

BOUNDARY RE-SURVEY, LOT SPLIT, CONSOLIDATION AND SITE PLAN PREPARED FOR: DIANE F. FARINACCI -&- RUTH ELIZABETH VUTETAKIS

TOWNSHIP/CITY/VILLAGE: CITY OF CHARDON PART OF LOT NO. 124	MONTH: YEAR:	PAGE: 1 OF 3
SURVEY FOR: DIANE F. FARINACCI -&- RUTH ELIZABETH VUTETAKIS		

DEEDS OF RECORD:
PP# 10-150550 DIANE F. FARINACCI DOCUMENT NO. 201000811713 VOLUME 1883, PAGE 2356 106 MOFFET AVENUE - CHARDON, OHIO 44024
PP# 10-019300 RUTH ELIZABETH VUTETAKIS DOCUMENT NO. 201200847039 VOLUME 1932, PAGE 998 201 SOUTH STREET - CHARDON, OHIO 44024

PAGE INDEX

PAGE NO. 1: TITLE PAGE (CONTENT, VICINITY, ACCEPTANCES).
PAGE NO. 2: BOUNDARY RE-SURVEY, LOT SPLIT AND CONSOLIDATION DETAIL.
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 WITHIN SAID
CITY AND SUB-LOT NO. 1 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, DIANE F. FARINACCI AND RUTH ELIZABETH VUTETAKIS,
THE UNDERSIGNED OWNERS OF THE LANDS SHOWN HEREON, DO HEREBY ACCEPT
THIS LOT SPLIT AND CONSOLIDATION PLAT AND MAP OF THE SAME.

SIGNED _____ SIGNED _____
PRINTED DIANE F. FARINACCI PRINTED RUTH ELIZABETH VUTETAKIS

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 _____, 2012.

KENNETH R. MILLER, CHAIRMAN DATE _____

THIS PLAT IS APPROVED BY THE MUNICIPAL ENGINEER OF THE MUNICIPALITY OF
CHARDON THIS _____ DAY OF _____, 2012.

DOUGLAS COURTNEY, PE DATE _____
MUNICIPAL ENGINEER

SURVEYOR'S CERTIFICATION

I CERTIFY TO: _____ DIANE F. FARINACCI -&- RUTH ELIZABETH VUTETAKIS

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 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

