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# TYPICAL LEGEND

-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

P-DENOTES PROPERTY LINE POB -DENOTES "POINT OF BEGINNING"

4-DENOTES LOT LINE

# **ZONING INFORMATION**

AS AMENDED APRIL 1ST, 2011

#### PARCELS A AND B: R-5 RESIDENTIAL 5 ACRE DISTRICT (WEST SIDE OF CLAY STREET)

403.4 THE MINIMUM LOT AREA SHALL BE FIVE (5) ACRES.
403.5 THE MINIMUM LOT FRONTAGE SHALL BE THREE HUNDRED (300) FEET.

403.6 THE MINIMUM LOT FRONTAGE SHALL BE THREE HUNDRED (300) FEET.

A. THE MINIMUM YARDS FOR ALL BUILDINGS, STRUCTURES, AND USES, EXCEPT ACCESSORY BUILDINGS, STRUCTURES AND USES SHALL BE AS FOLLOWS:

1. FRONT YARD: 100 FEET FROM THE ROAD RIGHT-OF-WAY

2. EACH SIDE YARD: 30 FEET

3. REAR YARD: 30 FEET
B. THE MINIMUM YARDS FOR ALL ACCESSORY BUILDINGS, STRUCTURES, AND USES SHALL BE AS FOLLOWS:

1. FRONT YARD: 100 FEET FROM THE ROAD RIGHT-OF-WAY

2. EACH SIDE YARD: 20 FEET 3. REAR YARD: 15 FEET

#### PARCELS C AND D: R-3 RESIDENTIAL 3 ACRE DISTRICT (EAST SIDE OF CLAY STREET)

402.4 THE MINIMUM LOT AREA SHALL BE THREE (3) ACRES.
402.5 THE MINIMUM LOT FRONTAGE SHALL BE TWO HUNDRED (200) FEET.

402.6 THE MINIMUM LOT WIDTH SHALL BE TWO HUNDRED (200) FEET.

02.7 A. THE MINIMUM YARDS FOR ALL BUILDINGS, STRUCTURES, AND USES

EXCEPT ACCESSORY BUILDINGS, STRUCTURES, AND USES SHALL BE AS FOLLOWS: 1. FRONT YARD: 100 FEET FROM THE ROAD RIGHT-OF-WAY.

2. EACH SIDE YARD: 25 FEET 3. REAR YARD: 25 FEET

B. THE MINIMUM YARDS FOR ALL ACCESSORY BUILDINGS, STRUCTURES, AND USES SHALL BE AS FOLLOWS:

SES SHALL BE AS FOLLOWS: 1. FRONT YARD: 100 FEET FROM THE ROAD RIGHT-OF-WAY.

2. EACH SIDE YARD: 15 FEET 3. REAR YARD: 10 FEET



PLAT OF RE-SURVEY, LOT SPLIT AND CONSOLIDATION OF:

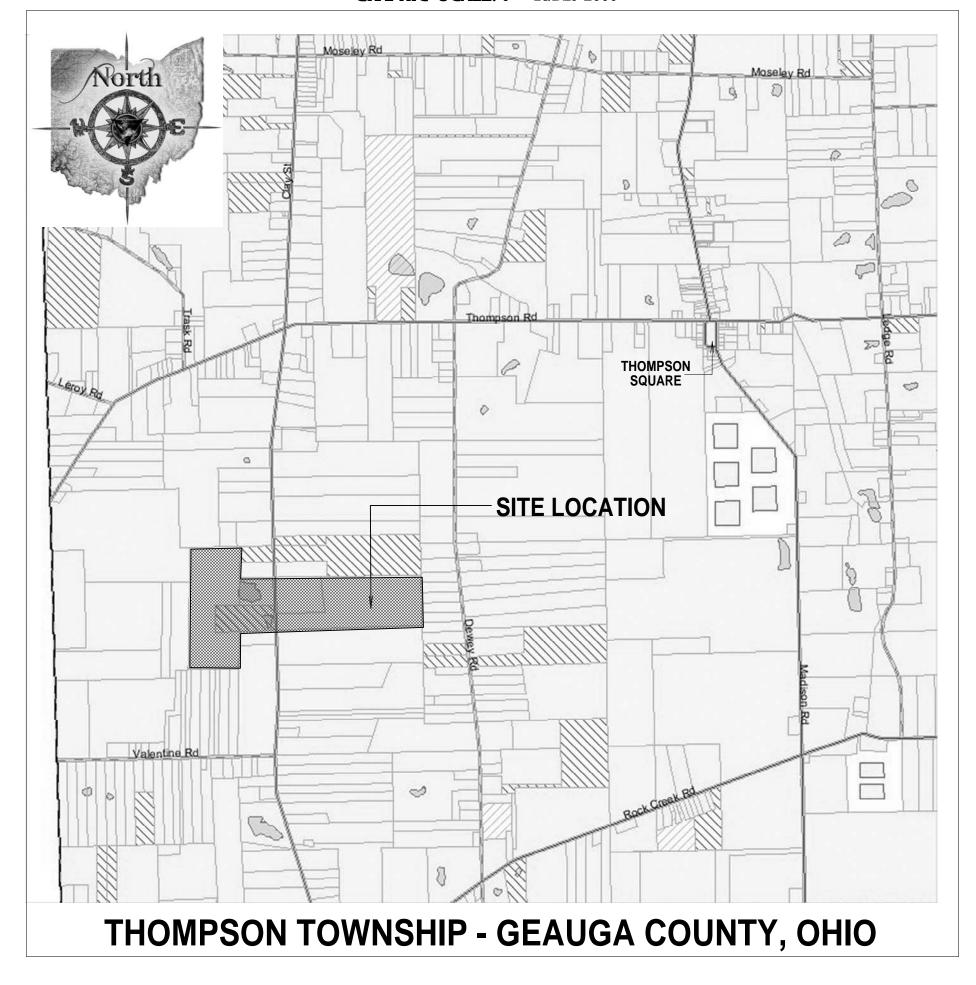
# JOSEPH F. NOVAK AND ANNETTE MELI NOVAK

