

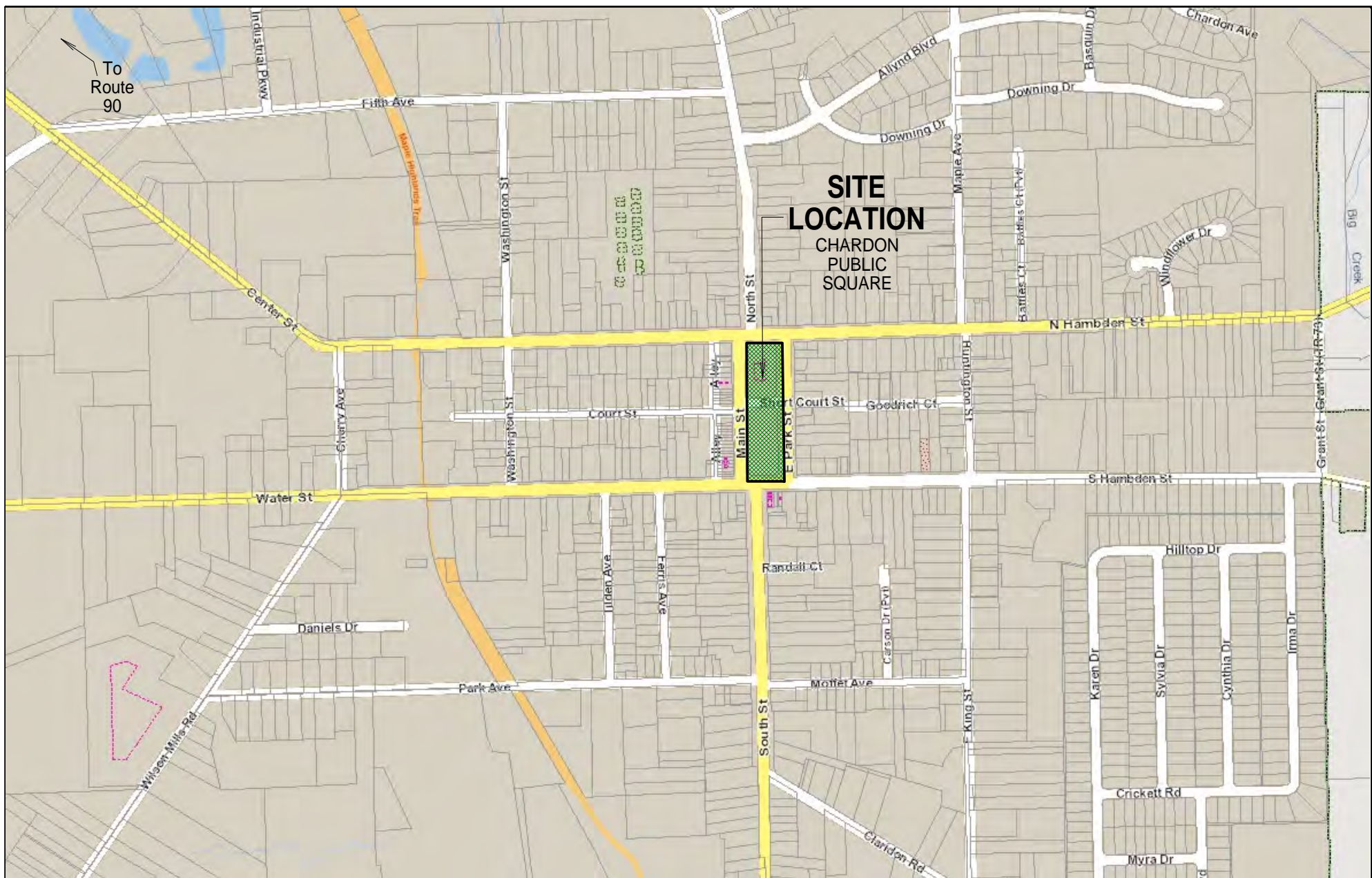
Chardon Public Square
Plat of Re-Survey and Lot Split

for
The Geauga County Commissioners
(Parcel 1 - 1.379 Acres)
and
The City of Chardon
(Parcel 2 - 1.741 Acres)

PAGE LAYOUT

Page 1: TITLE PAGE (this page)
Page 2: RE-SURVEY
Page 3: LOCATIONS

VICINITY MAP
City of Chardon



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



GRAPHIC SCALE:
1 inch equals 2000 feet

OWNER'S ACCEPTANCE

GEAUGA COUNTY
COMMISSIONER'S ACCEPTANCE

We, James W. Dvorak, Timothy C. Lennon and Ralph Spidaleri, being the Commissioners for the County of Geauga, the undersigned owner(s) of the lands shown hereon, do hereby accept this Chardon Public Square Plat of Re-Survey and Lot Split of same. The undersigned further agrees that as to any use of improvements made on this land, the undersigned shall use reasonable efforts to conform the use with all existing valid Zoning, Platting, Health and/or other lawful regulations.

