

SUBDIVISION AND PLAT OF RE-SURVEY PREPARED FOR: JANIS A. PASKO

(SUBDIVISION OF MARY MARGARET NEWHART)

DEED OF RECORD: PP# 30-054800 MARY MARGARET NEWHART VOLUME 1218, PAGE 794

TOWNSHIP/CITY/VILLAGE:	MONTH:	PAGE:
THOMPSON TOWNSHIP ORIGINAL LOT NO. 18	YEAR:	ONE OF ONE
SURVEY FOR: JANIS A. PASKO (SUBDIVISION OF MARY MARGARET NEWHART)		



100 75 50 25 0 100 200 300

GRAPHIC SCALE: 1" = 100'

○ - 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.)

ZONING INFORMATION:

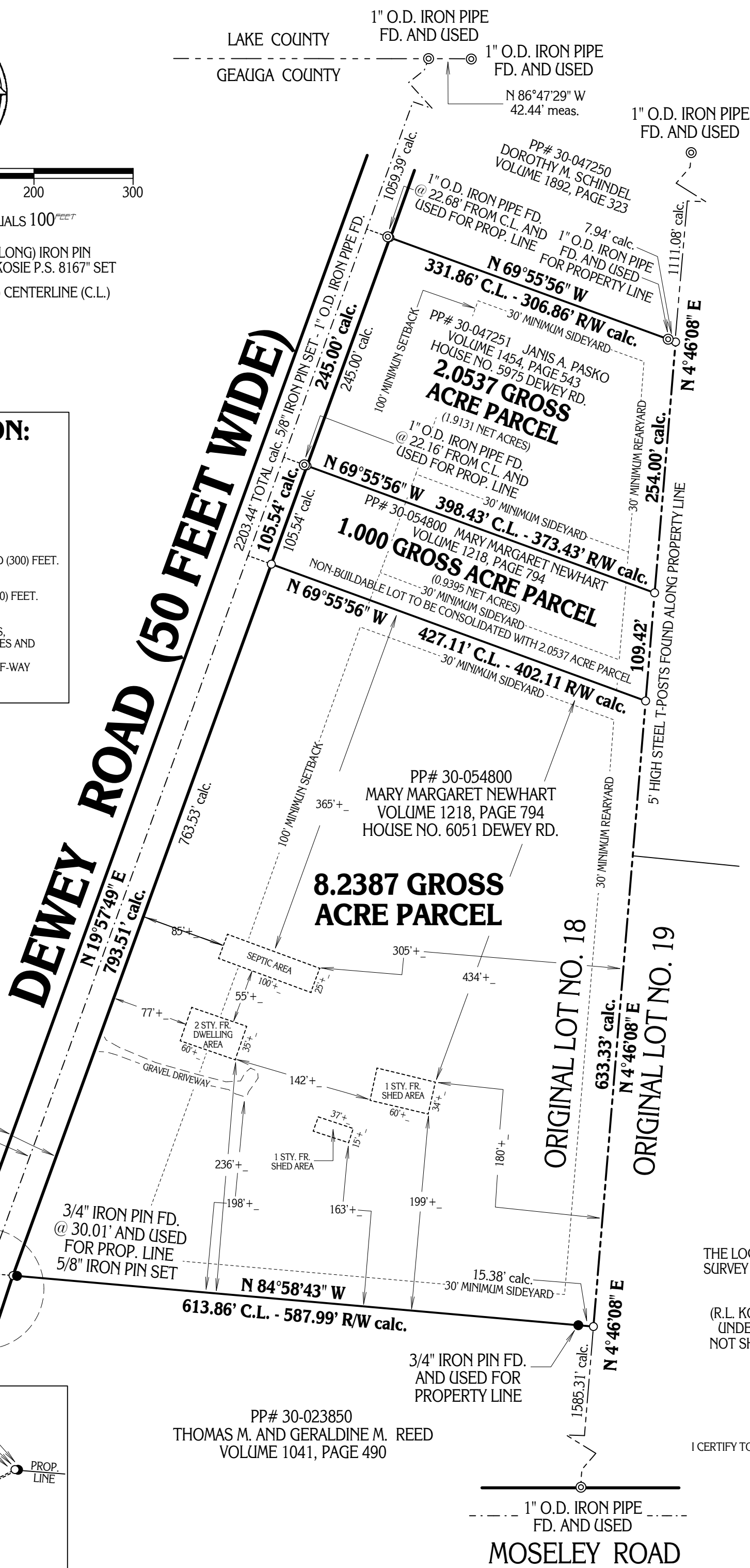
(AMENDED TO JUNE 2, 2004
AMENDED: APRIL 1, 2005 - ARTICLE VIII
AMENDED: SEPTEMBER 20, 2007 - ARTICLE XIV
AMENDED: FEBRUARY 15, 2008 - ARTICLE XV)

403.4 MINIMUM LOT AREA:
THE MINIMUM LOT AREA SHALL BE FIVE (5) ACRES.

403.5 MINIMUM LOT FRONTAGE:
THE MINIMUM LOT FRONTAGE SHALL BE THREE HUNDRED (300) FEET.

403.6 MINIMUM LOT WIDTH:
THE MINIMUM LOT WIDTH SHALL BE THREE HUNDRED (300) FEET.

403.7 MINIMUM YARDS:
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 FROM THE ROAD RIGHT-OF-WAY
2. EACH SIDE YARD: 30 FEET
3. REAR YARD: 30 FEET



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.



PP# 30-095101
VERNON A. LORENZO, SR.
VOLUME 1341, PAGE 239

SITUATED IN THE TOWNSHIP OF THOMPSON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 18 WITHIN SAID TOWNSHIP.

PP# 30-012441
JAMES LORENZO, JR.
VOLUME 1468, PAGE 889

THE LOCATION OF ANY EXISTING SEPTIC SYSTEM INFORMATION SHOWN ON THIS PLAT OF SURVEY WAS PROVIDED BY: JANIS A. PASKO C/O BILL EBBINGHAUS

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.

I CERTIFY TO: JANIS A. PASKO

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.

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



PLAT OF SURVEY PREPARED BY:
Delmar B. Kosie & Associates
Registered Land Surveyors
11040 Madison Road
Montville, Ohio 44064
(440) 286-2131
or (440) 968-3678
<http://www.dbksurveys.com>

DBK PLAT NO. 635 11