

THE  
**Hambden Hill Estates Subdivision**  
**Sub Lots A and B**

A Re-Plat of Hambden Hills Estates Future Road and Sublot 6, recorded in Vol.7, Pg. 97 and Hambden Hills Estates No. 2 Sublots 15 through 47, recorded in Vol. 8, Pg. 25 of Geauga County Records and Deeds.

Situated in The Township of Hambden, County of Geauga and State of Ohio and known as being Future Road and Sublot 6 in Hambden Hills Estates, recorded in plat Volume 7, Page 97, Sublots 15 through 47, Hambden Hills Estate No. 2, recorded in plat Volume 8, Page 25, of part of Original Lot 1, Parker Tract, within said Township and Township 9N, Range 7W in the Connecticut Western Reserve	Month: December	Page: ONE of TWO
Survey for: BASP, LLC, Matthew S. Cook and Christopher E. Cook	Year: 2021	

Checked on December 11th, 2021 by RLK  
 Revised on December 20th, 2021  
 Revised on December 30th, 2021

**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.

**ROAD VACATION INFORMATION**

Hambden Hills Drive (60 feet wide) and Wildwood Drive (60 feet wide) were both approved for vacation by the Geauga County Commissioners on October 14th, 2021 in the Vacation Plat for Hambden Hills Drive and Wildwood Drive and recorded in INST 202100990834, Volume 43, Page 125 of GCRD.

**TOTAL ACRES**

Sub Lot A - 20.238 acres  
 Sub Lot B - 23.346 acres  
**43.586 TOTAL ACRES**

**COUNTY, TOWNSHIP, SECTION AND LOT LINES**  
 of record may not be the same as occupied and legal property lines shown hereon.

**FLOOD ZONE INFORMATION**

Sub Lots A and B are designated as being Flood Zone Area X, areas determined to be outside of the 0.2% annual chance floodplain, as per FEMA Flood Map 39055C0075D, FIRM 390190, Panel 0075, Suffix D, GEauga COUNTY Community, effective on 06/16/2009, located at the FEMA Flood Map Service Center: <https://www.fema.gov/>  
 No liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence, location, condition, type or size of any Flood Zone, any mistitling or malapropism, or that which is not shown on this drawing.

**RIPARIAN SETBACKS**

All Riparian Setback lines shown hereon were obtained by: Localization and photogrammetry obtained from the Geauga County GIS (Gauga REALink) 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 Riparian Setback, any mistitling or malapropism, or that which is not shown on this drawing.

**APPROVALS**

**OWNER'S ACCEPTANCE:**

Be it known that BASP, LLC, the owner of the land shown herein, hereby certify that this plat correctly represents our Hambden Hills Estates Subdivision Sub Lots A and B and hereby accept this plat of same. Undersigned further agrees that any use or improvements made on this land shall be made in accordance with all existing valid zoning, platting, health and all other lawful rules and regulations for the benefit of themselves and all other subsequent owners or assigns taking title from, under, or through the undersigned. In witness whereof the undersigned hereunto set their hands this

\_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Signed \_\_\_\_\_  
 Printed Matthew S. Cook, Member

Signed \_\_\_\_\_  
 Printed Christopher E. Cook, Member

WITNESS  
 Signed \_\_\_\_\_  
 Printed \_\_\_\_\_

WITNESS  
 Signed \_\_\_\_\_  
 Printed \_\_\_\_\_

**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 whereof, I have set my hand and official seal at \_\_\_\_\_,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public: Signed \_\_\_\_\_  
 Printed \_\_\_\_\_

**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 whereof, I have set my hand and official seal at \_\_\_\_\_,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public: Signed \_\_\_\_\_  
 Printed \_\_\_\_\_

**LEGAL APPROVAL**

Approved as to legal form this

\_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Signed \_\_\_\_\_  
 Printed Susan T. Wieland, APA  
 Geauga County Assistant Prosecutor

