Situated in The	Month:	Page:
Situated in the City of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Village Lots 107 and 138, Tract Three, within said City, and Township 9, Range 8 in the Connecticut Western Reserve.	May	ONE
	Year: 2020	of THREE
Survey for: Bridle Downs, Wilson W. Smith, Trustee, Marilou Smith, Trustee and Kimberly Phillips		

BRIDLE DOWNS

CONSOLIDATION, LOT SPLIT AND EASEMENT PLAT

PPN 10-129200, 10-129300 and 10-129600, Bridle Downs, LLC and Wilson W. Smith, Trustee, Volume 1939, Page 2938, first parcel second parcel and third parcel and Volume 1729, Page 783, first parcel, second parcel and third parcel, PPN 10-129400, Kimberly Phillips, Volume 1939, Page 2935, PPN 10-129680, Bridle Downs, LLC, Volume 2008, Page 1062 (by Probate Court Case No. 14PE000431) and PPN 10-137900, Wilson W. Smith and Marilou Smith, Trustees, Volume 1729, Page 787 and Volume 1729, Page 785.

(50.13 total combined acres)

TITLE PAGE

Checked on May29th, 2020 by RLK
Revised on November 19th, 2022
Revised December 16th, 2022
Revised on December 23rd, 2022

PAGE LAYOUT

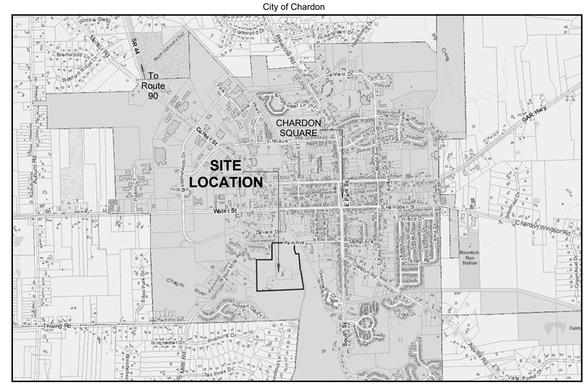
Page 1: Title Page (this page)
Page 2: Re-survey and Design
Page 3: Zoning, Locations and Easements

TRUE NORTH (Geodetic North)

ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18

VICINITY MAP

City of Chardon



2500 0 2500 5000 7500 10000

GRAPHIC SCALE: 1 inch equals 2500 feet

OWNER'S ACCEPTANCE

Bridle Downs, LLC, Kimberly Glenn Phillips, Marilou Smith, Trustee and Wilson W. Smith, Trustee, the undersigned owners of the lands shown hereon do hereby accept and understand the intentions of this plat of consolidation, lot splits and easements thereof.

Signed_____
Printed Bridle Downs, LLC by Mitchel D. Sanborn, Manager

NOTARY PUBLIC

Before me, a Notary Public in the County of Geauga, and State of Ohio, personally appeared the above Bridle Downs, LLC an Ohio Limited Liability Company by Mitchel D. Sanborn, Manager who acknowledged the signing of this foregoing instrument to be their own personal act and deed and the act and deed of said company. In witness where of, I have set my hand and official seal at _____.

this_____day of _____, 202 _.

Notary Public:
Signed_____
Printed

Signed _____
Printed Marilou Smith, Trustee

NOTARY PUBLIC

Before me, a Notary Public in the County of _____and State of Ohio, personally appeared the above Marilou Smith, Trustee, 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_____, 202__.

Notary Public:
Signed_____
Printed

Signed_____
Printed Kimberly Glenn Phillips

NOTARY PUBLIC

Before me, a Notary Public in the County of _____and State of_____Ohio, personally appeared the above Kimberly Glenn Phillips 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 _____, 202 __.

Notary Public:
Signed_____
Printed

Signed_____
Printed Wilson W. Smith, Trustee

NOTARY PUBLIC

Before me, a Notary Public in the County of _____and State of Ohio, personally appeared the above Wilson W. Smith, Trustee 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 _____, 202 __.

