

# BOUNDARY RE-SURVEY, LOT SPLIT AND CONSOLIDATION PREPARED FOR: PHILIP J. AND JULIE A. JOLIAT -&- WILLIAM C. JR., AND KELLY L. MAJETICH

TOWNSHIP/CITY/VILLAGE:  CITY OF CHARDON PART OF LOTS NO. 124 AND 125	MONTH:  YEAR:	PAGE:  OF 1 3
SURVEY FOR: PHILIP J. AND JULIE A. JOLIAT & WILLIAM C. JR., AND KELLY L. MAJETICH		

DEEDS OF RECORD:  
PP# 10-121200 PHILIP J. AND JULIE A. JOLIAT VOLUME 1761, PAGE 2113 205 SOUTH STREET - CHARDON, OHIO 44024  
PP# 10-137400 WILLIAM C. JR., AND KELLY L. MAJETICH VOLUME 885, PAGE 559 108 MOFFET AVENUE - CHARDON, OHIO 44024

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PAGE NO. 3: SITE LOCATION DETAIL AND ZONING INFORMATION.

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 124 AND 125 WITHIN SAID CITY AND SUB-LOT NO. 2 IN MOFFET'S ALLOTMENT AS RECORDED ON OCTOBER 31ST, 1914 IN PLAT VOLUME 1, PAGES 38 AND 39 OF GEauga COUNTY RECORDS AND DEEDS.

## OWNER'S ACCEPTANCE

WE, PHILIP J. JOLIAT, JULIE A. JOLIAT, WILLIAM C. MAJETICH, JR., AND KELLY L. MAJETICH, THE UNDERSIGNED OWNERS OF THE LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AND CONSOLIDATION PLAT AND MAP OF THE SAME.

SIGNED PRINTED	PHILIP J. JOLIAT	SIGNED PRINTED	WILLIAM C. MAJETICH JR.
SIGNED PRINTED	JULIE A. JOLIAT	SIGNED PRINTED	KELLY L. MAJETICH

## NOTARY

BEFORE ME, A NOTARY PUBLIC IN THE COUNTY OF GEauga 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 WHERE OF, I HAVE SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

NOTARY PUBLIC: SIGNED \_\_\_\_\_  
PRINTED \_\_\_\_\_

## MUNICIPAL APPROVALS

THIS LOT SPLIT AND CONSOLIDATION PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF CHARDON, OHIO, BY ANNOUNCEMENT OF DECISION ADOPTED \_\_\_\_\_ 20 12 .

\_\_\_\_\_  
KENNETH R. MILLER, CHAIRMAN DATE \_\_\_\_\_

THIS PLAT IS APPROVED BY THE MUNICIPAL ENGINEER OF THE MUNICIPALITY OF CHARDON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 12 .