**PLANNING COMMISSION APPROVAL**

Signed \_\_\_\_\_  
 Printed \_\_\_\_\_, Chairperson,  
 Geauga County Planning Commission

**ZONING APPROVAL**

This replat complies with the applicable Hambden Township Zoning Resolution this

\_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

and is accepted by:

Signed \_\_\_\_\_  
 Printed Richard Acquaviva,  
 Hambden Township Zoning Inspector

**HEALTH DEPARTMENT APPROVAL**

This replat complies with the applicable household sewage treatment rules adopted under section 3718.02 of the revised code by the Geauga County General Health District, Department of Health this

\_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Signed \_\_\_\_\_  
 Printed David B. Sage,  
 Environmental Health Director

**AUDITOR**

Transferred this

\_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Signed \_\_\_\_\_  
 Printed Charles E. Walder,  
 Geauga County Auditor

**COMMISSIONER'S APPROVAL**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Signed \_\_\_\_\_  
 Printed James W. Dvorak,  
 Geauga County Commissioner

Signed \_\_\_\_\_  
 Printed Timothy C. Lennon,  
 Geauga County Commissioner

Signed \_\_\_\_\_  
 Printed Ralph Spidaleri,  
 Geauga County Commissioner

**RECORDER**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_ at \_\_\_\_\_ M.

Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_ in plat Volume \_\_\_\_\_, Page \_\_\_\_\_

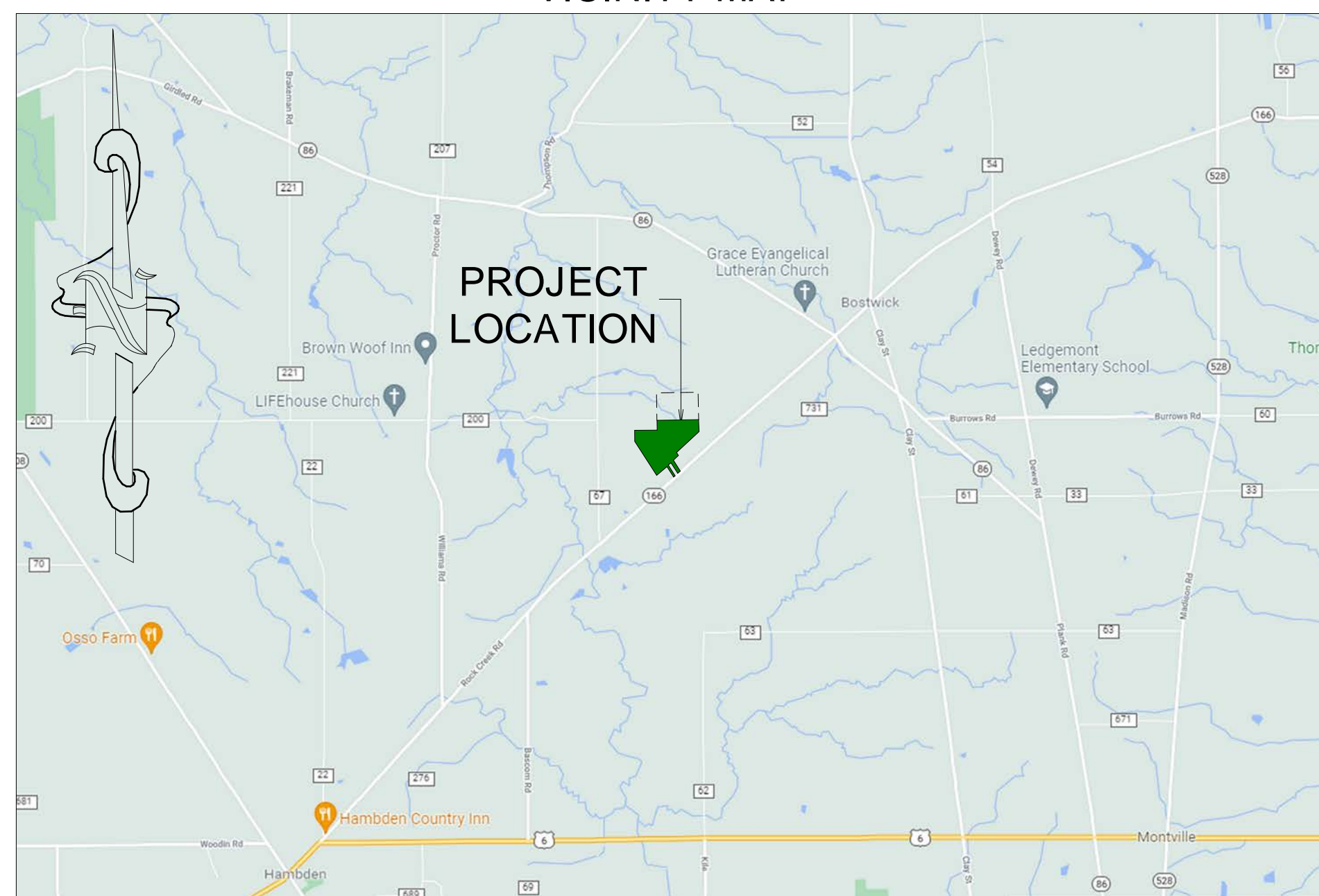
Signed \_\_\_\_\_  
 Printed Celesta Mullins,  
 Geauga County Recorder