Notary Public:
Signed_____
Printed

MUNICIPAL APPROVALS

ENGINEER'S APPROVAL

This consolidation and lot split (re-survey) is recommended by the Municipal Engineer for approval by the Planning Commission of the City of Chardon this _____day of _____, 202 _.

Signed _____
Printed Douglas Courtney, PE, Municipal Engineer

PLANNING COMMISSION APPROVAL

This consolidation and lot split (re-survey) has been approved by the Planning Commission of the City of Chardon, Ohio, by announcement of decision adopted on the _____day of _____, 202 __.

Signed _____
Printed

Chairperson

Signed _____
Printed

Secretary

City of Chardon Planning Commission
111 Water Street, 2nd Floor
Chardon, OH
44024

Steven Yaney, Community Development Administrator

Ph: 440-286-2654
Fx: 440-286-5541
syaney@chardon.cc

COUNTY ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Rassiner, P.S. Ohio #7070
By: SNR *Date:* 12/28/2022

22-170

NSPS

SURVEYOR'S CERTIFICATION

I certify to: Bridle Downs, LLC, Wilson W. Smith, Trustee, Marilou Smith, Trustee and Kimberly Phillips

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, GEOID18). 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 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

Professional Land Surveyors of Ohio

STATE OF OHIO
ROBERT L. KOSIE
8167
REGISTERED
PROFESSIONAL SURVEYOR

NSPS

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 1085 2020

TITLE PAGE

Situated in The	Month:	Page:
Situated in the City of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Village Lots 107 and 138, Tract Three, within said City, and Township 9, Range 8 in the Connecticut Western Reserve.	June	TWO of THREE
	Year: 2020	
Survey for: Bridle Downs, LLC, Wilson W. Smith, Trustee, Marilou Smith, Trustee and Kimberly Phillips		

BRIDLE DOWNS

CONSOLIDATION, LOT SPLIT AND EASEMENT PLAT

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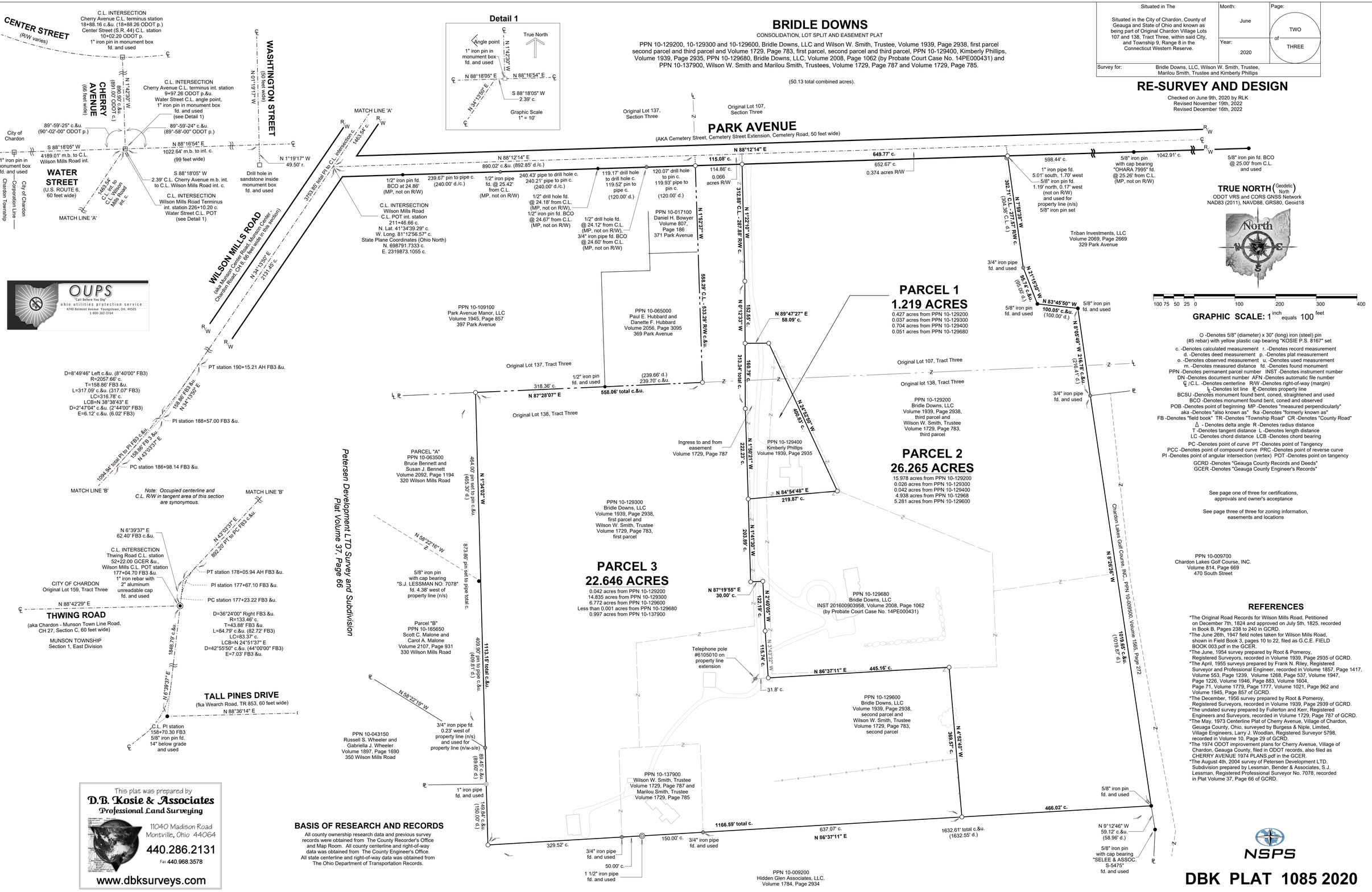
(50.13 total combined acres).

