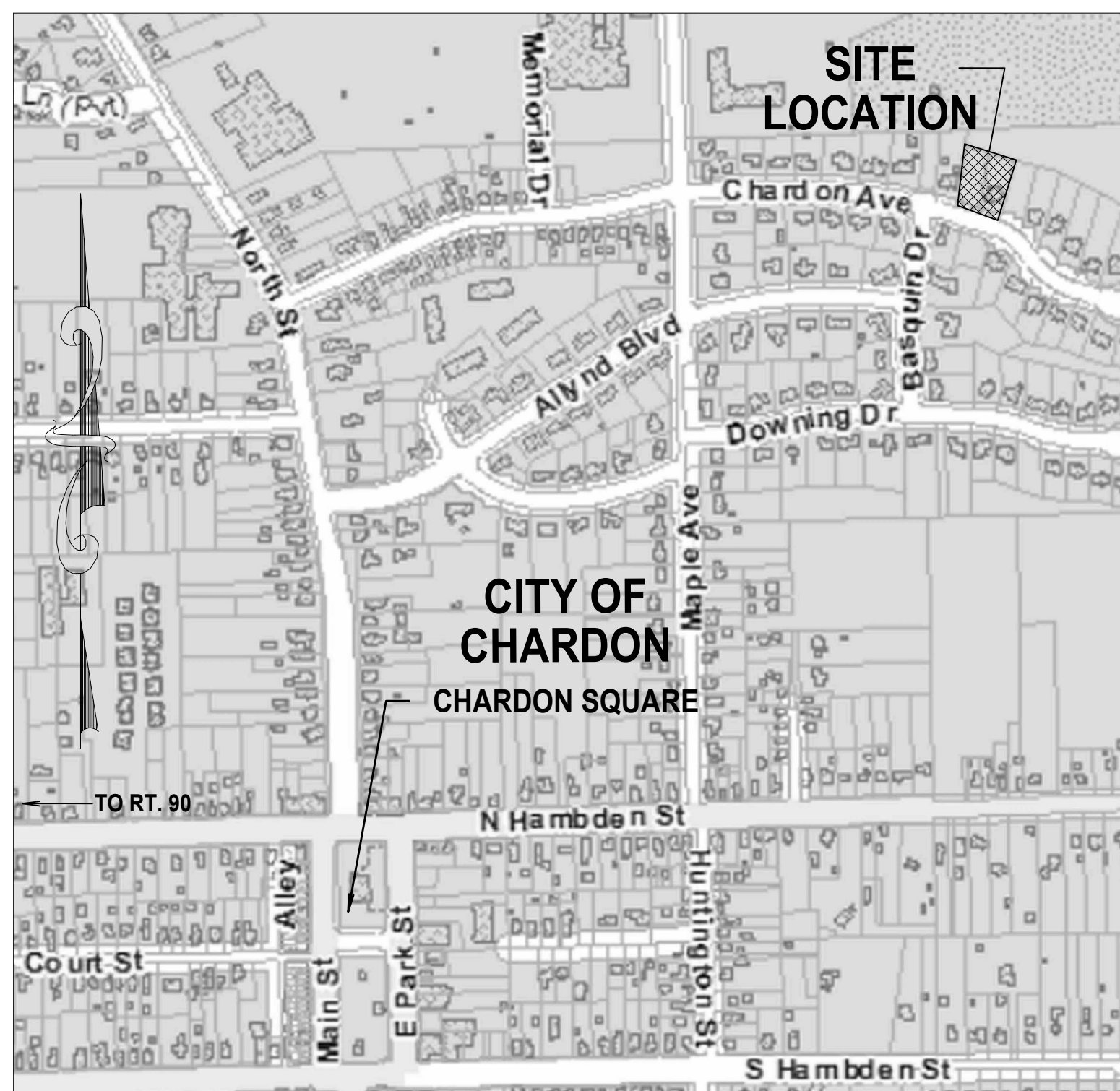


RE-PLAT, RE-SURVEY AND CONSOLIDATION OF LOTS 35 AND 36 IN ROCKY CELLARS SUBDIVISION PHASE TWO, RECORDED IN VOLUME 25, PAGES 104 AND 105 OF GEauga COUNTY RECORDS AND DEEDS.