Survey Plat & Description  
 Approved Per O.R.C. 315.251  
 Geauga County Engineer  
 Issued under the supervision of  
 Steven H. Roseberry, P.S. Ohio #1070  
 By: SJM Date: 01/05/2022

**PAGE INDEX**

Page One of Two (this page): Title Page, Codification, Certifications and Approvals  
 Page Two of Two: Resurvey and replat

**VICINITY MAP**



SCALE: 1 inch equals 4000 feet +/-

**ZONING INFORMATION**  
 (as of December 30th, 2021)

- R1 - Residential Zoning District as shown on the Hambden Township Zoning Map (September 30th, 2011)
- Section 402.5: Minimum Lot Area
  - A. The minimum lot area shall be three (3) acres.
  - B. There shall be no more than one (1) single family detached dwelling per lot.
- Section 402.6: Minimum Lot Frontage and Width (Adopted 05-07-2014)
  - The minimum lot frontage and width shall be two hundred (200) feet, except for lots located on a permanent cul-de-sac road turnaround and rear lots. (See section 402.13) (Adopted 05-07-2014)
  - A: For any lot located on a permanent cul-de-sac turnaround, the minimum lot width shall be sixty (60) feet at the front lot line and two hundred (200) feet at the building setback line.
  - B: For a rear lot, the minimum lot width shall be sixty (60) feet at the front lot line and two hundred (200) feet at the building setback line (See section 402.13)
- Section 402.7: Minimum Yards (Adopted 3-16-2011)
  - For the purpose of determining yard requirements on corner lots and through lots, all lot lines adjacent to roads shall be considered frontage and the front yard set forth herein shall apply
  - A: The minimum yards for all buildings, structures, and uses, except accessory buildings, structures and uses shall be as follows:
    - 1. Front yard: 100 feet
    - 2. Each side yard: 30 feet
    - 3. Rear yard: 50 feet
  - B: The minimum yards for all accessory buildings, structures, and uses shall be as follows:
    - 1. Front yard: 100 feet
    - 2. Each side yard: 20 feet
    - 3. Rear yard: 20 feet
- 402.9: Maximum Lot Coverage
  - The maximum lot coverage shall be ten (10) percent.
- 402.13: Rear Lot
  - A. The rear lot shall conform to all the regulations of the residential zoning district in which it is located except as otherwise specified in the Resolution. There shall be only (1) rear lot to the rear of another front lot, said front lot shall have the minimum lot width specified in Section 402.6(A).
  - B. The access strip shall be a minimum of sixty (60) feet wide along its entire length. The access strip shall be straight from the road to the rear lot. The maximum length of an access strip measured from its point of intersection with a road, along its centerline to its point of termination, shall be nine hundred (900) feet. The access strip shall contain one (1) driveway and shall not be included in calculating minimum lot area and shall not be a part of the yard requirements included in this Resolution. The access strip shall remain unoccupied and unobstructed by any building(s) or structure(s).
  - C. There shall be no more than two (2) adjacent access strips and there shall be at least two (2) lots with two hundred (200) feet of width (measured both at the front lot line and at the building setback line) between the aforementioned access strips and any other access strip.
  - D. The driveway length and width shall be in accordance with Section 607.0. The grade of the driveway shall not exceed eighteen percent (18%). There shall be no parking on the access portion of the driveway. The driveway shall be maintained clear of snow or other obstructions.
  - E. There shall be minimum yard setback of one hundred (100) feet measured from the rear lot line of the front lot to any structure.
  - F. There shall be a vertical address marker, using no less than four (4) inch high numerals on a minimum four (4) inch by four (4) inch pole extending five (5) feet above the ground, clearly visible, adjacent to the driveway at the road. All of the preceding dimensions in the previous sentence are minimums. No zoning certificate is required for the address marker.

