

**BASIS OF RESEARCH AND RECORDS**  
 ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDERS OFFICE AND THE COUNTY MAP ROOM. ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE GEUGA COUNTY ENGINEERS OFFICE. ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.

CONSOLIDATION AND LOT SPLIT OF:

# GEUGA PROPERTIES, LTD.

DEEDS OF RECORD: PPN 10-056900 GEUGA PROPERTIES, LTD. VOLUME 550, PAGE 1347,  
 PPN 10-057000 GEUGA PROPERTIES LIMITED VOLUME 551, PAGE 593 AND  
 PPN 10-056910 GEUGA PROPERTIES LTD. VOLUME 574, PAGE 554

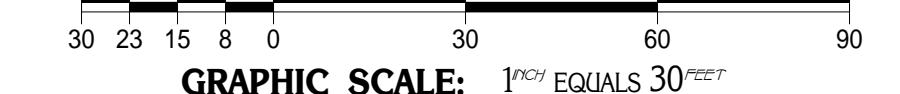
## CITY, COUNTY, STATE, LOT, TRACT, AND SUBDIVISION INFORMATION

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 153, IN TRACT NO. 3 WITHIN SAID CITY AND BEING PART OF SUBLOT NO. 2 IN THE PARKER COURT SUBDIVISION AS RECORDED IN PLAT VOLUME 10, PAGE 61 OF GEUGA COUNTY RECORDS AND DEEDS.

TOWNSHIP/CITY/VILLAGE:	MONTH:	PAGE:
CITY OF CHARDON PART OF LOT NO. 153, IN TRACT NO. 3 PARKER COURT SUBDIVISION PLAT VOLUME 10, PAGE 61	YEAR:	ONE OF ONE
SURVEY FOR: JOSEPH T. SVETE, GEUGA PROPERTIES, LTD. BY GEUGA PROPERTIES MANAGEMENT COMPANY		



TRUE NORTH  
 ODOT VRS AND CORS GNSS NETWORK  
 NAD83, NAVD88, GRS80, GEOID12A



- 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
  - O.H. - DENOTES OVERHANGING ROOF AREA
  - P.O.B. - DENOTES POINT OF BEGINNING
- - DENOTES 5/8" x 30" (SEE NOTE) IRON (STEEL) REBAR PIN (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING 'KOSIE P.S. 8167' SET
  - ⊕ - DENOTES GROUND LIGHT
  - ⊙ - DENOTES TELEPHONE POLE
  - ⊕ - DENOTES HANDICAPPED PARKING SIGN
  - ⊙ - DENOTES LIGHT POLE
  - ⊕ - DENOTES EDGE OF WOODLINE
  - ⊙ - DENOTES FIRE HYDRANT

### CONSOLIDATION INFORMATION

**LOT NO. 123**  
 (LOTS NO. 1, 2 AND 3 COMBINED)  
**4.567 TOTAL ACRE PARCEL**  
 (0.255 TOTAL COMBINED ACRES R/W)  
 DEEDS OF RECORD:  
 PPN 10-056900 GEUGA PROPERTIES, LTD. VOLUME 550, PAGE 1347 100 PARKER COURT,  
 PPN 10-057000 GEUGA PROPERTIES LIMITED VOLUME 551, PAGE 593, AND  
 PPN 10-056910 GEUGA PROPERTIES LTD. VOLUME 574, PAGE 554

### SPECIAL CORNER MONUMENTS

5/8" SPECIALTY "STUB" (SHORTENED) PINS USED FOR CORNER MONUMENTS ABOVE THE EXISTING 36" CONC. STORM PIPE, SEE DESCRIPTIONS, NOTE: CORNER REFERENCE MONUMENTS NOT PRACTICAL TO SET.

### ZONING INFORMATION

ZONING DISTRICT:  
 C-1 - RESTRICTED BUSINESS AS SHOWN ON THE CITY OF CHARDON, OHIO ZONING DISTRICT MAP (EFFECTIVE JANUARY 12TH, 2013) AND LOCATED AT <http://www.chardon.org/DocumentCenter/View/54>

1139.05 LOT STANDARDS:  
 MINIMUM LOT AREA: 1,000 ACRE  
 MINIMUM LOT WIDTH: 100.00'  
 MAXIMUM BUILDING COVERAGE: 25%

1139.07 BUILDING SETBACK REQUIREMENTS:  
 MINIMUM SETBACK FROM STREET R/W: 30.00 FEET  
 MAXIMUM SETBACK FROM STREET R/W: 65.00 FEET  
 SETBACK FROM SIDE LOT LINE ABUTTING NONRESIDENTIAL DISTRICT: 15.00 FEET  
 AS SHOWN AND LOCATED AT <http://www.conwaygreene.com/NXT/gateway.dll?templates&fn=default.htm&vid=whdrane:OHChardon>

