - Denotes centerline R/W - Denotes right-of-way (margin)
- BCSU - Denotes monument found bent, coned, straightened and used
- BCO - Denotes monument found bent, coned and observed
- GCRD - Denotes "Gauga County Records and Deeds"
- GCER - Denotes "Gauga County Engineer's Records"
- MP - Denotes as measured perpendicularly from C.L.
- ORR - Denotes "Original Road Records"

PARCEL DATA

PPN 10-043200 Elizabeth A. Kaselak INST 201600903774 Volume 2008, Page 140 431 North Hambden Street	PPN 10-125400 George L. Baker, Jr., Trustee INST 201600907878 Volume 2013, Page 3133, Parcel 2 445 North Hambden Street
PPN 10-085200 Katherine A. Delaney Volume 692, Page 1343 439 North Hambden Street	PPN 10-055200 Michael R. Quinn and Donna M. Quinn Volume 902, Page 150 455 North Hambden Street
PPN 10-005400 Dennis P. Revlock, Jr. INST 200500719903 Volume 1765, Page 340 441 North Hambden Street	

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by: Digitized image photogrammetry and actual field location

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.

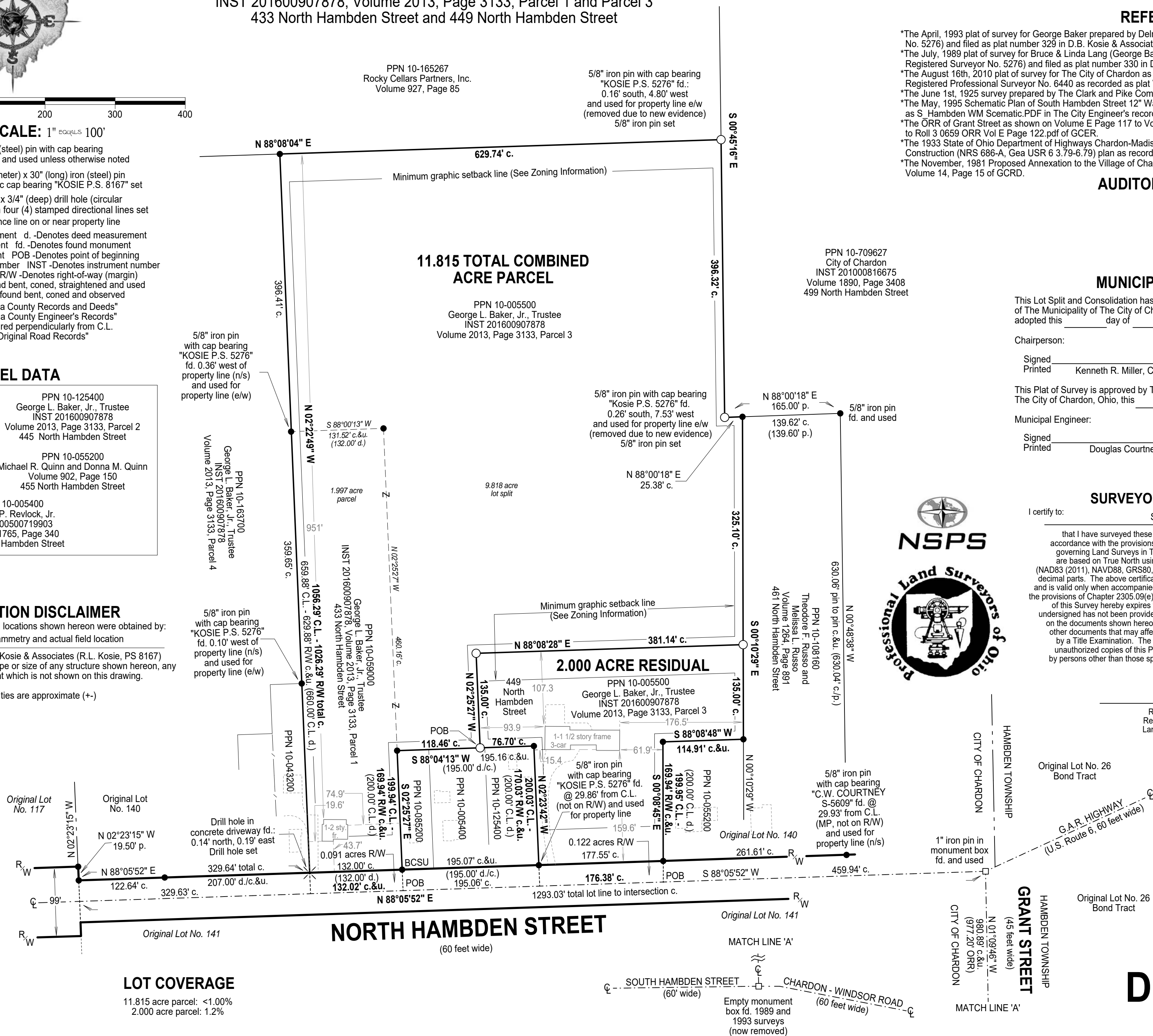
Note: All building ties are approximate (+/-)

ZONING INFORMATION

R2 - Low Density Residence District
 1133.05 LOT STANDARDS
 Schedule 1133.05
 Minimum lot area: 15,000 square feet
 Minimum width at building setback: 90 feet
 Minimum width of rear property line: 55 feet
 Maximum lot coverage: 30%
 Building Setback (from R/W) 50 feet
 Side Setback:
 A. Minimum setback for one side: 12 feet
 B. Combined minimum setback for both sides: 25 feet
 Rear Setback: 40 feet

LOT COVERAGE

11.815 acre parcel: <1.00%
 2.000 acre parcel: 1.2%



HAMBDEN TOWNSHIP

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CITY OF CHARDON

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MATCH LINE 'A'

MATCH LINE 'A'

Empty monument box fd. 1989 and 1993 surveys (now removed)