**ZONING INSPECTOR**

Hambden Township Zoning Department  
 13887 GAR Hwy  
 Chardon, OH 44024  
 Phone: (440)286-4364, Ext. 4  
 Email: zoning@hambdentownship.com

**PLANNING COMMISSION**

Gauga County Planning Commission  
 470 Center Street, Building #1-C  
 Chardon, Ohio 44024  
 (440) 285-2222, Extension 1740  
 Newbury and Burton Residents:  
 1-888-714-0006, Extension 1740  
 Direct Line: (440) 278-1740  
 Fax: (440) 285-7069  
 E-Mail: Planning@co.geauga.oh.us



I certify to:  
 BASP, LLC, Matthew S. Cook and Christopher E. Cook

that I have surveyed these premises and prepared this Replat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio and all of which are correct to the best of my knowledge and belief. The bearings shown hereon are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD83, 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 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.

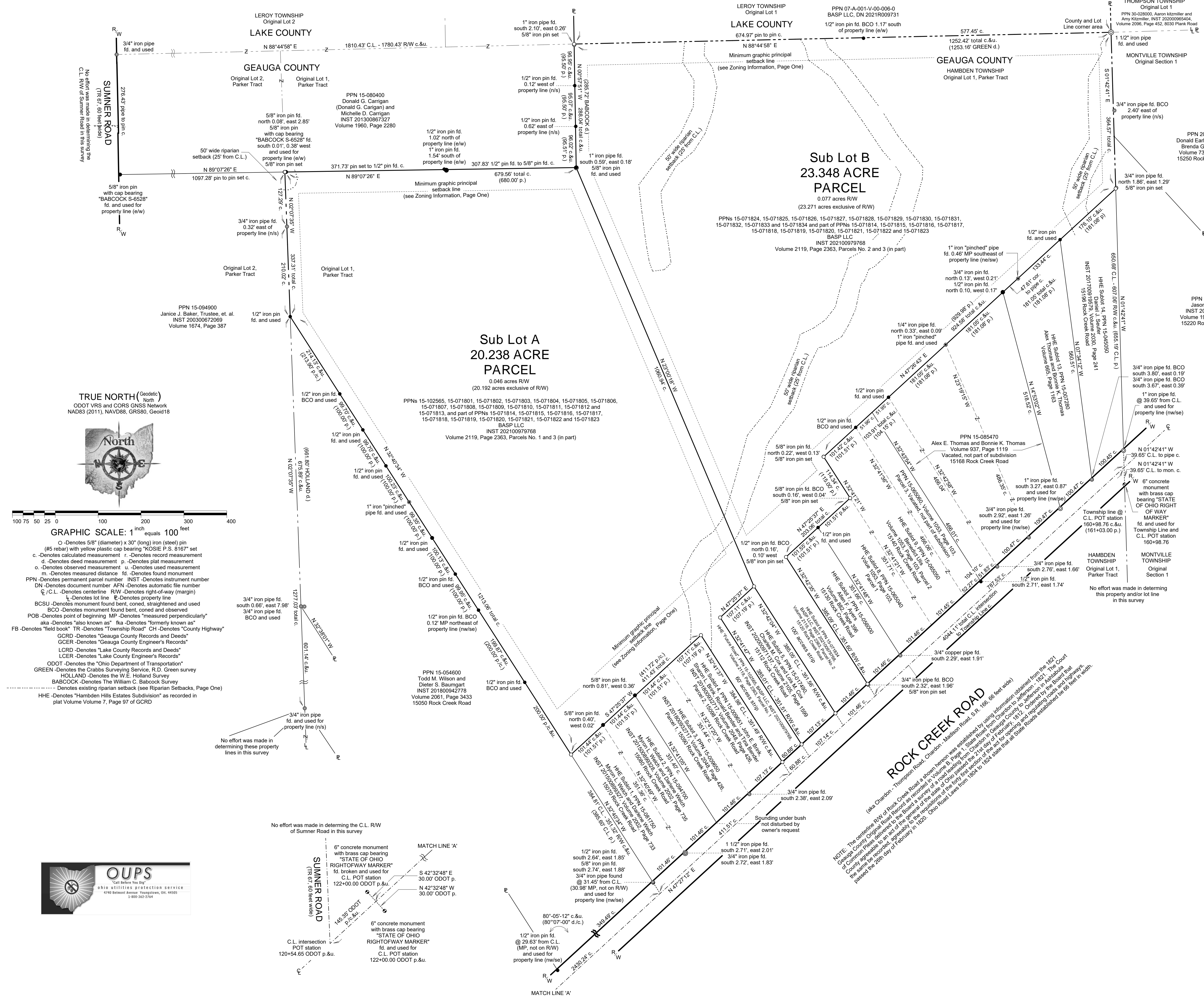
Robert L. Kosie, P.S.  
 Registered Professional  
 Land Surveyor No. 8167

Signed and sealed on this 9th day of December, 2021



**DBK PLAT 1186 2021**

Title Page, Codification, Certifications and Approvals



**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.

**COUNTY AND LOT LINE CORNER**  
On December 10th, 2021, in coordination with the Geauga County Engineer's Office, ground penetrating radar was used to determine if the original stone monument corner as called for in the 1853 records could be located, however, after careful evaluation, it was determined the monument no longer exists

