

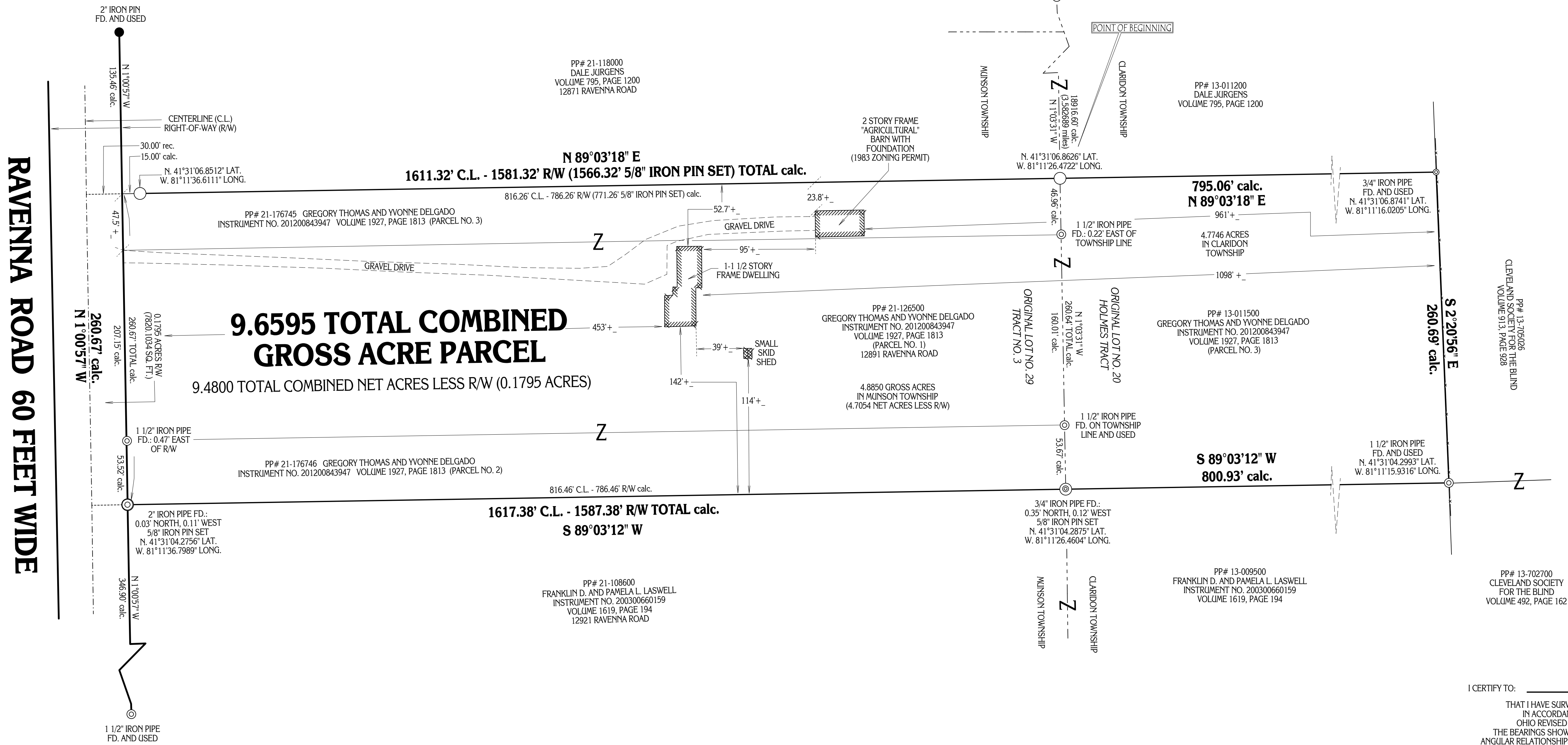
CONSOLIDATION AND PLAT OF RE-SURVEY PREPARED FOR: GREGORY THOMAS AND YVONNE DELGADO

DEED OF RECORD: PP# 13-011500, 21-126500, 21-176745, AND 21-176746 GREGORY THOMAS AND YVONNE DELGADO
INSTRUMENT NO. 201200843947 VOLUME 1927, PAGE 1813 (PARCELS NO. 1, 2 AND 3)
12891 RAVENNA ROAD



ODOT VRS WITH CORS ADJUSTMENT GNSS
GRAPHIC SCALE: 1" = 50'

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 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.



RAVENNA ROAD 60 FEET WIDE

SITUATED IN THE TOWNSHIPS OF MUNSON AND CLARIDON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 29, IN TRACT NO. 3, WITHIN SAID MUNSON TOWNSHIP AND PART OF ORIGINAL LOT NO. 20, IN HOLMES TRACT, WITHIN SAID CLARIDON TOWNSHIP.

ZONING INFORMATION

MUNSON TOWNSHIP	CLARIDON TOWNSHIP
"R-1 RESIDENTIAL ZONING" OCTOBER 1999 (LAST AMENDED FEBRUARY 2011)	"R-1 RESIDENTIAL ZONING" JUNE 2012
(SECTION 411) MINIMUM ACRES: 2.50 ACRES MINIMUM FRONTAGE: 200.00 FEET MINIMUM SETBACK: 80.00 FEET R/W MINIMUM SIDEYARD: 25.00 FEET MINIMUM REARYARD: 40.00 FEET MINIMUM FLOOR AREA (MULTILEVEL): 1800 SQ. FT.	(SECTION 401.05 - 401.09) MINIMUM ACRES: 3.00 ACRES MINIMUM FRONTAGE: 250.00 FEET MINIMUM SETBACK: 100.00 FEET MINIMUM SIDEYARD: 20.00 FEET MINIMUM REARYARD: 20.00 FEET MAXIMUM BUILDING HEIGHT: 35.00 FEET MINIMUM FLOOR AREA: 1400 SQ. FT.

THIS CONSOLIDATION OF LOTS OF RECORD COMPLIES WITH THE APPLICABLE TOWNSHIP ZONING RESOLUTION. THIS DAY OF 20.

BY: _____
(SIGNATURE OF ZONING INSPECTOR)
TOWNSHIP ZONING INSPECTOR.

THIS CONSOLIDATION OF LOTS OF RECORD COMPLIES WITH THE APPLICABLE TOWNSHIP ZONING RESOLUTION. THIS DAY OF 20.

BY: _____
(SIGNATURE OF ZONING INSPECTOR)
TOWNSHIP ZONING INSPECTOR.

I CERTIFY TO: GREGORY THOMAS AND YVONNE DELGADO

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



This plat was prepared by
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