RE-SURVEY AND DESIGN

Checked on June 9th, 2020 by RLK
Revised November 19th, 2022
Revised December 16th, 2022



OUPS
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1-800-362-2764

O -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
c. -Denotes calculated measurement r. -Denotes record measurement
d. -Denotes deed measurement p. -Denotes plat measurement
o. -Denotes observed measurement u. -Denotes used measurement
m. -Denotes measured distance fd. -Denotes found monument
PPN -Denotes permanent parcel number INST -Denotes instrument number
DN -Denotes document number AFN -Denotes automatic file number
℄/C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
⅊-Denotes lot line ℞-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 MP -Denotes "measured perpendicularly"
aka -Denotes "also known as" fka -Denotes "formerly known as"
FB -Denotes "field book" TR -Denotes "Township Road" CR -Denotes "County Road"
Δ - Denotes delta angle R -Denotes radius distance
T -Denotes tangent distance L -Denotes length distance
LC -Denotes chord distance LCB -Denotes chord bearing
PC -Denotes point of curve PT -Denotes point of Tangency
PCC -Denotes point of compound curve PRC -Denotes point of reverse curve
PI -Denotes point of angular intersection (vertex) POT -Denotes point on tangency
GCRD -Denotes "Geauga County Records and Deeds"
GCER -Denotes "Geauga County Engineer's Records"