**REFERENCES**  
 \*The 1926 State of Ohio Department of Highways and Public Works Division of Highways Improvement Plans of Chardon - Madison Road, L.C.H. No. 327, Sec. A, Plat No. 6054, Geauga County, Hamden - Montville - Thompson Twp., filed in the ODOT records  
 \*The 1931 Ohio Department of Highways Construction and R/W plan of S.H. (L.C.H.) 327, Sec. A, Geauga County, filed in ODOT records  
 \*The October, 1956 survey prepared by W.E. Holland, Registered Surveyor 2790, recorded in INST 20180942778, Volume 2061, Page 3433 of GCRD.  
 \*The January, 1959 survey prepared by W.E. Holland Co., recorded in Volume 1180, Page 649 of GCRD.  
 \*The July, 1935 survey prepared by F.R. Zethmayr, recorded in INST 201400872654, Volume 1967, Page 151 of GCRD.  
 \*The June, 1972 surveys prepared by Lawrence Wilson, Registered Surveyor 5807, recorded in INST 201100830061, Volume 1908, Page 2723 and Volume 733, Page 831 of GCRD.  
 \*The undated survey prepared by Crabb's Surveying Service, R.D. Green, Registered Surveyor 3257, recorded in DN 2021R09731 of LCRD.  
 \*The undated survey prepared by Crabb's Surveying Service, R.C. Dillworth, Registered Surveyor 4215, recorded in Volume 796, Page 1050, Parcel One of LCRD.  
 \*The undated survey prepared by Debevec-Salo & Associates, Inc., recorded in Volume 406, Page 384 of LCRD.  
 \*The undated survey prepared by J. Arthur Temple, Registered Surveyor, recorded in INST 20020626016, Volume 1473, Page 46 of GCRD.  
 \*The August, 2013 survey prepared by William C. Babcock, Professional Surveyor 6528, recorded in INST 2013R032390 of LCRD and INST 201300867327, Volume 1960, Page 2280 of GCRD.  
 \*The February, 2020 survey prepared by Gary R. Taneli, Professional Surveyor 7672, recorded in INST 20200965404, Volume 2066, Page 452 of GCRD.

**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](http://www.dbksurveys.com)



**Sub Lot A – 20.238 ACRE PARCEL**

0.046 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) \_\_\_\_\_

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being Sub Lot A in the Hambden Hills Estates Subdivision Sub Lots A and B, recorded in plat Volume \_\_\_\_\_, Page \_\_\_\_\_ of Geauga County Records and Deeds (GCRD), being a Re-Plat of Hambden Hills Estates Future Road and Sublot 6, recorded in Vol.7, Pg. 97 and Hambden Hills Estates No. 2 Sublots 15 through 47, recorded in Vol. 8, Pg. 25 of GCRD, of part of Original Lot 1, Parker Tract, within said Township and Township 9N, Range 7W in the Connecticut Western Reserve, containing 20.238 acres of land, of which 0.046 acres are within the R/W of Rock Creek Road (also known as Chardon - Thompson Road, Chardon - Madison Road, S.R. 166, 66 feet wide), leaving 20.192 acres exclusive of said R/W, surveyed in December of 2021 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.



Robert L. Kosie, Sr.,  
Ohio Certified Registered Professional Surveyor 8167

Signed and Sealed: *Tuesday, December 21st, 2021*

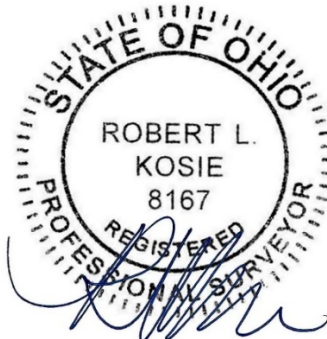


## **Sub Lot B – 23.348 ACRE PARCEL**

0.077 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) \_\_\_\_\_

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being Sub Lot B in the Hambden Hills Estates Subdivision Sub Lots A and B, recorded in plat Volume \_\_\_\_\_, Page \_\_\_\_\_ of Geauga County Records and Deeds (GCRD), being a Re-Plat of Hambden Hills Estates Future Road and Sublot 6, recorded in Vol.7, Pg. 97 and Hambden Hills Estates No. 2 Sublots 15 through 47, recorded in Vol. 8, Pg. 25 of GCRD, of part of Original Lot 1, Parker Tract, within said Township and Township 9N, Range 7W in the Connecticut Western Reserve, containing 23.348 acres of land, of which 0.077 acres are within the R/W of Rock Creek Road (also known as Chardon - Thompson Road, Chardon - Madison Road, S.R. 166, 66 feet wide), leaving 23.271 acres exclusive of said R/W, surveyed in December of 2021 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.



Robert L. Kosie, Sr.,  
Ohio Certified Registered Professional Surveyor 8167

Signed and Sealed: *Monday, December 21st, 2021*