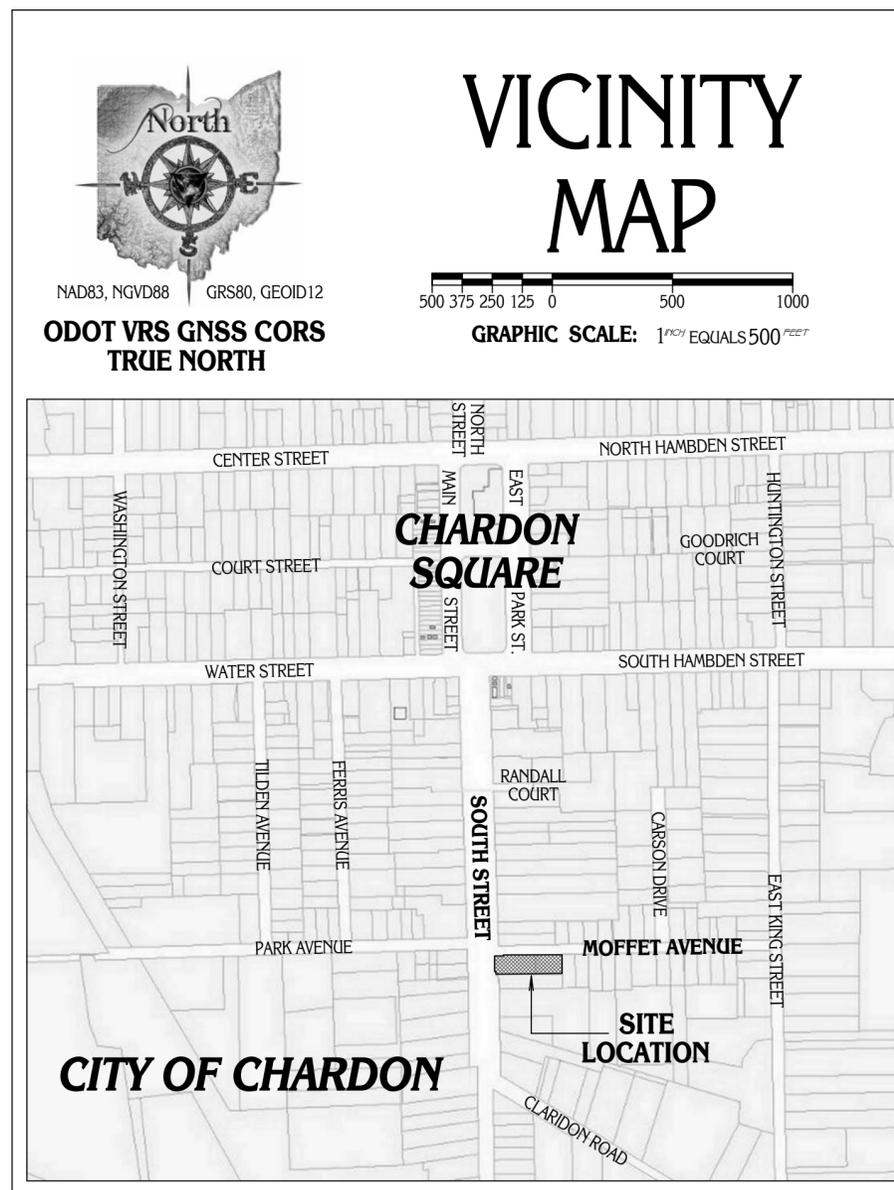
ZONING INFORMATION:

(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. 667 2012A





NAD83, NGVD88 GRS80, GEOID12

ODOT VRS GNSS CORS TRUE NORTH



GRAPHIC SCALE: 1" = 20 FEET

○ - 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.)

