

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



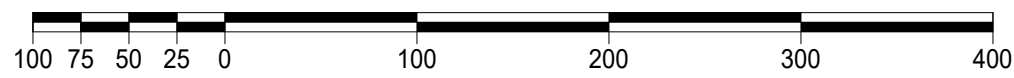
PLAT OF RE-SURVEY AND LOT SPLIT OF:

PPN 10-005900 Seventh Avenue Investments, Ltd. 150 Seventh Avenue

DEED OF RECORD:
Volume 1110, Page 368

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.



GRAPHIC SCALE: 1" equals 100'

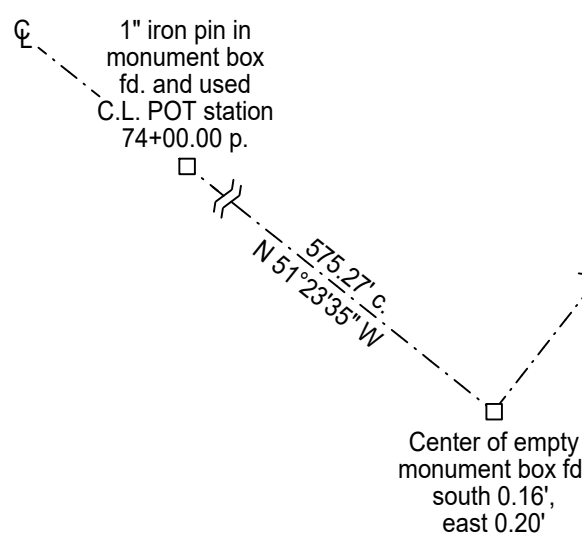
- -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- ⊙ -Denotes 3/4" iron pipe with cap bearing "FERGUSON S-7627" fd. and used unless otherwise noted
- Denotes 6' chain-link fence on or near property line
- c. -Denotes calculated measurement d. -Denotes deed measurement
- p. -Denotes plat measurement fd. -Denotes found monument
- u. -Denotes used measurement
- PPN -Denotes permanent parcel number INST -Denotes instrument number
- ℄ / C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
- ℄ -Denotes lot line ℄ -Denotes property line
- BCO -Denotes monument found bent, coned and observed
- POB -Denotes point of beginning MP -Denotes "measured perpendicularly"
- GCRD -Denotes "Geauga County Records and Deeds"
- GCER -Denotes "Geauga County Engineer's Records"

ZONING INFORMATION

C-4 General Commercial Zoning District
CHAPTER 1139 Commercial District Regulations
1139.05 LOT STANDARDS
Minimum Lot Area: 20,000 sq. ft. (0.459 acres), Minimum Lot Width: 100 ft
Maximum Building Coverage: 40% (0.799 acres = 13,921 sq. ft., 5.774 acres = 100,606 sq. ft.)
1139.07 BUILDING SETBACK REQUIREMENTS
Minimum Setback from Street R/W: 50 feet, Maximum Setback from Street R/W: NA
Setback from Side Lot line abutting nonresidential dist: 15 feet
Setback from Rear Lot line abutting nonresidential dist: 30 feet
Setback from Side Lot line abutting residential dist: 25 feet
Setback from Rear Lot line abutting residential dist: 30 feet

AGREEMENT, CONDITION, EASEMENT, RESTRICTION, ENCUMBRANCE DISCLAIMER

No liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence of any Agreement, Condition, Easement, Restriction or Encumbrance of record shown or not shown, listed, or referenced on this plat, that which has or has not been recorded, any mistitling or malpropism. It is advised to contract a qualified Attorney who specializes in Property Easements.

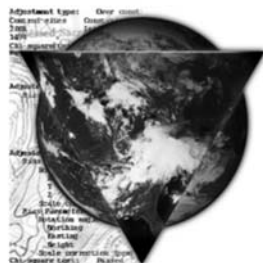


CENTER STREET
(80 feet wide)

REFERENCES

- *The February, 19th, 1969 Dedication Plat of Park Drive and Seventh Avenue, Lot 129, Village of Chardon, County of Geauga, State of Ohio, prepared by WM. R. Gray and Associates, William R. Gray, Registered Surveyor No. 2752, recorded in plat Volume 9, Page 71 of GCRD.
- *The April, 1995 surveys prepared by Mitchell A. Ferguson, Registered Surveyor No. 7627, recorded in Volume 1110, Page 368, Volume 1063, Page 109, Volume 1038, Page 474, Volume 1063, Page 1113 and Volume 1063, Page 133 of GCRD.
- *The August, 2003 survey prepared by Steven N. Roessner, Professional Surveyor No. 7070, recorded in INST 200400689480, Volume 1722, Page 244 of GCRD.
- *The March, 2006 survey prepared by Harry S. Jones, Registered Surveyor No. 6343, recorded in INST 201200842293, Volume 1925, Page 625 of GCRD.
- *The January 7th, 1964 State of Ohio Department of Highways Gea.-44-16.84, Mentor Road, Center Line Survey Plat, Village of Chardon, Chardon Township, Geauga County recorded in Volume 8, Page 87 of GCRD.
- *The 1964 Ohio Department of Highways Plan of S.R. 44, Ravenna Road, 16.84, Geauga County, filed as SR-044 RAVENNA ROAD 1964 PLANS-00.00-16.84 GEA-CHA-(ODOT-000967).pdf in the GCER.