Approved this _____ day of _____, 202__.

Signed
Printed

James W. Dvorak,
Gauga County Commissioner

Signed
Printed

Timothy C. Lennon,
Gauga County Commissioner

Signed
Printed

Ralph Spidaleri,
Gauga County Commissioner

AUDITOR

Transferred this

_____ day of _____, 202__.

Signed
Printed

Charles E. Walder,
Gauga County Auditor

CITY OF CHARDON
ACCEPTANCE

The City of Chardon, formerly the Village of Chardon, by Randal B. Sharpe, City Manager, the undersigned owner(s) of the lands shown hereon, do hereby accept this Chardon Public Square Plat of Re-Survey and Lot Split of same. The undersigned further agrees that as to any use of improvements made on this land, the undersigned shall use reasonable efforts to conform the use with all existing valid Zoning, Platting, Health and/or other lawful regulations.

Approved this _____ day of _____, 202__.

Signed
Printed

Randal B. Sharpe,
City Manager

RECORDER

Filed for record this _____ day of _____, 202__ at _____ M.

Recorded this _____ day of _____, 202__ in plat Volume _____, Page _____

Signed
Printed

Celesta Mullins,
Gauga County Recorder

UTILITY INFORMATION DISCLAIMER

No liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence, location, condition, type or size of any underground structure that is not visible, any mistitling or malapropism, or that which is not shown hereon. Always call the Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.

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



This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) 286-2131
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com



CONDITION, EASEMENT,
RESTRICTION OR ENCUMBRANCE
DISCLAIMER

No liability is assumed by D.B. Kosie & Associates, LLC for the existence of any Condition, Easement, Restriction or Encumbrance of record shown or not shown on this drawing, that which has not been recorded, nor any mistitling or malapropism. It is advised to contract a qualified Attorney who specializes in Property Law.

REFERENCES

*The March, 1872 Plat of H.K. Smith's Allotment and Re-Survey of Lots No. 23 and 24, recorded in Plat Volume 1, Page 13 of GCRD.
*The Chardon Village Original Town Plat, recorded in Volume 26, Page 216 filed as HMRC - Chardon Village.pdf in the GCED.
*The April 24th, 1872 Plat of a Divisional Survey of Land for J.F. Howard prepared by M.L. Maynard, Surveyor, recorded in plat Volume 1, Pages 21 of GCRD.
*The June 2nd, 1893 Plat of Survey prepared by E.L.F. Phelps, C.E., County Surveyor, filed as Book Volume VI, Page 15 in the GCER.
*The July 21st, 1903 Plat of Survey prepared by E.L.F. Phelps, C.E., Deputy County Surveyor, filed as Book VIII, Page 52 in the GCER.
*The 1923 Plat Showing Proposed Street Goodrich Court Chardon Village (City) 1923 (dedication of Goodrich Court), recorded December 28th, 1923 in plat Volume 2, Pages 15-16 of GCRD.
*The April, 1927 Extension of Maple Avenue in Chardon Village, Ohio prepared by F.R. Zethmayr, Engineer, recorded in plat Volume 3, Pages 13-14 of GCRD.
*The original road records of Hunting Street as recorded in Volume E, Pages 147-152 of GCER).
*The August, 1943 survey of F.C. Pomeroy as recorded in INST 200200622005, Volume 1457, Page 1194 of GCRD.
*The June, 1944 Survey for E.T. Sargent prepared by F.C. Pomeroy, Surveyor, filed as CHVW30026.pdf in the GCER.
*The March, 1948 survey prepared by Richard Sperry, recorded in Volume 537, Page 563 and INST 201300653062, Volume 1941, Page 1396 of GCRD.
*The August, 1961 Plat of Survey of Land Lot No. 34 & Lot No. 35 Chardon Village (City) Geauga County Ohio for The Fairview Telegraph prepared by T.R. Root, Registered Surveyor No. 2888 and filed as CHVW30018.pdf in the GCER.
*The October, 1950 survey prepared by Richard Sperry, recorded in INST 201600913402, Volume 2021, Page 2196 of GCRD.
*The June 18th, 1973 Centerline Plat of Cherry Avenue, prepared by Burgess & Niple, LTD, Larry J. Woodlan, Registered Surveyor S-5798, recorded in Volume 10, Page 29 of GCRD.
*Public Square was established by using information obtained from the December, 1982 Survey Plat for the Public Square Chardon Village (City) Geauga County, Ohio prepared by Burgess & Niple, Limited (Larry J. Woodlan, PS S-05798), recorded in plat Volume 14, Page 67 of GCRD.
*The December 9th, 1981 survey prepared by Willard F. Schade, Jr., Professional Surveyor No. S-6008 and recorded in INST 201600907847, Volume 2013, Page 2924 of GCRD.
*The July, 2005 Map of Survey for D. Kevin O'Reilly prepared by Joseph Arthur Temple, Registered Surveyor No. 4761
*The July, 2006 Survey and Description prepared by The Riverstone Company (Edward B. Dudley, P.S. No. 6747) and recorded in Volume 1961, Page 2865 of GCRD.
*The August 26th, 2005 Plat of Survey and Subdivision made for Aimee L. Mintus and Benjamin J. Schuler prepared by Lessman, Bender and Associates, Steven J. Lessman, Ohio Professional Surveyor No. 7078 recorded in plat Volume 38, Page 66 of GCRD.
*The June, 2008 Consolidation Plat for City of Chardon prepared by The C.W. Courtney Company (Christopher J. Bowen, S-7700) and recorded in Plat Volume 40, Page 120 of GCRD.
*The April 26th, 2011 Map of Survey for Anthony Paskevich and Associates at the instance of Pumpkinpudach, LLC, prepared by Hejduk - Cox and Associates, Inc. (not filed or recorded).