\_\_\_\_\_  
DOUGLAS COURTNEY, PE MUNICIPAL ENGINEER DATE \_\_\_\_\_

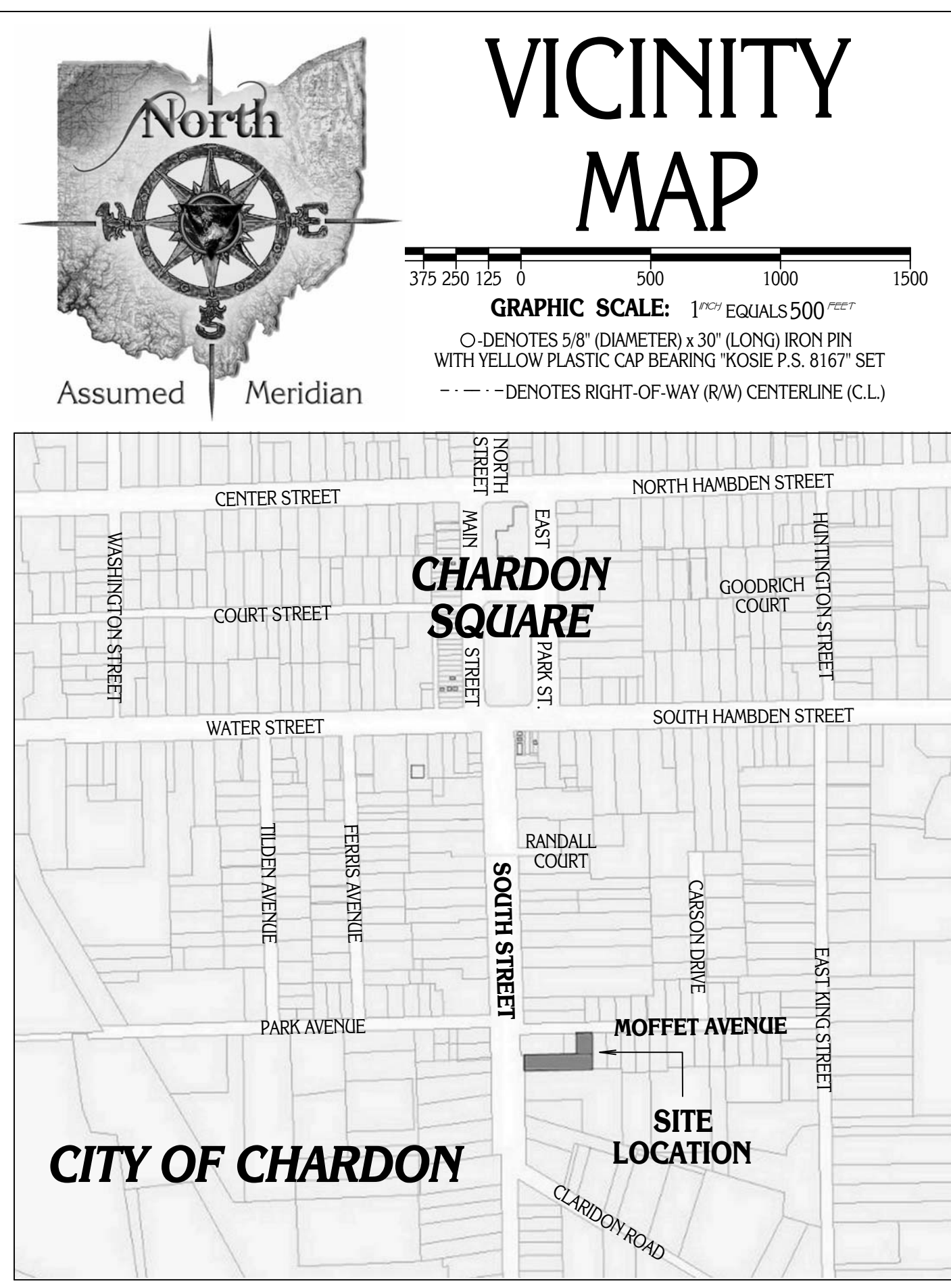
## SURVEYOR'S CERTIFICATION

I CERTIFY TO: PHILIP J. AND JULIE A. JOLIAT & WILLIAM C. JR., AND KELLY L. MAJETICH

THAT I HAVE SURVEYED THESE PREMESIS 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 PREMESIS THAT WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGN 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

**ZONING INFORMATION:**  
(SEE PAGE 3 OF 3 FOR DETAIL)



This plat was prepared by  
**D.B. Kosie & Associates**  
Professional Land Surveying

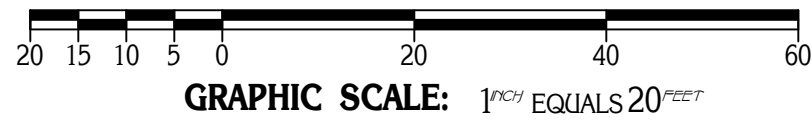
11040 Madison Road  
Montville, Ohio 44064  
440.286.2131  
Fax 440.968.3578  
www.dbksurveys.com

# DBK PLAT NO. 651 2012A





○ - 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.)