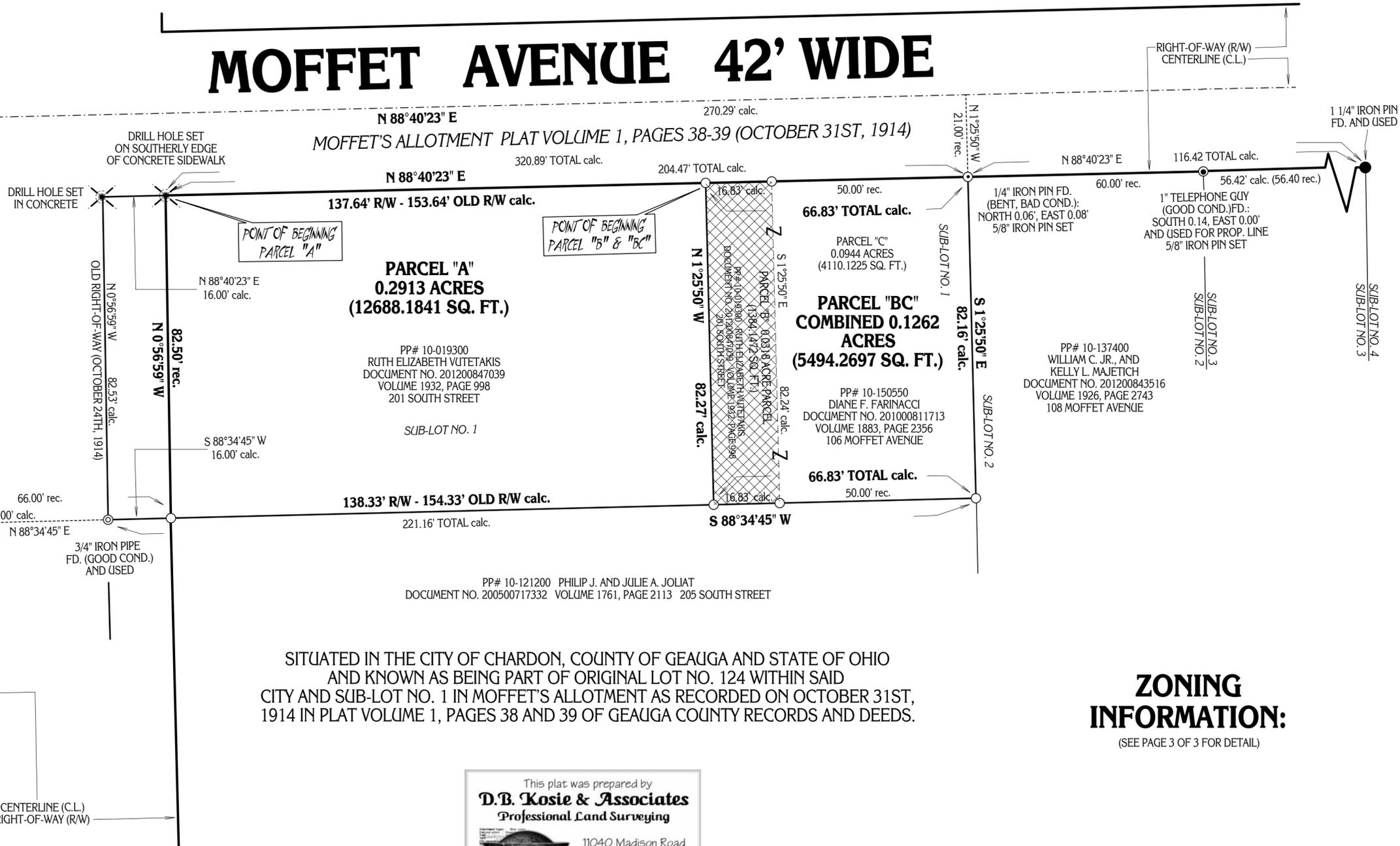
TOWNSHIP/CITY/VILLAGE: CITY OF CHARDON PART OF LOT NO. 124	MONTH: SEE PAGE 1 OF 3	PAGE: 2 OF 3
	YEAR: SEE PAGE 1 OF 3	
SURVEY FOR: DIANE F. FARINACCI -& RUTH ELIZABETH VUTETAKIS		

BOUNDARY RE-SURVEY, LOT SPLIT AND CONSOLIDATION DETAIL

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. NRM 388-F - FISCAL YEAR OF 1933



SITUATED IN THE CITY OF CHARDON, COUNTY OF GEauga AND STATE OF OHIO
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1914 IN PLAT VOLUME 1, PAGES 38 AND 39 OF GEauga COUNTY RECORDS AND DEEDS.

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

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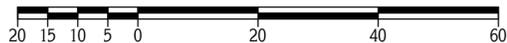
11040 Madison Road
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DBK PLAT NO. 667 2012B



NAD83, NGVD88 GRS80, GEOID12

**ODOT VRS GNSS CORS
TRUE NORTH**



GRAPHIC SCALE: 1" = 20'

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

SITE LOCATION DETAIL AND ZONING INFORMATION.

