

# EXISTING SITE LOCATION DETAIL

## 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

### PAGE INDEX

PAGE NO. 1: BOUNDARY RE-SURVEY (UPDATE), TITLE PAGE, AND VICINITY MAP  
PAGE NO. 2: EXISTING SITE LOCATION DETAIL  
PAGE NO. 3: FINAL SITE PLAN WITH GRAPHIC ZONING DETAIL

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.

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



20 15 10 5 0 20 40

GRAPHIC SCALE: 1" = 20'

○ 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.)

T.B.R. DENOTES "TO BE REMOVED"

TOWNSHIP/CITY/VILLAGE:  CITY OF CHARDON LOT NO. 96	MONTH: SEE PAGE ONE	PAGE: TWO OF THREE
YEAR: SEE PAGE ONE		
SURVEY FOR: <b>NATHAN E. AND MARY C. McDONALD</b>		

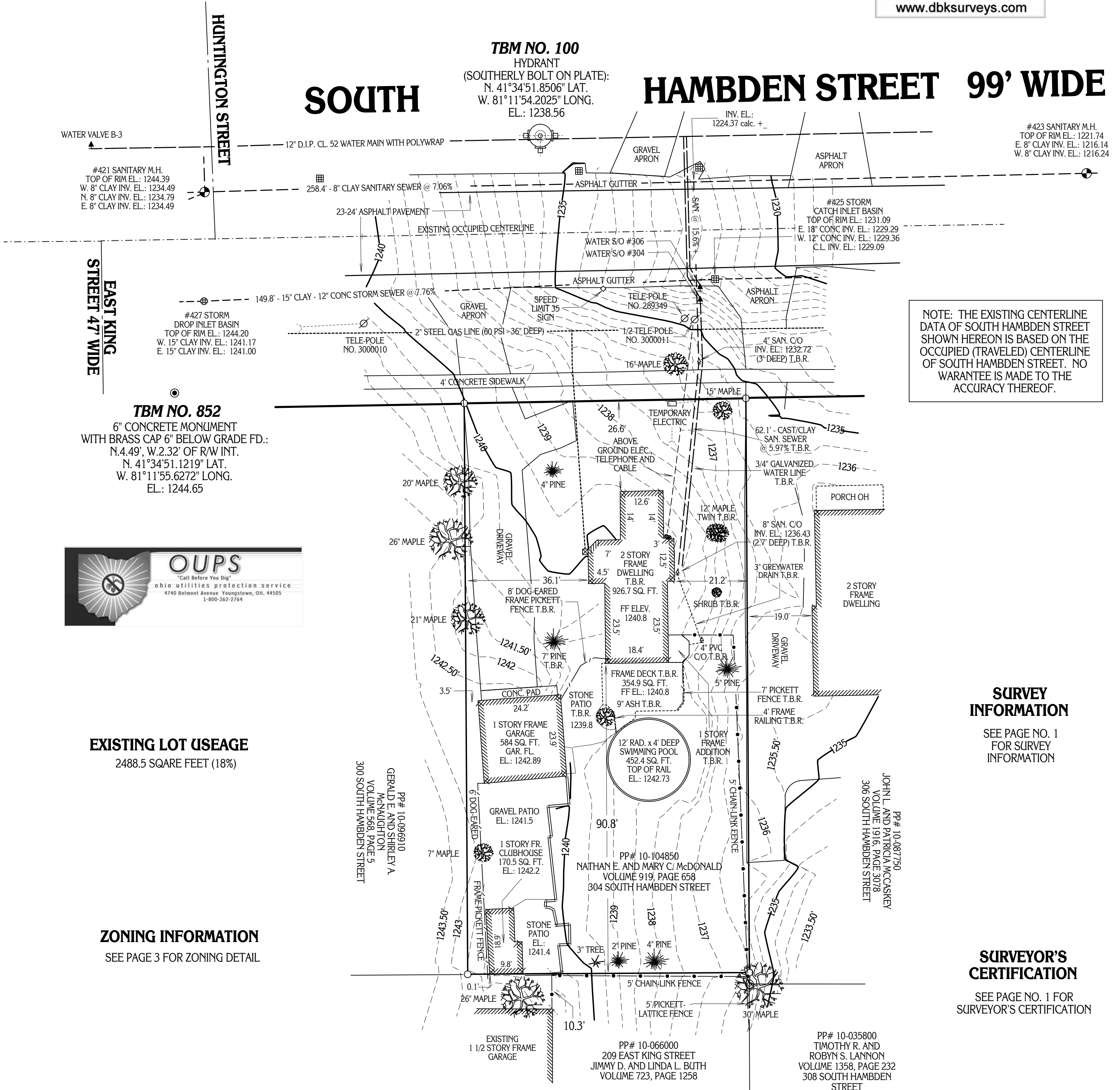
BUILDER:  
**TIM DOERR CONSTRUCTION**  
15692 THOMPSON RD  
THOMPSON, OH 44086-8736  
PHONE: 440.298.1639

This plat was prepared by  
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# SOUTH

# HAMB DEN STREET 99' WIDE

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



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.

**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" LAT.  
W. 81°11'55.6272" LONG.  
EL.: 1244.65



**EXISTING LOT USAGE**  
2488.5 SQUARE FEET (18%)

**ZONING INFORMATION**  
SEE PAGE 3 FOR ZONING DETAIL

**SURVEY INFORMATION**  
SEE PAGE NO. 1 FOR SURVEY INFORMATION

**SURVEYOR'S CERTIFICATION**  
SEE PAGE NO. 1 FOR SURVEYOR'S CERTIFICATION

## DBK PLAT NO.: 684 2013B