

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

MONTH: 30TH
 OCTOBER

PAGE: ONE
 OF ONE

YEAR: 2013

SURVEY FOR: TODD E. AND CAROL J. MOSKOWITZ

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 E. AND CAROL J. MOSKOWITZ
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

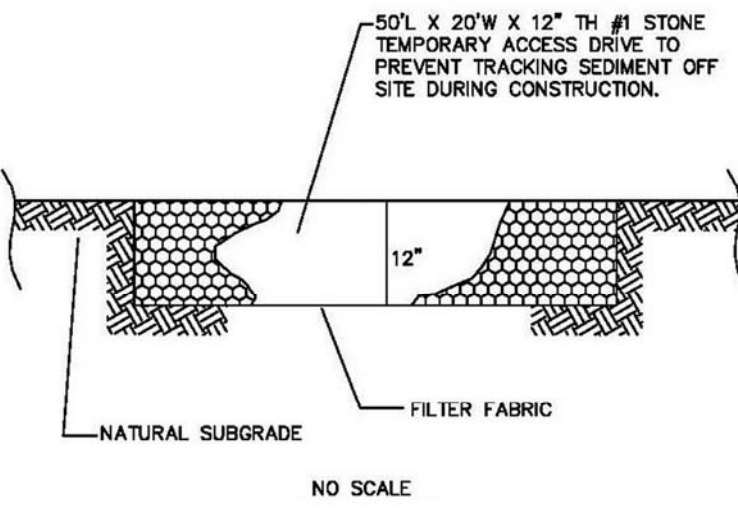
GRAPHIC SCALE: 1" = 30'

- 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 f - DENOTES RECORD MEASUREMENT
- d - DENOTES DEED MEASUREMENT p - DENOTES PLAT MEASUREMENT
- o - DENOTES OBSERVED MEASUREMENT u - DENOTES USED MEASUREMENT
- FD - DENOTES FOUND MONUMENT CL - DENOTES CENTERLINE R/W - DENOTES RIGHT-OF-WAY
- T.B.D. - DENOTES "TO BE DETERMINED"
- SWAMPY AREA
- DENOTES EXISTING MINOR CONTOUR
- - - DENOTES EXISTING MAJOR CONTOUR
- - - DENOTES PROPOSED CONTOUR
- (FP) - DENOTES FOOTPRINT

EASEMENT COURSES DETAIL

- "E1" S30°05'49"E, 8.29' c.
- "E2" DELTA: 46°49'28" c. RAD.: 34.76' c. LENGTH: 28.41' c.
- CHORD: 27.62' c. BEAR.: S36°29'27"W
- "E3" S13°04'43"W, 11.55' c.
- "E4" S08°16'47"W, 96.67' c.
- "E5" DELTA: 28°38'48" c. RAD.: 39.16' c. LENGTH: 19.58' c.
- CHORD: 19.38' c. BEAR.: S22°36'11"W
- "E6" S36°53'35"W, 60.86' c.
- "E7" S32°35'15"W, 31.64' c.
- "E8" S19°16'06"W, 40.37' c.
- "E9" S10°06'25"W, 18.72' c.
- "E10" N79°53'35"W, 28.99' c.
- "E11" N10°06'25"E, 18.60' c.
- "E12" N41°04'28"E, 50.42' c.
- "E13" N32°35'15"E, 32.63' c.
- "E14" N36°55'35"E, 61.24' c.
- "E15" DELTA: 28°38'48" c. RAD.: 29.16' c. LENGTH: 14.58' c.
- CHORD: 14.43' c. BEAR.: N22°36'11"E
- "E16" N08°16'47"E, 97.09' c.
- "E17" N13°04'43"E, 11.97' c.
- "E18" DELTA: 43°08'45" c. RAD.: 44.76' c. LENGTH: 33.71' c.
- CHORD: 32.92' c. BEAR.: N34°39'06"E
- "E19" N89°14'28"E, 3.29' c.