Sublots 35 and 36, PPN 10-165263 and PPN 10-165264, Scott M. Hewitt, aka S. Mitchell Hewitt and Gail Hewitt, aka Gail N. Hewitt. 405 Chardon Avenue.

DEEDS OF RECORD:
INST 200500731461, Volume 1781, Page 1035 and
INST 202000960914, Volume 2088, Page 1850

VICINITY MAP 1" = 500'



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



GRAPHIC SCALE: 1 inch equals 30 feet

- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- - Denotes calculated measurement d. - Denotes deed measurement p. - Denotes plat measurement u. - Denotes used measurement
- fd. - Denotes found monument MP - Denotes "Measured perpendicularly"
- PPN - Denotes permanent parcel number INST - Denotes instrument number
- C/L - Denotes centerline R/W - Denotes right-of-way (margin)
- L - Denotes lot line R - Denotes property line
- BCO - Denotes monument found bent, coned and observed
- - Denotes 3/4" iron pipe with unreadable cap in epoxy (boxless monument) fd. and used unless otherwise noted.
- - Denotes 3/4" iron pipe with cap bearing "SHADE 6008" fd. and used unless otherwise noted.
- ⊗ - Denotes 1/2" (diameter) x 3/4" (deep) drill hole (circular boring), in concrete, with four (4) stamped directional lines fd. and used, set in 2016 survey.
- — — — — Denotes minimum graphic zoning setback line
- 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 POC - Denotes point of compound curve PT - Denotes point of tangency
- aka - Denotes "also known as" fka - Denotes "formerly known as"
- FB - Denotes "field book" TR - Denotes "Township Road" CR - Denotes "County Road"

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.

REFERENCES

- * The August, 1984 James P. Russell (RS 5549) survey of PPN 10-164711 as recorded in Deed Volume 1445, Page 374 (INST 202000818580)
- * The August, 1954 T.R. Root survey of Chardon Park Allotment No. 3 as recorded in Plat Volume 6, Page 107
- * The February, 1956 Root & Pomroy survey of PPN 10-116400 as recorded in Deed Volume 909, Page 919
- * The October, 1960 T.R. Root survey of Chardon Park Allotment No. 4 as recorded in Plat Volume 8, Page 60
- * The July, 1968 T.R. Root survey of The Dedication Plat of Extensions of Chardon Avenue, Allynd Blvd. and Basquin Road as recorded in Plat Volume 9, Page 48
- * The April, 1992 Gills, Guard and Johnson survey of Rocky Cellars Subdivision Phase One as recorded in Plat Volume 21, Pages 96-97
- * The April, 1992 Gills, Guard and Johnson survey of Rocky Cellars Subdivision Phase Two as recorded in Plat Volume 25, Pages 104-105
- * The February 18th, 2016 survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Surveyor 8167, filed as CHC_0138.pdf in the GCER.



ZONING INFORMATION

Codified Ordinances of The City of Chardon, Ohio complete to August 1, 2015 Part Eleven - Planning and Zoning Code, Title Three - Zoning District Use Regulations, Chap. 1133 RC, R-1, R-2 and R-3 Residence District Regulations R-1 (Single Family Residence) Lot standards (1133.05):
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 R/W): 50 feet
Minimum setback for one side: 12 feet
Rear setback: 40 feet
Minimum building separation: 30 feet