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

Situated in The	Month:	Page:	Checked on March 16th 2018 by RLK Revised on March 27th, 2018
City of Chardon, County of Geauga and State of Ohio and known as being part of original Chardon Village Lot No. 129 within said City and Township 9N, Range 8W in the Connecticut Western Reserve.	March	ONE	
Year:	2018	ONE	
Survey for:	The Kellis Eye Center - Augustine J. Kellis		

EXISTING DEED RESTRICTIONS OF RECORD

as shown on Volume 1110, Page 368, Exhibit "B" of GCRD.

- Seventh Avenue Investments shall, at the time of construction of any building upon the Property, at no expense to the Village of Chardon, a sanitary sewer lift station of sufficient capacity and performance, and including such appurtenances as are necessary, to pump all sewage which will be generated upon the Property to the sanitary sewer manhole at the corner of Seventh Avenue and Center Street.
- Seventh Avenue Investments shall pay, at the time of filing for permits for construction of any building, the required sanitary sewer tap-in charge in accordance with Village of Chardon Codified Ordinance 923.162. However, at such time in the future as a direct connection to a gravity sewer is made, and the use of the lift station is discontinued, no additional sanitary sewer tap-in fee shall be due the Village of Chardon provided that this shall not be construed to limit the application of Village of Chardon Codified Ordinance 923.162(c) and/or 925.55(c) (or such equivalent municipal requirements for same as may exist at the time of the removal work). No waiver of any other fees, deposits or charges required by any other municipal ordinance is granted herein.
- The sanitary sewer lift station shall be designed and constructed in full compliance with all applicable municipal requirements and subject to the approval of the Municipal Engineer and the Municipal Public Service Director.
- Seventh Avenue Investments, its assigns, transferees and successors in interest, shall be solely responsible for the installation, operation, maintenance and removal of the required sanitary sewer lift station, its associated force main and other appurtenances both above and below ground, and all expenses thereof.
- At such time in the future as gravity sanitary sewer service is available to the Property, Seventh Avenue Investments, its assigns, transferees, or successors in interest shall connect to the gravity sewer. The then current owner of the Property shall discontinue use of the lift station and connect directly into a gravity sanitary sewer within ninety (90) days of receipt of notice from the Village of Chardon requiring such direct connection. Further, the then owner of the Property shall remove, at said owner's expense, the sanitary sewer lift station and all of its appurtenances, both above and below ground, within thirty (30) days of said direct connection to a gravity sewer. The associated force main shall be abandoned in accordance with the requirements of Village of Chardon Codified Ordinance 925.75 (or such equivalent municipal requirements for same as may exist at the time of the removal work).
- Should Seventh Avenue Investments or its assigns, transferees, or successors in interest fail to comply with the terms and conditions of this Agreement, the Village of Chardon may take such legal actions as it deems appropriate and further, may disconnect the force main from the municipal sanitary sewer system and terminate the sanitary sewer service to the Property.

OWNER'S ACCEPTANCE:

I/We, the undersigned owner(s) of the lands shown hereon do hereby accept and understand the intentions of this Plat of Survey.

Signed _____
Printed _____

Signed _____
Printed _____

AUDITOR'S APPROVAL

Stamp and approval on file

NOTARY PUBLIC

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____

this _____ day of _____, 20 _____.

Notary Public:
Signed _____
Printed _____

PPN 10-122000
LITTIN PROPERTIES, LLC
INST 201300861851
Volume 1953, Page 2198
310 Industrial Parkway

MUNICIPAL APPROVALS

MUNICIPAL ENGINEER

This lot split and consolidation is recommended by the Municipal Engineer for approval by the Planning Commission of the City of Chardon, Ohio

this _____ day of _____, 20 _____.

Douglas Courtney, PE, Municipal Engineer

PLANNING COMMISSION

This lot split and consolidation has been approved by the Planning Commission of the City of Chardon, Ohio, by announcement of decision adopted on

the _____ day of _____, 20 _____.

Kenneth R. Miller, Chairman

Secretary

SURVEYOR'S CERTIFICATION

I certify to: _____
The Kellis Eye Center - Augustine J. Kellis

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



DBK PLAT NO.: 1025 2018

OTHER EASEMENTS
(may not be applicable to this survey)
Access Drive Easement Agreement
Volume 1063, Page 133, Exhibit B
Access Drive Easement Agreement
Volume 1063, Page 133, Exhibit C

PPN 10-165269
Heinen's, Inc.
Volume 1063, Page 109
402 Center Street

5.774 ACRE RESIDUAL
PPN 10-005900
Seventh Avenue Investments, Ltd.
Volume 1110, Page 368
150 Seventh Avenue

PPN 10-005800
Seventh Avenue Properties, Ltd.
INST 200400689480
Volume 1722, Page 244
100 Seventh Avenue

PPN 10-137700
310 Park, Inc.
INST 201200842293
Volume 1925, Page 625
310 Park Drive

0.799 ACRE
LOT SPLIT
PPN 10-005900
Volume 1110, Page 368
Seventh Avenue Investments, Ltd.