# BOUNDARY RE-SURVEY, LOT SPLIT AND CONSOLIDATION DETAIL

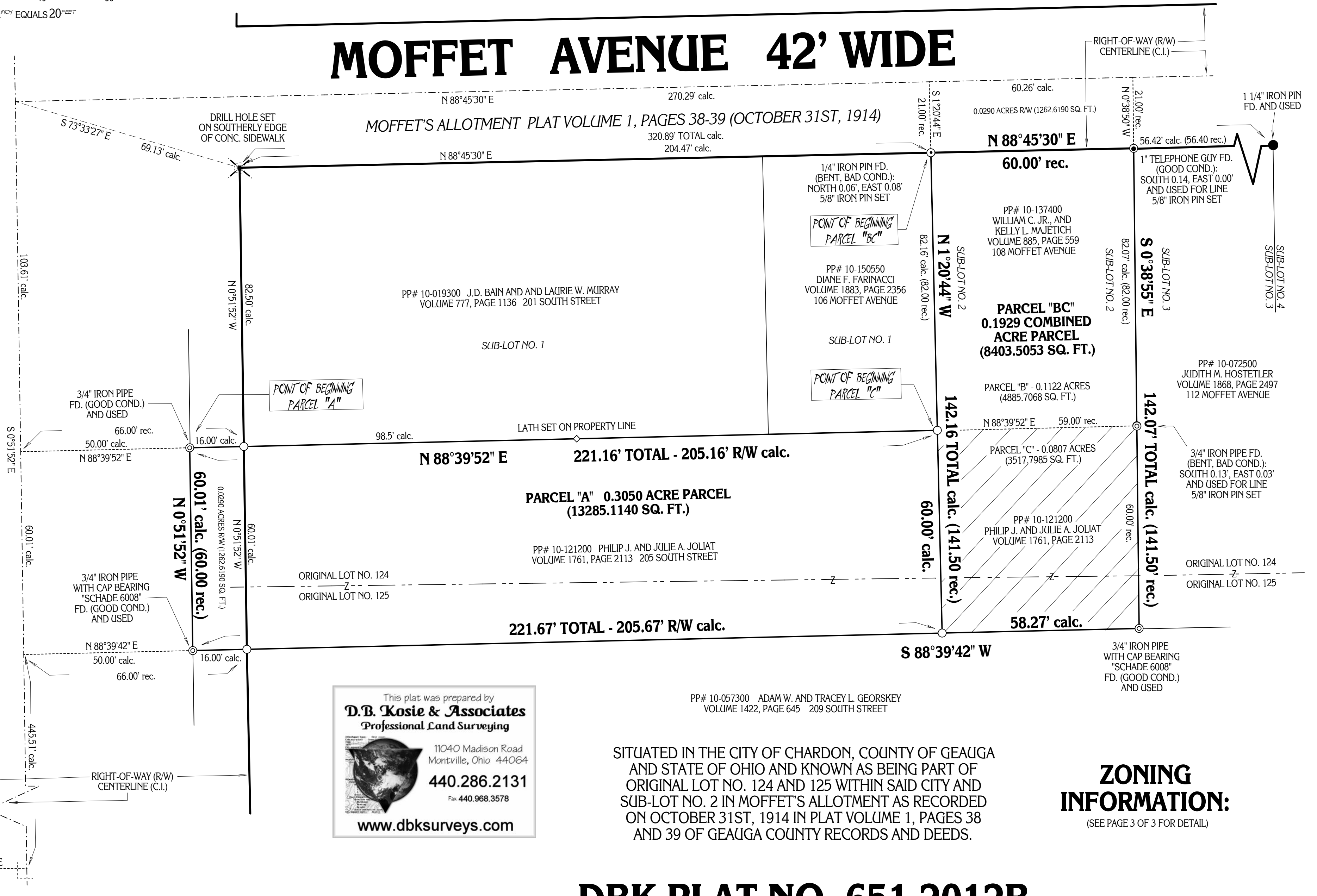
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	YEAR: SEE PAGE 1 OF 3	OF 3
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## MOFFET AVENUE 42' WIDE

## SOUTH STREET 132' WIDE

AS SHOWN ON PAGE 3 OF 10 IN O.D.O.T. PLAN NO. S.H. (I.C.H.) 324 CHARDON VILLAGE (PT.) GEauga COUNTY FED. RD. DIST. NO. 10, FED. AID PROJECT NO. NRW 388-F - FISCAL YEAR OF 1933



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PP# 10-057300 ADAM W. AND TRACEY L. GEORSKEY  
 VOLUME 1422, PAGE 645 209 SOUTH STREET

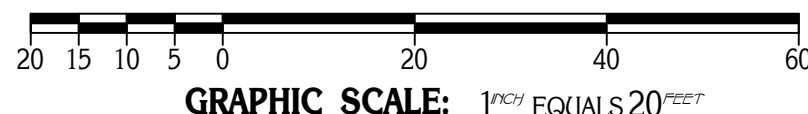
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**ZONING INFORMATION:**  
 (SEE PAGE 3 OF 3 FOR DETAIL)

## DBK PLAT NO. 651 2012B



--- DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)



# SITE LOCATION DETAIL AND ZONING INFORMATION

TOWNSHIP/CITY/VILLAGE:  CITY OF CHARDON PART OF LOTS NO. 124 AND 125	MONTH: SEE PAGE 1 OF 3	PAGE: 3 OF 3
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## MOFFET AVENUE 42' WIDE

MOFFET'S ALLOTMENT PLAT VOLUME 1, PAGES 38-39 (OCTOBER 31ST, 1914)

