

BOUNDARY RE-SURVEY (UPDATE), TITLE PAGE, AND VICINITY MAP

TOWNSHIP/CITY/VILLAGE:	MONTH: 27TH MARCH	PAGE: ONE
CITY OF CHARDON LOT NO. 96	YEAR: 2013	OF THREE
SURVEY FOR: NATHAN E. AND MARY C. McDONALD		

BOUNDARY RE-SURVEY (UPDATE) AND SITE PLAN PREPARED FOR: NATHAN E. AND MARY C. McDONALD

DEED OF RECORD: PP# 10-104850 VOLUME 919, PAGE 658
304 SOUTH HAMB DEN STREET

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TRUE NORTH
ODOT VRS AND CORS GNSS NETWORK
NAD83, NGVD88, GRS80, GEOID2012A



50 38 25 13 0 50 100
GRAPHIC SCALE: 1" = 50'

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

1" IRON PIN IN MONUMENT BOX FD. AND USED (1993 SURVEY)

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.

LAST REVISED: MARCH 27TH, 2013
BUILDER: **TIM DOERR CONSTRUCTION**
15692 THOMPSON RD
THOMPSON, OH 44086-8736
PHONE: 440.298.1639

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEauga, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 96 WITHIN SAID CITY AS SHOWN ON THE TOWN PLAT.



NORTH HAMB DEN STREET

GAR HIGHWAY U.S. ROUTE 6

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

TBM NO. 852
6" CONCRETE MONUMENT WITH BRASS CAP
6" BELOW GRADE FD.:
N. 4.49', W. 2.32' OF R/W INT.
N. 41°34'51.1219"
W. 81°11'55.6272"
EL.: 1244.65

TBM NO. 100
HYDRANT (SOUTHERLY BOLT ON PLATE):
N. 41°34'51.8506"
W. 81°11'54.2025"
EL.: 1238.56

SOUTH HAMB DEN STREET 99' WIDE

EXISTING OCCUPIED CENTERLINE
N 88°58'42" E

HUNTINGTON STREET

GRANT STREET

CHARDON WINDSOR ROAD

CITY OF CHARDON HAMB DEN TOWNSHIP

MUNICIPAL APPROVALS

THIS BOUNDARY RE-SURVEY (UPDATE) AND SITE PLAN PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF CHARDON, OHIO, BY ANNOUNCEMENT OF DECISION ADOPTED

_____, 2013.
KENNETH R. MILLER, CHAIRMAN / DATE

THIS PLAT IS APPROVED BY THE MUNICIPAL ENGINEER OF THE MUNICIPALITY OF CHARDON

THIS ___ DAY OF _____, 2013.

_____, 2013 / DATE
DOUGLAS COURTNEY, PE / MUNICIPAL ENGINEER

OWNER'S ACCEPTANCE:

WE, THE UNDERSIGNED OWNER(S) OF THE LANDS SHOWN HEREON DO HEREBY ACCEPT AND UNDERSTAND THE INTENTIONS OF THIS PLAT OF SURVEY.

SIGNED / / 2013
PRINTED NATHAN E. McDONALD DATE

SIGNED / / 2013
PRINTED MARY C. McDONALD DATE

NOTARY

BEFORE ME, A NOTARY PUBLIC IN THE COUNTY OF _____ 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 WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT _____

THIS _____ DAY OF _____, 20____.

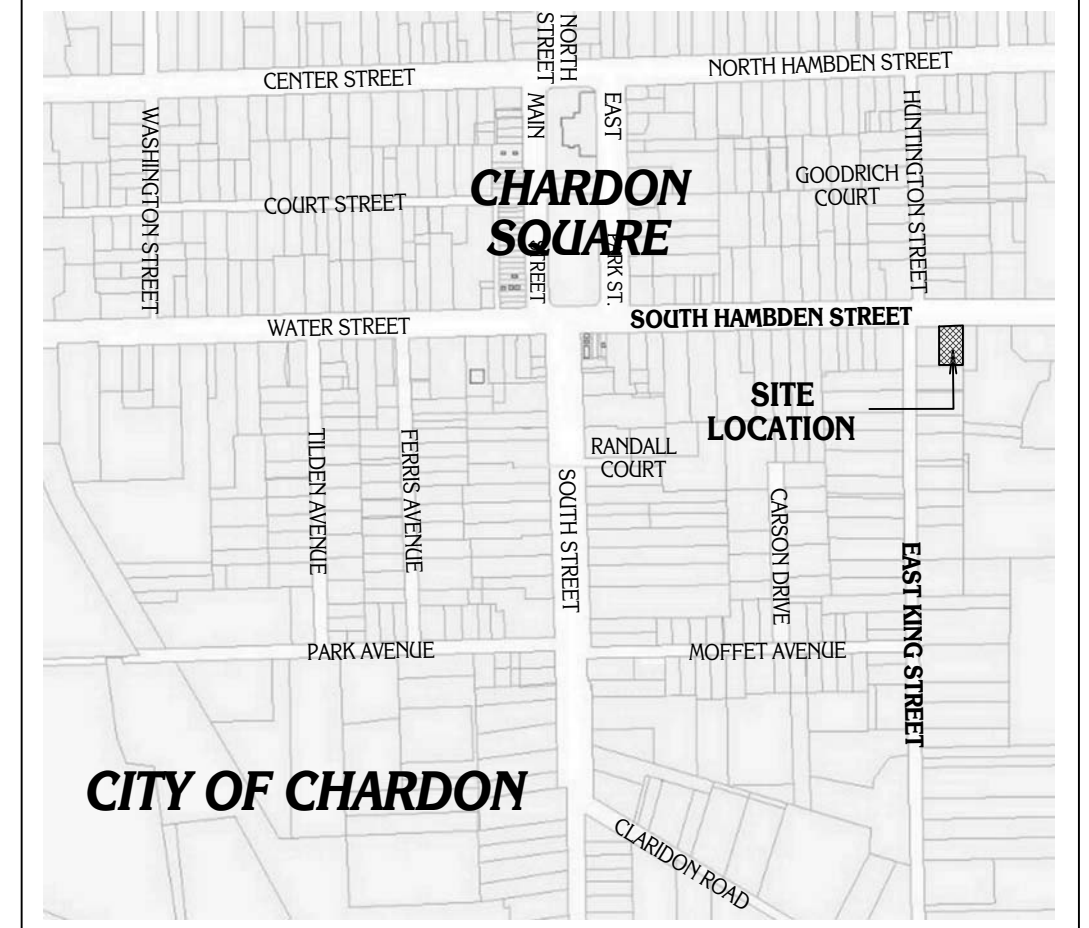
NOTARY PUBLIC: SIGNED / PRINTED _____

TRUE NORTH



VICINITY MAP

700' 525' 350' 175' 0' 700'
1" = 700'



SURVEYOR'S CERTIFICATION

I CERTIFY TO:

NATHAN E. AND MARY C. McDONALD

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 TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83, NGVD88, GRS80, GEOID2012A). 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



ZONING INFORMATION

SEE PAGE NO. 3 FOR ZONING DETAIL

DBK PLAT NO.: 684 2013A

NOTE: THE EXISTING CENTERLINE DATA OF SOUTH HAMB DEN STREET SHOWN HEREON IS BASED ON THE OCCUPIED (TRAVELED) CENTERLINE OF SOUTH HAMB DEN STREET. NO WARRANTY IS MADE TO THE ACCURACY THEREOF.

EAST KING STREET 47' WIDE