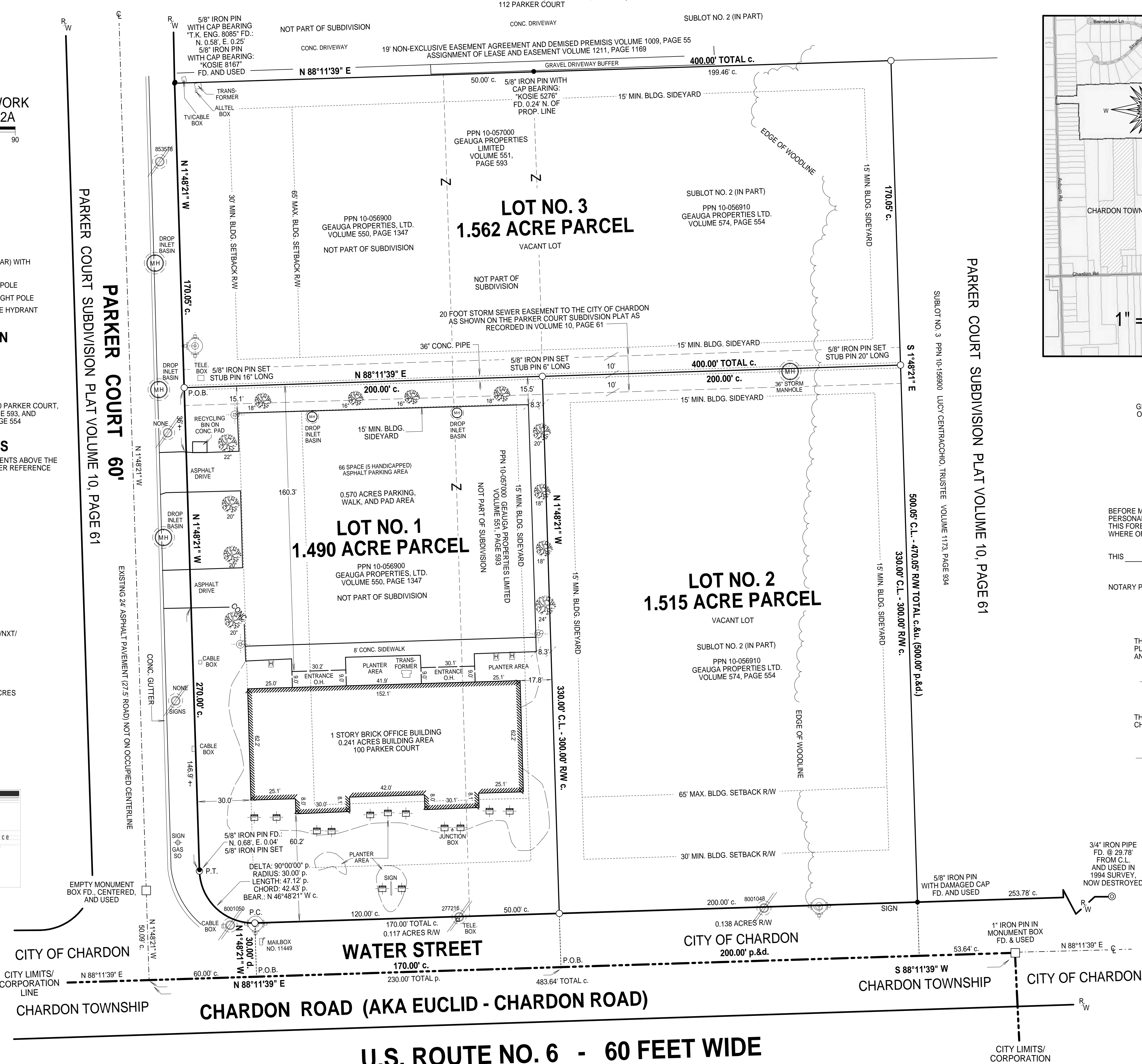
### LOT USAGE / GREEN SPACE

**LOT NO. 1**  
 1.490 ACRES LESS R/W (0.117 ACRES) = 1.373 BUILDABLE ACRES  
 - 0.241 ACRES BUILDING AREA (17.5%)  
 - 0.570 ACRES PARKING, WALK, AND PAD AREA (41.5%)  
 0.562 ACRES UNUSED AREA (41%)  
 0.811 ACRES USED AREA (59%)