Situated in The City of Chardon, County of Geauga and State of Ohio and known as being part of Public Square as shown on Plat Volume 14, Page 67 of Geauga County Records and Deeds and the Short Court Street Court House Building, of part of Original Tract Three, within said City, and Township 9N, Range 8W in The Connecticut Western Reserve.	Month: September Year: 2023	Page: ONE of THREE
Survey for: Geauga County Board of Commissioners and The City of Chardon	TITLE PAGE	

Checked on September 26th, 2023 by MBL, RLK

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.

OTHER INFORMATION REGARDING THIS PARCEL

- 1.) The November 19th, 2002 City of Chardon Appeal for Judgment to Quiet Title Common Please Court Case Number 02 M 000910.
- 2.) The January 21st, 1983 Geauga County Commissioners Ordinance Number 862 Road Dedication of The Streets of Chardon Public Square.
- 3.) The Instrument of Dedication and Restrictions of Public Square recorded in deed Volume 4, Page 444 of GCRD (see Restricts and Use).

RESTRICTIONS AND USE

Portion of the December 25th, 1812, Dedication Conveyance as recorded in Volume 4, Page 444 of GCRD

"...to be and forever remain as a public Square, and to be used and improved for no other purpose than what public squares usually are, except the County should at any time hereafter wish to erect a court house on the same, in which case said building is to be erected so far due East of the Centre as that is will not interrupt the view of the North and South road through the Centre, or the inhabitants should wish to erect a meeting house and School House on said Public square, in which cases they are to Erect said meeting house five rods due South of the place of the Court House and said School house five rods due North, and at no other places on said Public Square, through the Centre of said Town plat, from North to South is Main Street, which is eight rods wide and runs from the North Line to the square & from the South side of the Square to the South line. On the North end of the Square is North Street, and on the South End is South Street, each of which is six rods wide and run from the east line of the Town plat to the East side of the Square, and from the west side of the square to the West Line. From the North West Corner of Lot Number Seventy five is a tract of Sixteen Rods of ground, extending equal distances South and East from said corner so far as will make said quantity in a square form, which is to be and forever remain as public property for the benefit of Water. Lot Number forty six to be and remain as public property and to be used and improved as a place for burying the dead. And for a farther and more particular description of said Town Plat Reference will be had to a map of the same hereto annexed and to be considered as a part of this instrument..."

