

TOWNSHIP/CITY/VILLAGE: CHESTER TOWNSHIP LOT NO. 9, TRACT NO. 2 GEauga COUNTY, OHIO

MONTH: 30TH OCTOBER YEAR: 2013

PAGE: ONE OF ONE

SURVEY FOR: TODD AND CAROL MOSKOWITZ (PPN 11-388852)

**ZONING INFORMATION**  
 R ZONING - ONE FAMILY RESIDENTIAL  
 EFFECTIVE DATE: FEBRUARY 23RD, 2013  
 SECTION 5.01.17  
 MINIMUM ACREAGE: 1.5 ACRES  
 MINIMUM FRONTAGE: 150.00 FEET  
 MINIMUM SETBACK: 70.00 FEET (R/W)  
 MINIMUM SIDEYARD: 25.00 FEET  
 MINIMUM REARYARD: 50.00 FEET

**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.

SITE PLAN PREPARED FOR:  
**TODD AND CAROL MOSKOWITZ (SURVEY OF PPN 11-388852)**  
**8335 LINCOLN DRIVE**

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 9, IN TRACT NO. 2 WITHIN SAID TOWNSHIP.

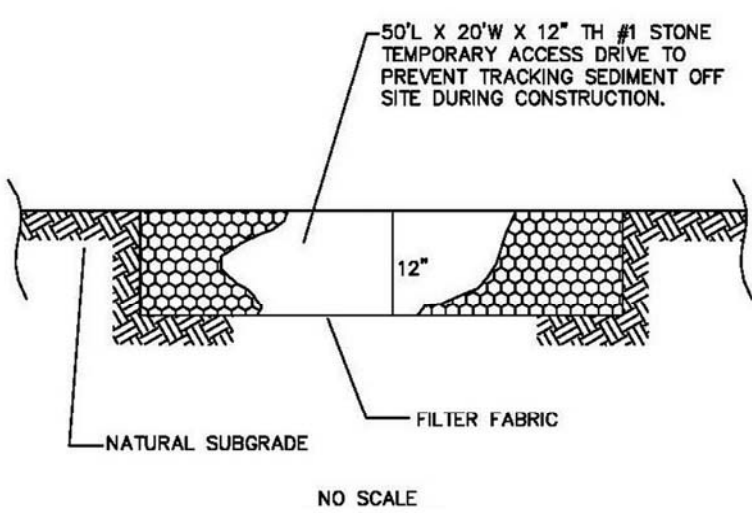


**TRUE NORTH**  
 ODOT VRS AND CORS GNSS NETWORK  
 NAD83, NGVD88, GRS80, GEOID2012A

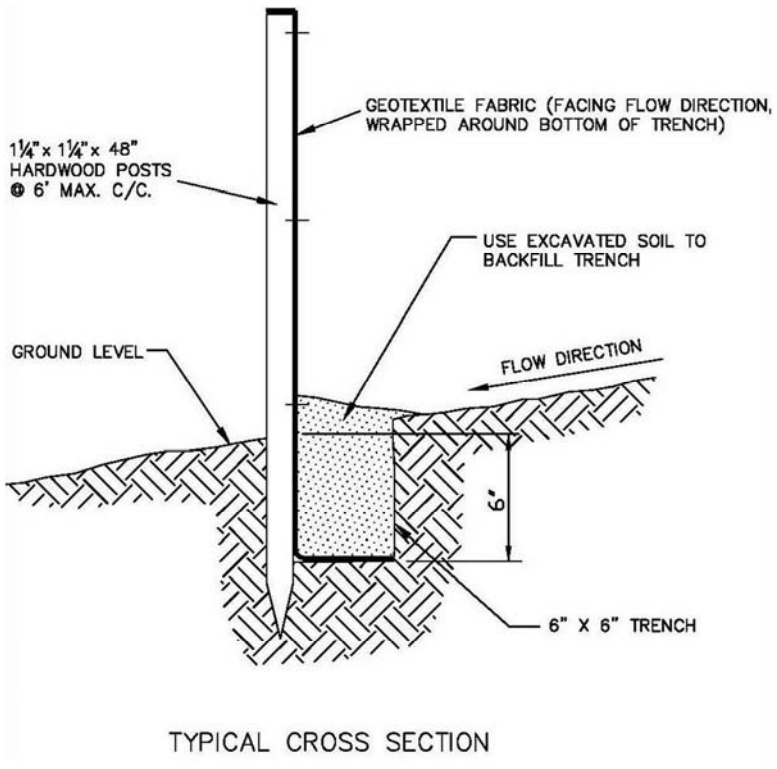


- DENOTES 5/8" x 30" IRON (STEEL) REBAR PIN (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- c. - DENOTES CALCULATED MEASUREMENT r. - DENOTES RECORD MEASUREMENT
- d. - DENOTES DEED MEASUREMENT p. - DENOTES PLAT MEASUREMENT
- o. - DENOTES OBSERVED MEASUREMENT u. - DENOTES USED MEASUREMENT
- FD. - DENOTES FOUND MONUMENT C.L. - DENOTES CENTERLINE R/W - DENOTES RIGHT-OF-WAY
- T.B.D. - DENOTES "TO BE DETERMINED"
- DENOTES EXISTING MINOR CONTOUR
- DENOTES EXISTING MAJOR CONTOUR
- DENOTES PROPOSED CONTOUR
- (FP) - DENOTES FOOTPRINT