See page one of three for certifications, approvals and owner's acceptance

See page three of three for zoning information, easements and locations

REFERENCES

*The Original Road Records for Wilson Mills Road, Petitioned on December 7th, 1824 and approved on July 5th, 1825, recorded in Book B, Pages 238 to 240 in GCRD.
*The June 26th, 1947 field notes taken for Wilson Mills Road, shown in Field Book 3, pages 10 to 22, filed as G.C.E. FIELD BOOK 003.pdf in the GCER.
*The June, 1954 survey prepared by Root & Pomeroy, Registered Surveyors, recorded in Volume 1939, Page 2935 of GCRD.
*The April, 1955 surveys prepared by Frank N. Riley, Registered Surveyor and Professional Engineer, recorded in Volume 1857, Page 1417, Volume 553, Page 1239, Volume 1268, Page 537, Volume 1947, Page 1226, Volume 1946, Page 883, Volume 1604, Page 71, Volume 1779, Page 1777, Volume 1021, Page 962 and Volume 1945, Page 857 of GCRD.
*The December, 1956 survey prepared by Root & Pomeroy, Registered Surveyors, recorded in Volume 1939, Page 2939 of GCRD.
*The undated survey prepared by Fullerton and Kerr, Registered Engineers and Surveyors, recorded in Volume 1729, Page 787 of GCRD.
*The May, 1973 Centerline Plat of Cherry Avenue, Village of Chardon, Geuaga County, Ohio, surveyed by Burgess & Niple, Limited, Village Engineers, Larry J. Woodlan, Registered Surveyor 5798, recorded in Volume 10, Page 29 of GCRD.
*The 1974 ODOT improvement plans for Cherry Avenue, Village of Chardon, Geauga County, filed in ODOT records, also filed as CHERRY AVENUE 1974 PLANS.pdf in the GCER.
*The August 4th, 2004 survey of Petersen Development LTD. Subdivision prepared by Lessman, Bender & Associates, S.J. Lessman, Registered Professional Surveyor No. 7078, recorded in Plat Volume 37, Page 66 of GCRD.

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.

This plat was prepared by
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NSPS

DBK PLAT 1085 2020

RE-SURVEY AND DESIGN

BRIDLE DOWNS

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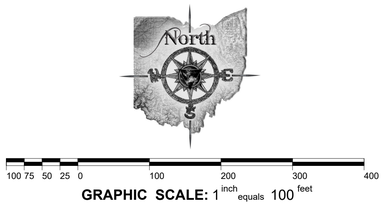
	Year: 2020	
Survey for:	Bridle Downs, LLC, Wilson W. Smith, Trustee, Marilou Smith, Trustee and Kimberly Phillips	

Revised on November 19th, 2022
Revised on December 16th, 2022

ZONING, LOCATIONS AND EASEMENTS

TRUE NORTH (Geodetic North)
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18



GRAPHIC SCALE: 1 inch equals 100 feet

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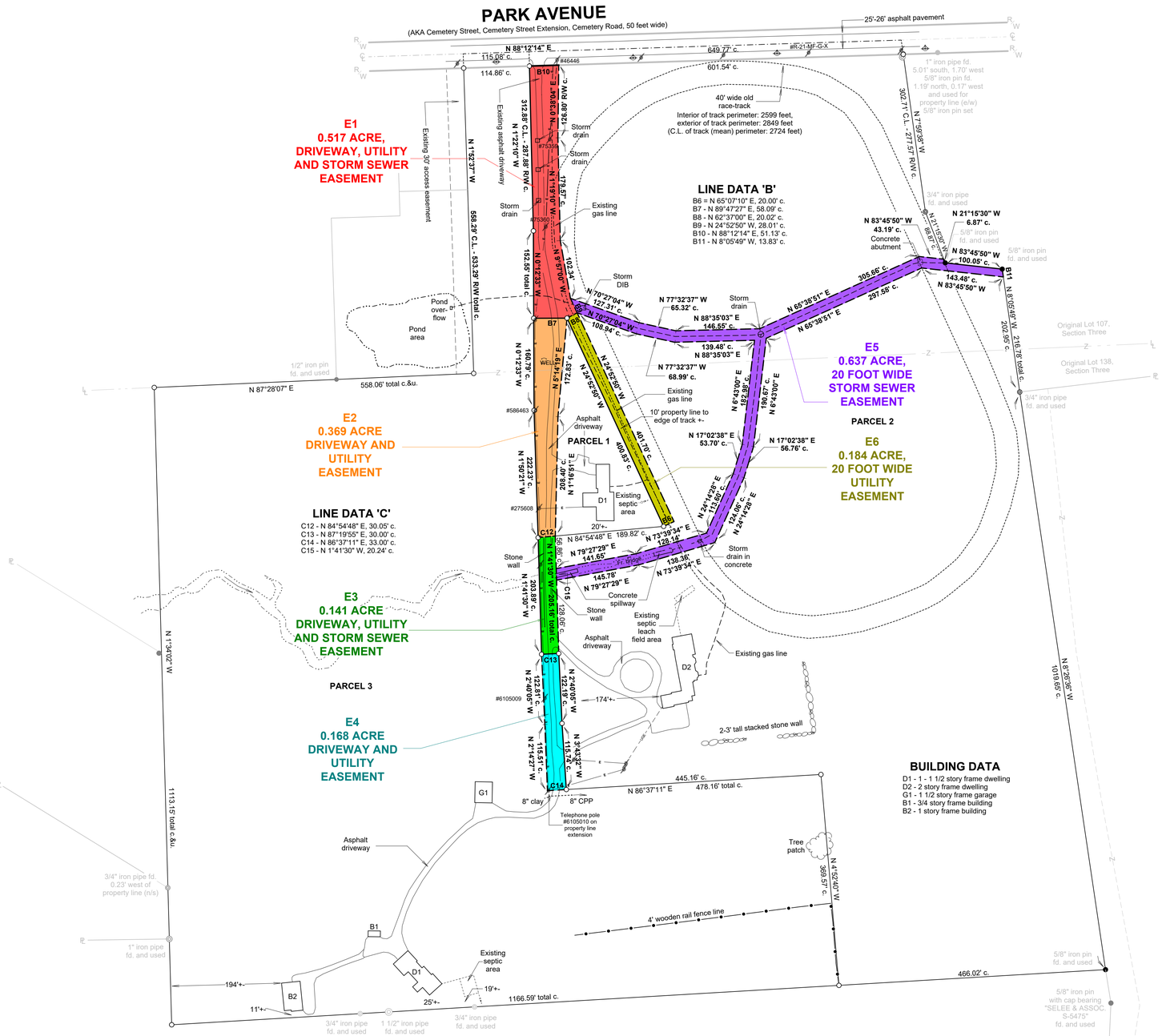
LC -Denotes chord distance LCB -Denotes chord bearing
Denotes edge of water
CPP -Denotes "corrugated plastic pipe" DIB -Denotes "drop inlet basin"
-Denotes fire hydrant Denotes overhead electric line
UGE Denotes underground electric line
CPP -Denotes corrugated plastic pipe



FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by:

Orthophotogrammetry and actual field location

and no liability is assumed by D.B. Kosie & Associates, LLC for the existence, location, condition, type or size of any structure shown hereon, any misttiling or malapropism, or that which is not shown on this drawing.

EASEMENT INFORMATION

All easements shown hereon (E1-E6) shall be filed and recorded at The Geauga County Recorder's Office.

ZONING INFORMATION

R-1 Single-Family Residence Zoning District
(Review Ord. 3017 - Passed 6-14-18 updated R-1 Regulations)

PART ELEVEN - PLANNING AND ZONING CODE, CHAPTER 1133
RC, R-1, R-2 and R-3 Residence District Regulations
TITLE THREE - Zoning District/Use Regulations

Schedule 1133.05 (in part)
RC, R1, R2 and R3 Lot Standards (Principal Buildings)
Minimum lot area: 25,000 square feet
Minimum width at building setback line: 110 feet
Minimum width of rear property line: 65 feet
Maximum lot coverage: 25%
Building Setback (from right- of-way): 50 feet
Side Setback
A. Minimum setback for one side: 12 feet
B. Combined minimum setback for both sides: 30 feet
Rear Setback: 40 feet
Minimum building separation: 30 feet
Maximum height of principal building: 35 feet

Schedule 1133.09
Minimum Floor Area Requirements for Dwellings
One-story: 1,500 sq. ft.
More than one-story: 1,800 sq. ft.

Schedule 1133.13 (in part)
Permitted Accessory Structures in Front, Side and Rear Yards
Detached accessory buildings, such as garages and storage sheds.
Rear Permitted (not in front)
Minimum sideyard: 3 feet
Minimum rearyard: 6 feet
Minimum building separation: 10 feet
Maximum height of accessory structures: 20 feet

See page one of three for certifications, approvals and owner's acceptance

See page two of three for re-survey and references

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DBK PLAT NO.: 1085 2020

ZONING, LOCATIONS AND EASEMENTS