STONE ACCESS DRIVE DETAIL



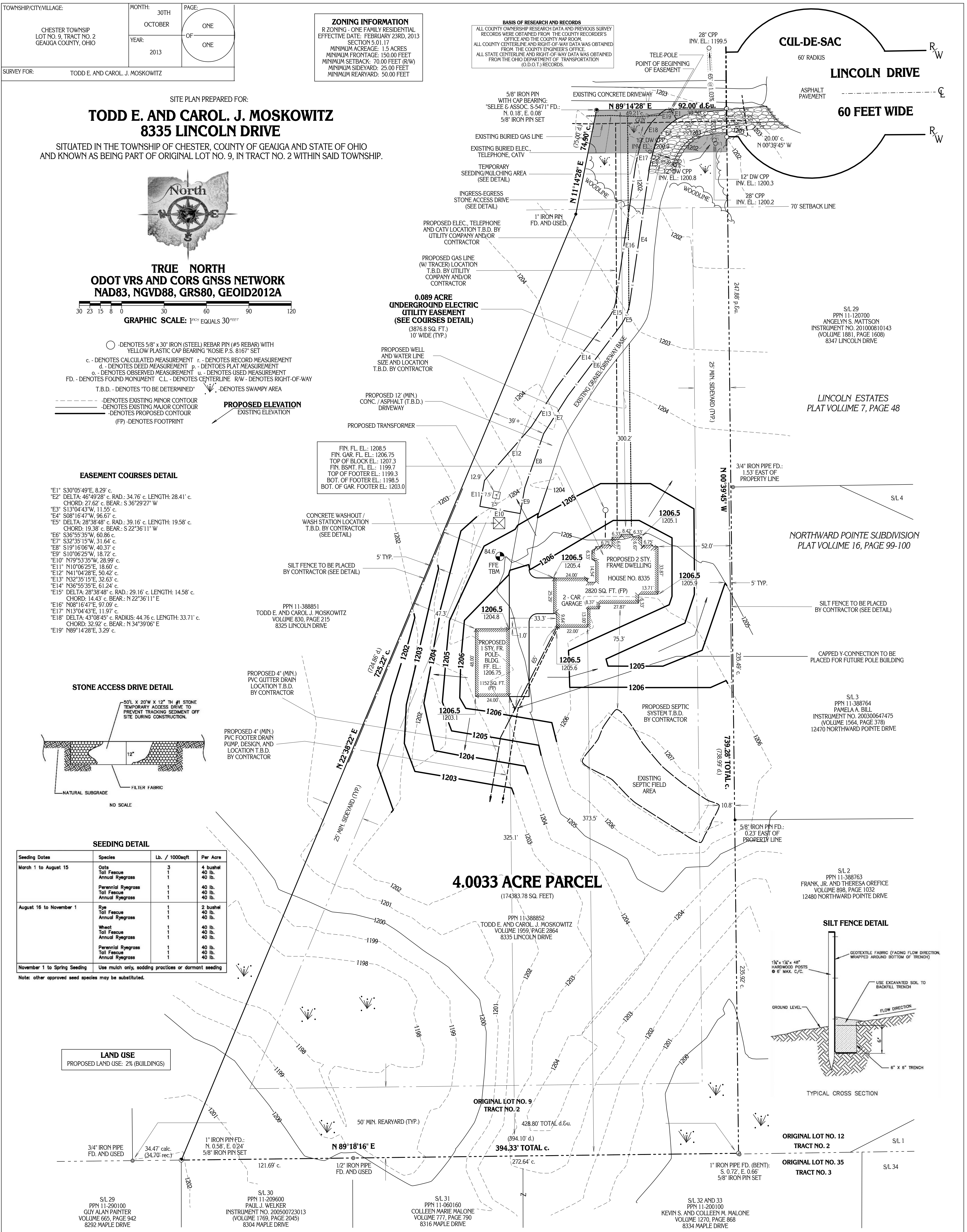
SEEDING DETAIL

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.