**STONE ACCESS DRIVE DETAIL**



**SILT FENCE DETAIL**



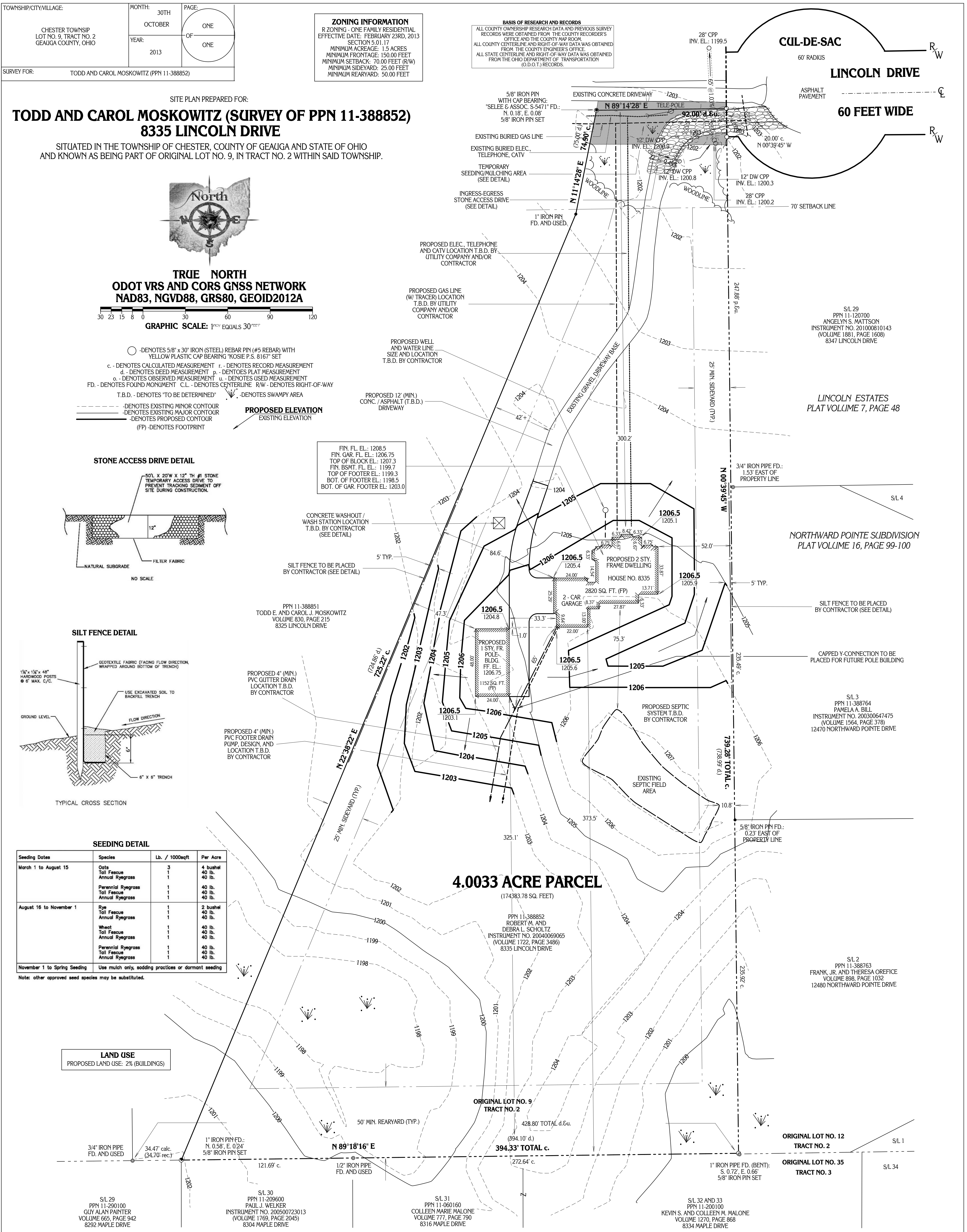
**SEEDING DETAIL**

Seeding Dates	Species	Lb. / 1000sqft	Per Acre
March 1 to August 15	Oats	3	4 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
August 16 to November 1	Rye	1	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
November 1 to Spring Seeding	Wheat	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.

Note: other approved seed species may be substituted.

**LAND USE**  
 PROPOSED LAND USE: 2% (BUILDINGS)

**4.0033 ACRE PARCEL**  
 (174383.78 SQ FEET)



I CERTIFY TO:  
 TODD AND CAROL MOSKOWITZ (PPN 11-388852)

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 THEREON BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED HEREIN FOR THE INTENDED PURPOSES OF THIS SURVEY.

Professional Land Surveyors of Ohio

ROBERT L. KOSIE, P.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 REGISTRATION NO. 8167

**PLAT NO. 711 2013R**  
 LAST REVISED: NOVEMBER 14TH, 2013

**OUPS**  
 Ohio utilities protection service  
 4740 Belmont Avenue Youngstown, OH 44505  
 1-800-363-3794

This plat was prepared by  
**D.B. Kosie & Associates**  
 Professional Land Surveying  
 11040 Madison Road  
 Montville, Ohio 44064  
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