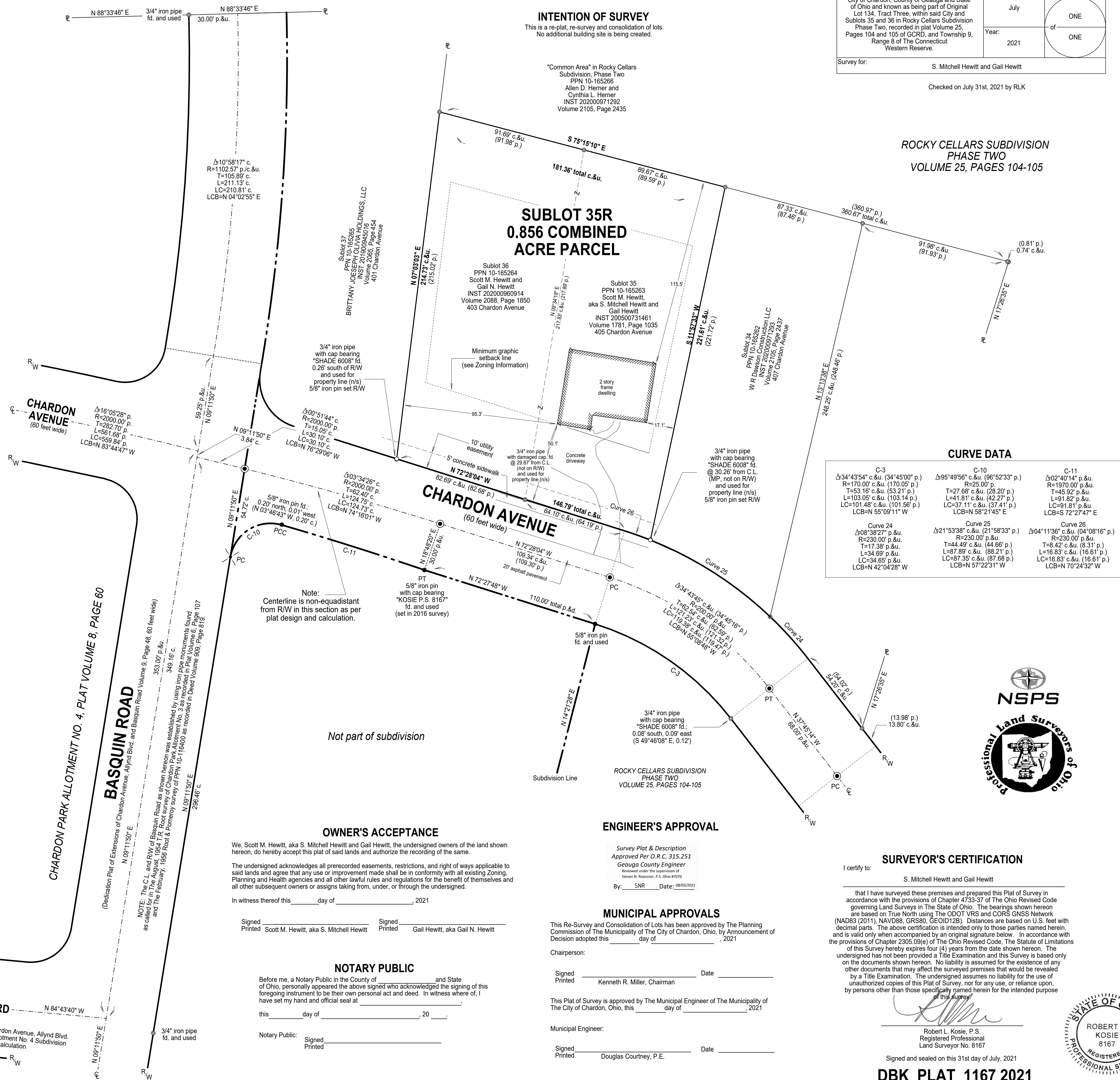
FIELD LOCATION DISCLAIMER

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 malapropism, or that which is not shown on this drawing.

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

The Dedication Plat of Extensions of Chardon Avenue, Allynd Blvd. and Basquin Road as recorded in Plat Volume 9, Page 48
Plat used for intersection calculation

PPN 10-709587, Village of Chardon Ohio, Volume 1240, Page 355, 220 Basquin Drive



DBK PLAT 1167 2021