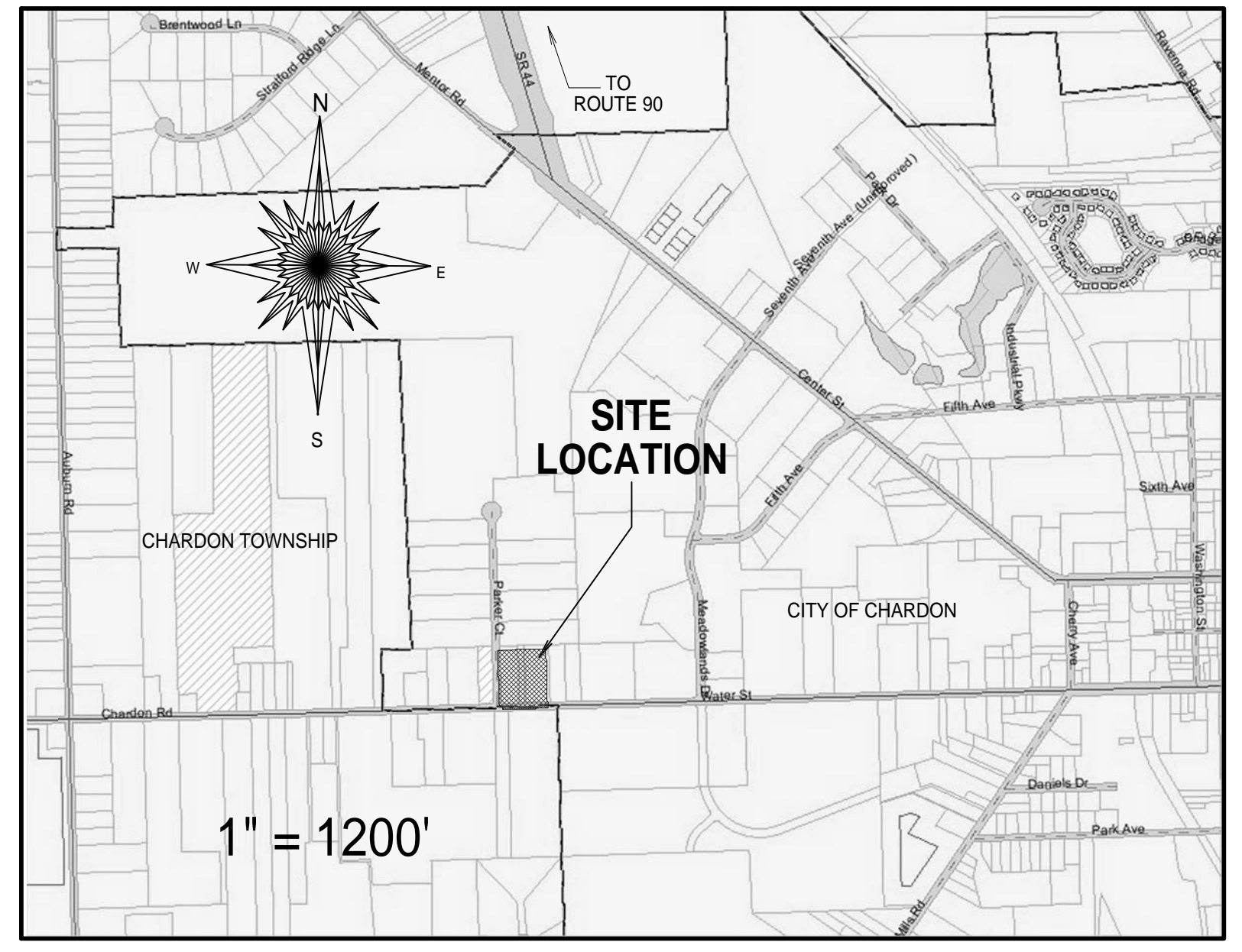
**LOT NO. 2 VACANT (100%)**  
**LOT NO. 3 VACANT (100%)**

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](http://www.dbksurveys.com)

NOTE:  
 EMPTY MONUMENT BOXES FOUND ALONG OCCUPIED CENTERLINE ARE IN ERROR AND NOT USED FOR R/W CENTERLINE.



### VICINITY MAP



### OWNER'S ACCEPTANCE

I, JOSEPH T. SVETE, GEUGA PROPERTIES, LTD. BY GEUGA PROPERTIES MANAGEMENT COMPANY, THE UNDERSIGNED OWNER OF THE LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS CONSOLIDATION AND LOT SPLIT PLAT AND MAP OF THE SAME.

SIGNED AND PRINTED: JOSEPH T. SVETE

### NOTARY

BEFORE ME, A NOTARY PUBLIC IN THE COUNTY OF GEUGA 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 \_\_\_\_\_, 2014.

NOTARY PUBLIC: \_\_\_\_\_ SIGNED AND PRINTED: \_\_\_\_\_

### MUNICIPAL APPROVALS

THIS CONSOLIDATION AND LOT SPLIT PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF CHARDON, OHIO, BY ANNOUNCEMENT OF DECISION ADOPTED \_\_\_\_\_, 2014.

KENNETH R. MILLER, CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT IS APPROVED BY THE MUNICIPAL ENGINEER OF THE MUNICIPALITY OF CHARDON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

DOUGLAS COURTNEY, PE \_\_\_\_\_ DATE \_\_\_\_\_  
 MUNICIPAL ENGINEER

### SURVEYOR'S CERTIFICATION

I CERTIFY TO: JOSEPH T. SVETE, GEUGA PROPERTIES, LTD. BY GEUGA PROPERTIES MANAGEMENT COMPANY

THAT I HAVE SURVEYED THESE PREMISES AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISION 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, NAVD88, GRS80, GEOID12A). 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. IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 2305.09(E) OF THE OHIO REVISION CODE, THE STATUTE OF LIMITATIONS OF THIS SURVEY HEREBY EXPIRES FOUR (4) YEARS FROM THE DATE SHOWN HEREON. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN HEREON. 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



**DBK PLAT NO. 857 2014**