TOWNSHIP/CITY/VILLAGE: CITY OF CHARDON PART OF LOT NO. 124	MONTH: SEE PAGE 1 OF 3	PAGE: 3 OF 3
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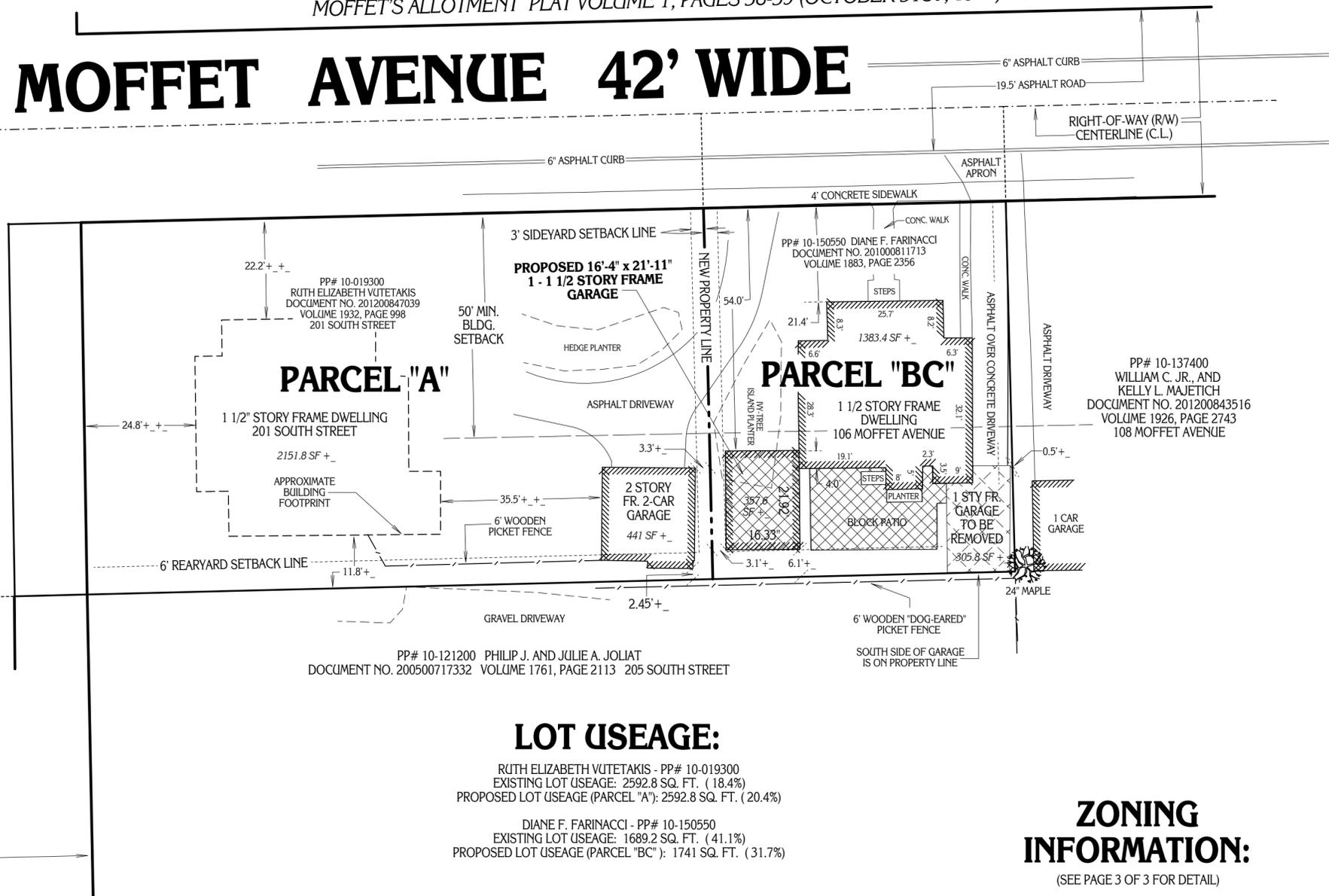
MOFFET'S ALLOTMENT PLAT VOLUME 1, PAGES 38-39 (OCTOBER 31ST, 1914)

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. NRM 388-F - FISCAL YEAR OF 1933

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



ZONING INFORMATION:

(SEE PAGE 3 OF 3 FOR DETAIL)

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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AND STATE OF OHIO AND KNOWN AS BEING PART OF
ORIGINAL LOT NO. 124 WITHIN SAID CITY AND SUB-LOT NO. 1
IN MOFFET'S ALLOTMENT AS RECORDED ON
OCTOBER 31ST, 1914 IN PLAT VOLUME 1, PAGES 38 AND 39 OF
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DBK PLAT NO. 667 2012C

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