

CAVES ROAD

CHALET DRIVE 60'

LAKE FOREST DRIVE 60'

TOWNSHIP/CITY/VILLAGE:	MONTH:	PAGE:
CHESTER TOWNSHIP	YEAR:	ONE
		OF
		ONE
SURVEY FOR: UNITY CHURCH OF MONT CHALET / CHRISTIANITY		

PRELIMINARY SUBDIVISION
PREPARED FOR:
THE UNITY CHURCH OF MONT CHALET
THE UNITY CHURCH OF CHRISTIANITY

SITUATED IN THE TOWNSHIP OF CHESTER,
COUNTY OF GEauga AND STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL LOT NO. 4,
IN TRACT NO. 1, WITHIN SAID TOWNSHIP.

MINIMUM LOT
REQUIREMENTS:

MINIMUM ACREAGE: 3.00 ACRES EXCLUSIVE FROM R/W
MINIMUM FRONTAGE: 200.00 FEET
MINIMUM SIDEYARD: 25.00' FEET
MINIMUM REARYARD: 50.00' FEET
MINIMUM SETBACK: 70.00' FEET FROM R/W OR 100.00' FEET FROM C.L., WHICHEVER IS GREATER
DECEMBER 10TH, 2003 - GREGORY TARESS - GEauga COUNTY PLANNING COMMISSION.

ALL BUILDINGS, DRIVEWAYS AND UTILITY LOCATIONS SHOWN WERE DIGITIZED
FROM PRIOR SURVEYS AND THE GEauga COUNTY GIS. THESE LOCATIONS
ARE APPROXIMATE AND INTENDED AS A REFERENCE, NOT AS A BASIS FOR
RE-DETERMINING PROPERTY LINES. THESE LOCATIONS SHOULD BE USED
WITH DISCRETION AND AT YOUR OWN RISK.



ROBERT L. KOSIE, P.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 8167

DBK PLAT NO. 573 - 2003

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON.
DISTANCES ARE IN U.S. FEET WITH DECIMAL PARTS.
BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.
I HEREBY CERTIFY 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.

W. HARRIS
VOL. 582, PG. 958

N 89°17'48" W
340.00' rec.

PROPOSED NEW
3.0003 ACRE PARCEL

N 89°17'48" W
PROPOSED NEW PROPERTY LINE
390.00' calc.

N 89°17'48" W
PROPOSED NEW PROPERTY LINE
173.83' calc.

PROPOSED
NEW
3.0260 ACRE
PARCEL

N 89°17'48" W

ELEC.

413.02' calc.

ASPHALT PARKING
AREA

1 STORY FRAME
CHURCH

SHED

25.5' ±

PROPOSED NEW PROPERTY LINE

173.83' calc.

N 29°19'05" E

N 40°38'51" E
PROPOSED NEW PROPERTY LINE
358.73' calc.

507.88' calc.

PROPOSED NEW PROPERTY LINE
N 33°16'00" E
414.96' rec.

EXISTING PROPERTY LINE TO BE CONSOLIDATED
AND REMOVED PRIOR TO SUBDIVISION

PP NO. 11-714410
UNITY CHURCH OF CHRISTIANITY
VOLUME 906, PAGE 1191
EXISTING 5.8596 ACRE PARCEL TO
BE CONSOLIDATED PRIOR TO
SUBDIVISION

PP NO. 11-706700
UNITY CHURCH OF MONT CHALET
VOLUME 670, PAGE 151
EXISTING 5.0000 ACRE PARCEL TO
BE CONSOLIDATED PRIOR TO
SUBDIVISION

N 0°25'05" E
165.10' rec.

J.E. GAZZUOLO
VOL. 1702, PG. 339

J.J. KNUTH
VOL. 1534, PG. 883

PROPOSED
NEW
4.8334 ACRE
PARCEL

275.06' rec.
N 89°20'15" E

ORCHARD HILLS GOLF CLUB, INC.
VOL. 550, PG. 1220

W.R. HOEH AND S.L. NEALE
VOL. 1255, PG. 102

BASIS OF RESEARCH AND RECORDS
ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY
RECORDS WERE OBTAINED FROM THE COUNTY RECORDERS'
OFFICE AND THE COUNTY WAY ROOM.
ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED
FROM THE GEauga COUNTY ENGINEERS' OFFICE.
ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED
FROM THE OHIO DEPARTMENT OF TRANSPORTATION
(O.D.O.T.) RECORDS.

GRAPHIC SCALE: 1" = 50' FEET
-DENOTES IRON PIPE FOUND IN 1994 SURVEY
(SIZE TO BE DETERMINED IN SUBDIVISION SURVEY)

-DENOTES CORNER MONUMENT TO BE FOUND
OR SET IN CONSOLIDATION/SUBDIVISION
SURVEY



50 38 25 13 0 50 100 150 200