DEEDS OF RECORD: JOSEPH F. NOVAK AND ANNETTE MELI NOVAK
PPN 30-051300 VOLUME 1275, PAGE 1072 (1ST PARCEL),
PPN 30-051400 VOLUME 1275, PAGE 1072 (2ND PARCEL) 7250 CLAY STREET,
PPN 30-051290 VOLUME 1275, PAGE 1072 (3RD PARCEL) 7247 CLAY STREET, AND
PPN 30-095109 INSTRUMENT NO. 200100604098 VOLUME 1385, PAGE 332 7280 CLAY STREET

SITUATED IN THE TOWNSHIP OF THOMPSON, COUNTY OF GEAUGA, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOTS NO. 3 AND 10 WITHIN SAID TOWNSHIP.

#### **VICINITY MAP**

GRAPHIC SCALE: 1 MCH EQUALS 2000 FEET



#### SEPTIC SYSTEM INFORMATION DISCLAIMER

ALL SEPTIC SYSTEM INFORMATION SHOWN HEREIN WAS PROVIDED BY:

JOSEPH F. NOVAK

AND NO LIABILITY IS ASSUMED BY D.B. KOSIE & ASSOCIATES
(R.L. KOSIE, PS 8167) FOR THE EXISTENCE, LOCATION, CONDITION, TYPE OR SIZE OF ANY
UNDERGROUND STRUCTURE THAT IS NOT VISIBLE ABOVE OR BELOW GROUND, OR THAT WHICH IS
NOT SHOWN ON THIS PLAT OF SURVEY. ALWAYS CALL THE OHIO UTILITIES PROTECTION
SERVICE AT 1-800-362-2764 PRIOR TO ANY EXCAVATION.

# **BUILDING, DRIVE, AND POND LOCATION**

ALL BUILDINGS, DRIVES AND PONDS SHOWN HEREIN ARE BASED ON GEAUGA ACCESS ORTHOPHOTOS AND IMAGE TO COORDINATE COMPUTERIZED DIGITATION PROCESS





TOWNSHIP/CITY/VILLAGE:

ORIGINAL LOTS NO. 3 AND 10
THOMPSON TOWNSHIP
GEAUGA COUNTY, OHIO

SURVEY FOR:

JOSEPH F. NOVAK AND ANNETTE MELI NOVAK

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



# **ZONING ACCEPTANCE**

THIS RE-SURVEY, LOT SPLIT AND CONSOLIDATION OF LOTS OF RECORD COMPLIES WITH THE APPLICABLE THOMPSON TOWNSHIP ZONING RESOLUTION.

THIS \_\_\_\_\_\_ , 2014.

AND IS ACCEPTED BY:

SIGNED\_\_\_\_\_\_\_\_

THOMPSON TOWNSHIP ZONING INSPECTOR

### **ENGINEER'S ACCEPTANCE**

# SURVEYOR'S CERTIFICATION

TIFY TO:

JOSEPH F. NOVAK AND ANNETTE MELI NOVAK THAT I HAVE SURVEYED THESE PREMESIS 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, 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 REVISED 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 TÌTLE 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. 866 2014 PAGE NO. 1 OF 3

TITLE PAGE

