

# SUBDIVISION AND PLAT OF RE-SURVEY PREPARED FOR: JAMES R. AND SHARON A. SKIRBUNT

DEED OF RECORD: J.R. AND S.A. SKIRBUNT VOLUME 1116, PAGE 160

MINIMUM ZONING REQUIREMENTS:  
CHESTER ZONING RESOLUTION 5.01.16 (R3A DISTRICT):  
MINIMUM ACREAGE: 3.000 ACRES  
MINIMUM FRONTAGE: 200 FEET  
MINIMUM SETBACK 100 FEET FROM C.L.  
MINIMUM SIDEYARD: 25 FEET  
MINIMUM REARYARD: 50 FEET

ALL ZONING INFORMATION SHOWN HEREON IS BASED ON THE AFORESAID LOCAL TOWNSHIP ZONING RESOLUTION AS PER THE DATE OF THIS SURVEY. NO LIABILITY IS ASSUMED FOR ANY ERRORS, OR THE EXISTENCE OF ANY OTHER DOCUMENTS NOT SHOWN IN SAID RESOLUTION.



GRAPHIC SCALE: 1" = 100'

O-DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET  
--- -- -- -- -- DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

THE LOCATION OF ANY EXISTING SEPTIC SYSTEM INFORMATION SHOWN ON THIS PLAT OF SURVEY WAS PROVIDED BY: JAMES R. AND SHARON A. SKIRBUNT

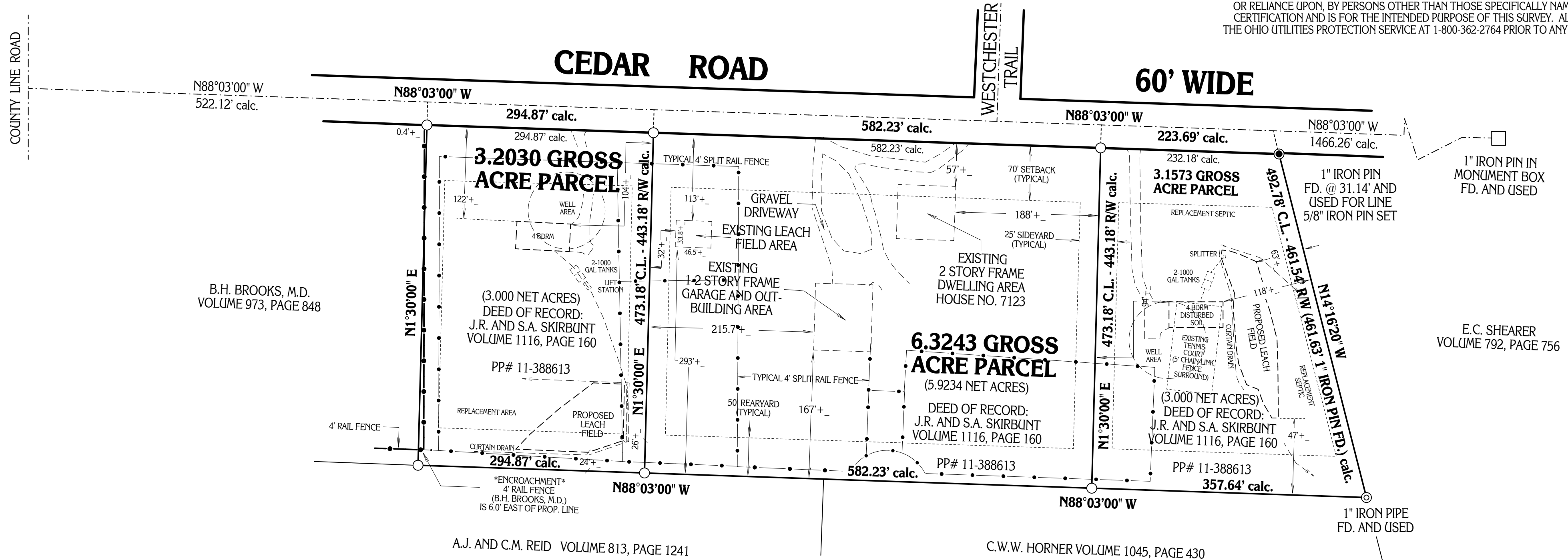
AND NO LIABILITY IS ASSUMED BY DELMAR B. KOSIE & ASSOCIATES (R.L. KOSIE, PS 8167) FOR THE EXISTENCE, LOCATION, CONDITION, TYPE OR SIZE OF ANY UNDERGROUND STRUCTURE THAT IS NOT VISIBLE ABOVE GROUND OR THAT WHICH IS NOT SHOWN ON THIS PLAT OF SURVEY. ALWAYS CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 PRIOR TO ANY EXCAVATION.

TOWNSHIP/CITY/VILLAGE:  CHESTER TOWNSHIP	MONTH:  YEAR:	PAGE:  ONE OF ONE
SURVEY FOR: JAMES R. AND SHARON A. SKIRBUNT		

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

THE LOCATION OF ANY PROPOSED SEPTIC SYSTEM INFORMATION SHOWN ON THIS PLAT OF SURVEY WAS PROVIDED BY: FINCHAM SOIL INVESTIGATIONS

AND NO LIABILITY IS ASSUMED BY DELMAR B. KOSIE & ASSOCIATES (R.L. KOSIE, PS 8167) FOR THE LOCATION, FUTURE PLACEMENT, CONDITION, TYPE OR SIZE, NOR FOR ANY USE, OR RELIANCE UPON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED ON THE CERTIFICATION AND IS FOR THE INTENDED PURPOSE OF THIS SURVEY. ALWAYS CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 PRIOR TO ANY EXCAVATION.



B.H. BROOKS, M.D.  
VOLUME 973, PAGE 848

A.J. AND C.M. REID VOLUME 813, PAGE 1241

C.W.W. HORNER VOLUME 1045, PAGE 430

E.C. SHEARER  
VOLUME 792, PAGE 756



SITUATED IN THE TOWNSHIP OF CHESTER,  
COUNTY OF GEauga AND STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL  
LOT NO. 1, IN TRACT NO. 3, WITHIN  
SAID TOWNSHIP.

**\*NOTE: ALL FENCE LINES WITHIN THE MINIMUM ZONING REQUIREMENTS TO BE REMOVED AND AN AFFIDAVIT BY THE OWNER IS TO BE PREPARED.**

I CERTIFY TO: JAMES R. AND SHARON A. SKIRBUNT

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 AN ASSUMED MERIDIAN AND INDICATE ANGULAR RELATIONSHIPS ONLY. 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. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. 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.

PLAT OF SURVEY PREPARED BY:  
**Delmar B. Kosie & Associates**  
Registered Land Surveyors  
202 South Street  
Chardon, Ohio 44024-1321  
(440) 286-2131  
FAX: (440) 285-4579  
http://www.dbksurveys.com

## DBK PLAT NO. 598 06B (REVISED)

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