## SOUTH STREET 132' WIDE

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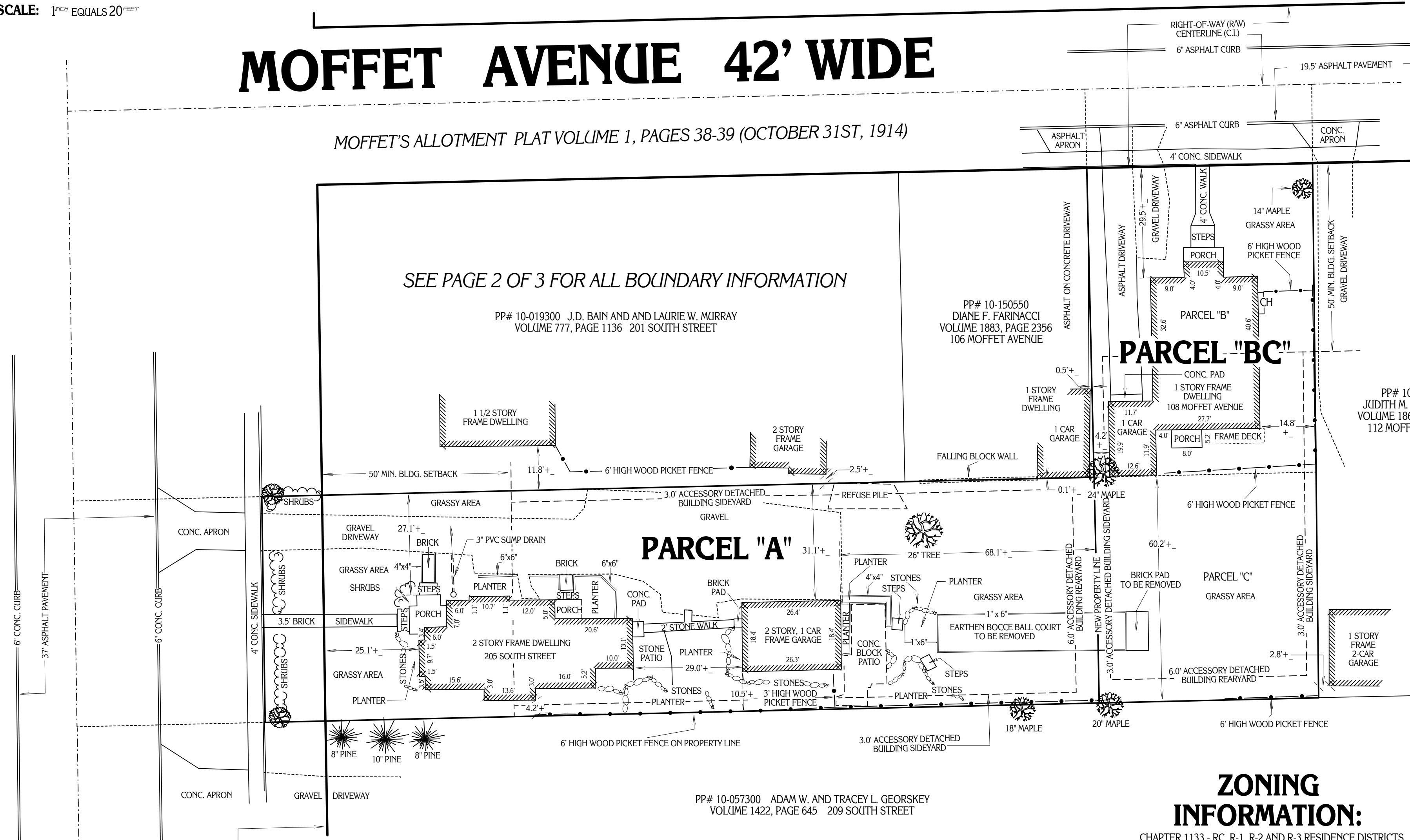
SEE PAGE 2 OF 3 FOR ALL BOUNDARY INFORMATION

PP# 10-019300 J.D. BAIN AND AND LAURIE W. MURRAY  
 VOLUME 777, PAGE 1136 201 SOUTH STREET

PP# 10-150550  
 DIANE F. FARINACCI  
 VOLUME 1883, PAGE 2356  
 106 MOFFET AVENUE

PP# 10-072500  
 JUDITH M. HOSTETLER  
 VOLUME 1868, PAGE 2497  
 112 MOFFET AVENUE

PP# 10-057300 ADAM W. AND TRACEY L. GEORSKEY  
 VOLUME 1422, PAGE 645 209 SOUTH STREET



### ZONING INFORMATION:

CHAPTER 1133 - RC, R-1, R-2 AND R-3 RESIDENCE DISTRICTS

R-2 RESIDENTIAL DISTRICT:

- MAXIMUM LOT COVERAGE: 30% SETBACK (R/W): 50.0 FEET
- SIDEYARD (MIN. ONE SIDE): 12.0 FEET SIDEYARD (COMBINED): 25.0 FEET
- REARYARD: 40.0 FEET MINIMUM BUILDING SEPARATION: 25.0 FEET
- MAXIMUM BUILDING HEIGHT (PRINCIPAL): 35.0' MAXIMUM BUILDING HEIGHT (ACCESSORY): 20.0'
- ACCESSORY DETACHED BUILDING (SUCH AS GARAGES AND STORAGE SHEDS - REAR ONLY)  
 SIDEYARD: 3.0', REARYARD: 6.0'
- DRIVEWAYS AND FENCES: SIDEYARD 0.0', REARYARD 0.0'  
 MAXIMUM FENCE HEIGHT: 6.0' (3.0' WHEN FRONTING A STREET)

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## DBK PLAT NO. 651 2012C

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