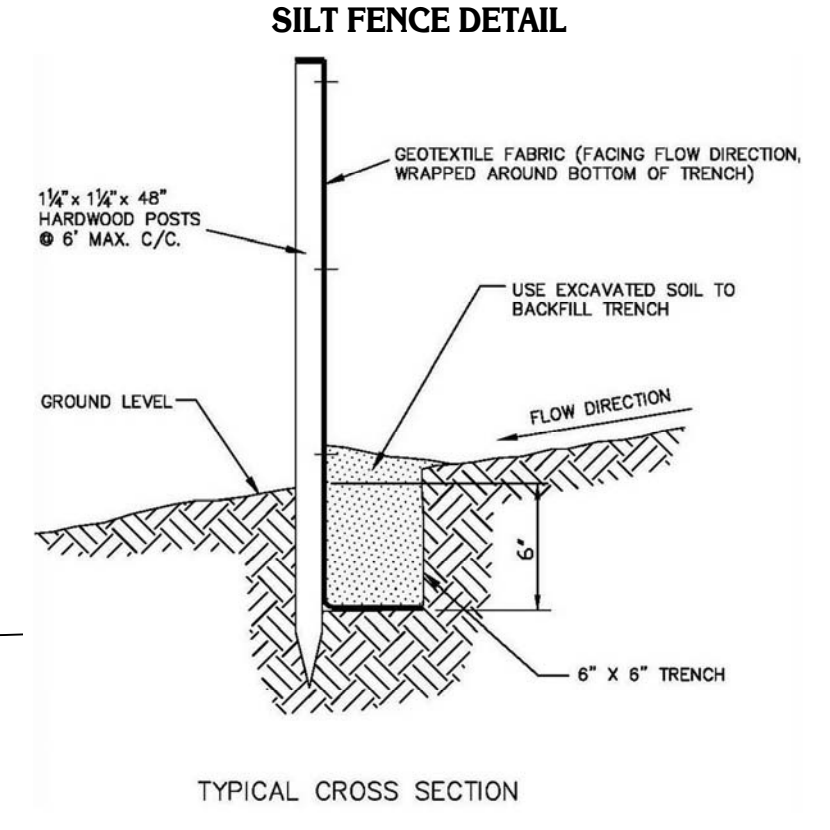
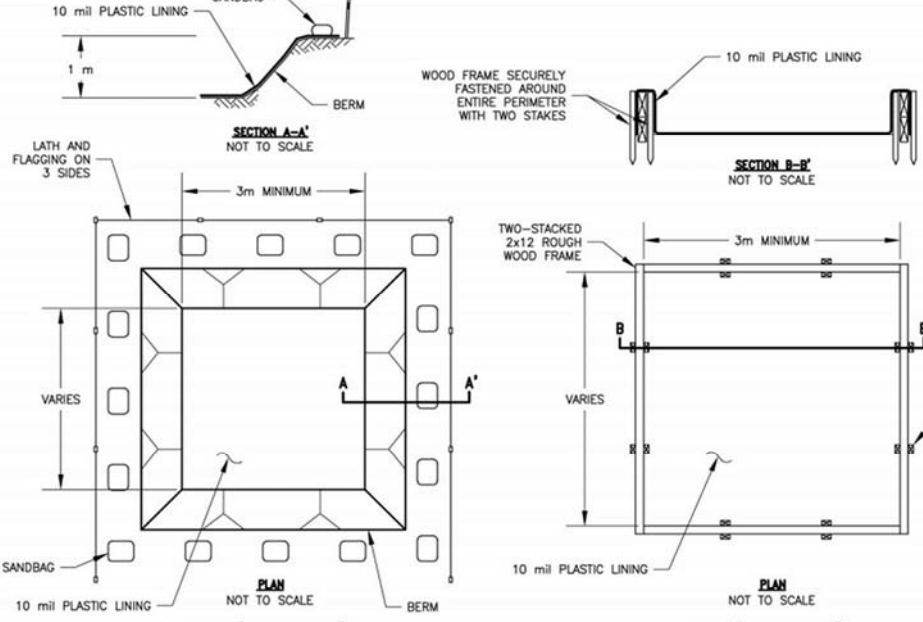
Note: other approved seed species may be substituted.

LAND USE
 PROPOSED LAND USE: 2% (BUILDINGS)

4.0033 ACRE PARCEL
 (174383.78 SQ. FEET)



CONCRETE WASHOUT-WASH STATION DETAIL



I CERTIFY TO:
 TODD E. AND CAROL J. MOSKOWITZ

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.



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



PLAT NO. 711 2013R2
 LAST REVISED: JUNE 24TH, 2014



This plat was prepared by
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