MUNICIPAL APPROVALS

ENGINEER'S APPROVAL

This resurvey and lot split 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 resurvey and lot split 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

Andrew K. Blackley, Chairman

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

LEGAL APPROVAL

Approved as to legal form this

_____ day of _____, 202__.

Signed
Printed

Laura A. LaChapelle,
Assistant Prosecuting Attorney

COUNTY ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Recorded under the supervision of
Steven N. Snider, P.S. Ohio #2750
By: _____ SNR Date: 10/02/2023

23-138

SURVEYOR'S CERTIFICATION

I certify to:

The Geauga County Board of Commissioners and the City of Chardon

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

Signed and sealed on this 19th day of July, 2023



DBK MAP 1307 2023

TITLE PAGE

Chardon Public Square
Plat of Re-Survey and Lot Split

for
The Geauga County Commissioners
(Parcel 1 - 1.379 Acres)
and
The City of Chardon
(Parcel 2 - 1.741 Acres)

Situated in The City of Chardon, County of Geauga and State of Ohio and known as being part of Public Square as shown on Plat Volume 14, Page 67 of Geauga County Records and Deeds and the Short Court Street Court House Building, of part of Original Tract Three, within said City, and Township 9N, Range 8W in The Connecticut Western Reserve.	Month: September Year: 2023	Page: TWO of THREE
Survey for: The Geauga County Board of Commissioners and the City of Chardon		

RE-SURVEY

Checked on September 26th, 2023 by MBL, RLK

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.

The occupied and monumented
centerline of Center Street as shown on
the the 1964 State of Ohio Department
of Highways improvement plans
(GEA - 44 - 16.84) was used as the basis
of centerline. It should be noted the
construction centerline as shown on plat
Volume 10, Page 29 (1973 Woodlan survey)
matches occupation and the ODOT plans,
however, the R/W centerline on said plat
does not, nor does it match any occupation
of any approach. It should also be noted that
the ODOT survey predates
the Woodlan survey.

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



GRAPHIC SCALE: 1 inch equals 40 feet

○ -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 APN -Denotes automatic file number
C/L -Denotes centerline R/W -Denotes right-of-way (margin)
L -Denotes lot line E -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" CH -Denotes "County Highway"
GCRD -Denotes "Gauga County Records and Deeds"
GCEC -Denotes "Gauga County Engineer's Records"
X -Denotes 1/2" (diameter) x 3/4" (deep) drill hole (circular
boring), in concrete, with four (4) stamped directional lines set
LW -Denotes "Burgess & Niple, LTD, Larry J. Woodlan survey"
CWC -Denotes "C.W. Courtney Company, Christopher J. Bowen, S-7700 survey"

Δ - Denotes delta angle
R - Denotes radius distance
T - Denotes tangent distance
L - Denotes length distance
LC - Denotes chord distance
LCB - Denotes chord bearing



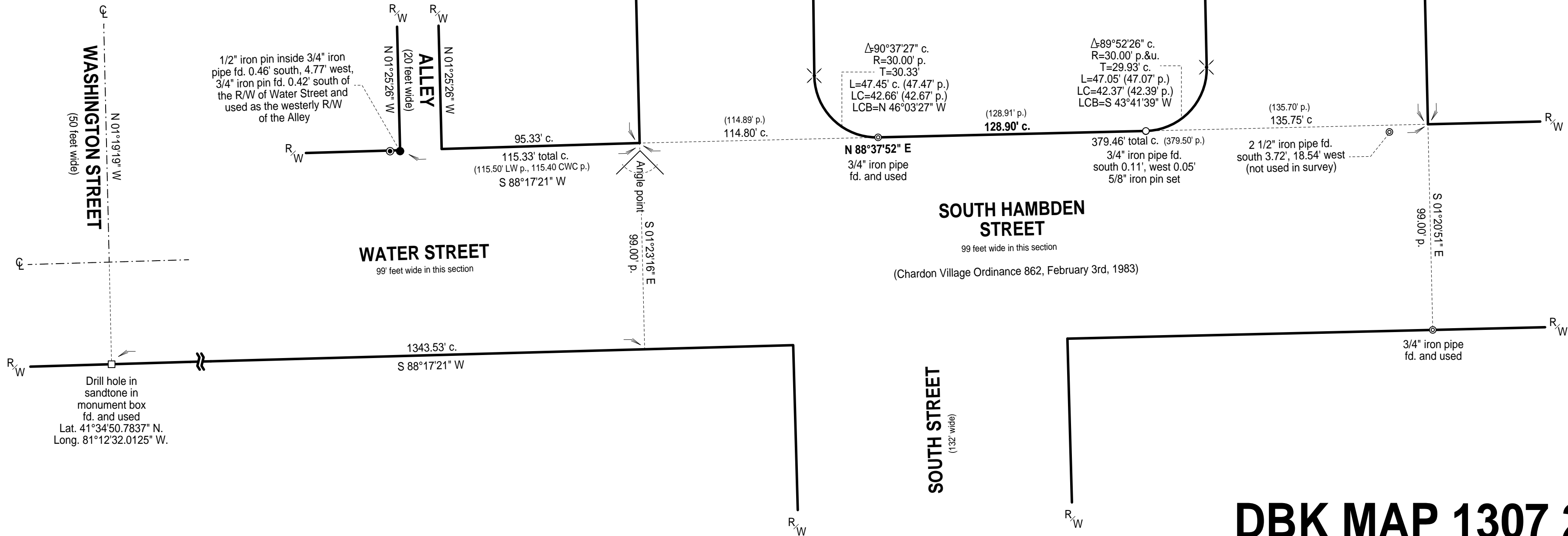
This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying



(440) 286-2131

11040 Madison Road
Montville, Ohio 44064

www.dbksurveys.com



DBK MAP 1307 2023

RE-SURVEY

LOCATIONS

BASIS OF RESEARCH AND RECORDS

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Plat of Re-Survey and Lot Split

for
The Geauga County Commissioners
(Parcel 1 - 1.379 Acres)
and
The City of Chardon
(Parcel 2 - 1.741 Acres)

NORTH HAMBDEN
STREET
(99 feet wide, in this section)

PUBLIC SQUARE
PARCEL 1

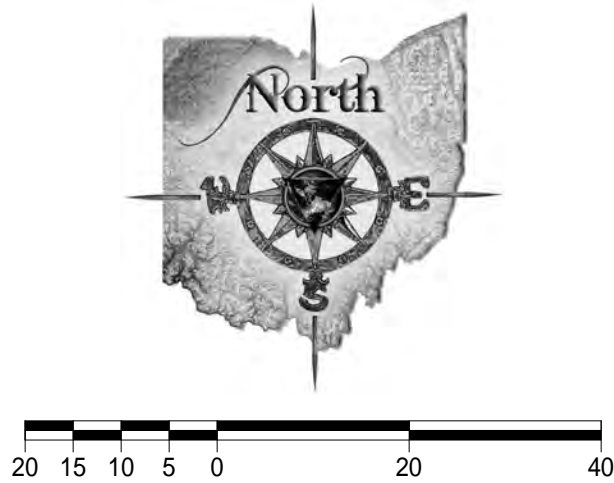
SHORT COURT STREET
(R/W varies)

PUBLIC SQUARE
PARCEL 2

EAST PARK STREET
(R/W varies)

MAIN STREET
(R/W varies)

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



GRAPHIC SCALE: 1 inch equals 20 feet

GRAPHIC SCALE: 1 inch equals 40 feet

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(#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
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GCER -Denotes "Gauga County Engineer's Records"
X Denotes 1/2" (diameter) x 3/4" (deep) drill hole (circular boring), in concrete, with four (4) stamped directional lines set
Storm DIB -Denotes "Storm Drain Drop Inlet Basin" UTP -Denotes "Utility Pole"
GW -Denotes "Guy Wire" GWS -Denotes "Guy Wires"

CEO -Denotes Couty Employees Only - Others Will Be Towed and Handicap Ramp
Parking County Employees Only II Others Will Be Towed sign
CO -Denotes "Cross Only At Cross Walks" sign
CWS -Denotes Cross Walk Signal and "To Cross E. Park St. Push Button Wait For Walk Signal" sign
DNEY -Denotes "Do Not Enter State Law Yield to Pedestrians Within Crosswalk"
DOPZ -Denotes "Designated Overnight Parking Zone Ordinance 2999" sign
H-44-6 -Denotes "Hospital Right, State Route 44 Right, US Route 6 East And West" sign
KLNT -Denotes "Keep Left No Trucks" sign
KO -Denotes "Keep Off The Fire Escape No Public Entrance" sign
LTY -Denotes "Left Turn Yield on Green" sign
NLT -Denotes "No Left Turn North Street" sign
NP -Denotes "No Parking 12am - 8am" sign
NPA -Denotes "No Parking Anytime" sign
NPC -Denotes "No Parking Crosswalk" sign
NPS -Denotes "No Parking 12mid - 6am 2hr Parking 8am - 6pm Mon-Fri" sign
PP -Denotes "Parking Permitted MID-6AM" sign
PPS -Denotes "Parking Permitted Midnight - 6am 3hr Parking 8am - 6pm Mon-Fri" sign
RPS -Denotes "Reserved Parking \$250 Min. Fine" sign
S -Denotes "Sheriff" sign SOO -Denotes "Stop One Way" sign
SNT -Denotes "Stop No Thru Traffic to Court St Left Turn Only" sign
U6-S44 -Denotes "US Route 6 East and West, State Route 44 South and North" sign
Denotes 2' x 4' brick tactile truncated dome ADA pad H -Denotes "Handicap Parking Sign"



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DBK MAP 1307 2023
LOCATIONS