

PLAT OF RE-SURVEY AND SITE PLAN OF
PPN 10-012400 CHRISTOPHER AND VICKI McKENNA
 DEED OF RECORD: CHRISTOPHER AND VICKI McKENNA
 INSTRUMENT NO. 201000811472 (VOLUME 1883, PAGE 1083)
 AKA 301 SOUTH STREET

TOWNSHIP/CITY/VILLAGE: CITY OF CHARDON GEAUGA COUNTY, OHIO	MONTH: YEAR:	PAGE: ONE OF ONE
SURVEY FOR: CHRISTOPHER AND VICKI McKENNA		

LAST REVISED: AUGUST 28TH, 2015
 SEPTEMBER 14TH, 2015

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.

CITY / TOWNSHIP, LOT, TRACT, SECTION, SUBDIVISION, COUNTY, STATE AND WESTERN RESERVE INFORMATION

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEAUGA, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 146, IN TRACT NO. 3, WITHIN SAID CITY.

ZONING INFORMATION

R-2 RESIDENTIAL DISTRICT:

MAXIMUM LOT COVERAGE: 30% SETBACK (R/W): 50.0 FEET
 SIDEYARD (MIN. ONE SIDE): 12.0 FEET SIDEYARD (COMBINED): 25.0 FEET
 REARYARD: 40.0 FEET MINIMUM BUILDING SEPARATION: 25.0 FEET
 MAXIMUM BUILDING HEIGHT (PRINCIPAL): 35.0' MAXIMUM BUILDING HEIGHT (ACCESSORY): 20.0'
 ACCESSORY DETACHED BUILDING (SUCH AS GARAGES AND STORAGE SHEDS - REAR ONLY)
 SIDEYARD: 3.0', REARYARD: 6.0'

DRIVEWAYS AND FENCES: SIDEYARD 0.0', REARYARD 0.0'
 MAXIMUM FENCE HEIGHT: 6.0' (3.0' WHEN FRONTING A STREET)

LOT USAGE

EXISTING LOT USAGE: 7.2 %
 PROPOSED LOT USAGE: 10.9 %
 (EXISTING LOT USAGE PRIOR TO REMOVAL OF GARAGE: 9.6% +)

EXISTING SEPTIC SYSTEM DISCLAIMER

THE LOCATION OF ANY EXISTING SEPTIC SYSTEM INFORMATION SHOWN HEREON WAS PROVIDED BY:
 OUPS REQUEST TICKET NO. A426202426, FIELD LOCATION, AND CONVERSATION WITH DAN SILLITTO, SUPERINTENDANT

AND NO LIABILITY IS ASSUMED BY D.B. KOSIE & ASSOCIATES (R.L. KOSIE, P.S. 8167) FOR THE EXISTENCE, LOCATION, CONDITION, TYPE OR SIZE OF ANY UNDERGROUND STRUCTURE THAT IS NOT VISIBLE, ANY MISTAKING OR MALPROPRIUM OR THAT IS NOT SHOWN HEREON. ALWAYS CALL THE OHIO UTILITIES PROTECTION SERVICE (O.U.P.S.) AT 1-800-362-2764 PRIOR TO ANY EXCAVATION.

COUNTY ENGINEER'S APPROVAL

MUNICIPAL APPROVALS

THIS PLAT OF RE-SURVEY AND SITE PLAN HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF CHARDON, OHIO, BY ANNOUNCEMENT OF DECISION ADOPTED _____ 20__

CHAIRPERSON: _____
 SIGNED _____ DATE _____
 PRINTED KENNETH R. MILLER, CHAIRMAN

SURVEYOR'S CERTIFICATION

I CERTIFY TO: CHRISTOPHER AND VICKI McKENNA
 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, 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 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 NO. 8167

DRIVEWAY NOTES
 PROPOSED 5' SIDEWALK AND 3.5' WALK EXTENSION SHOULD BE INSTALLED INTO AND ALONG WITH THE PROPOSED CONCRETE DRIVEWAY DURING INSTALLATION, INCLUDING ANY EXPANSION JOINTS, AS PER CURRENT CITY REGULATION.

TRUE NORTH (GEOIDETIC) NORTH
 O.D.O.T. VRS AND CORS GNSS NETWORK
 NAD83, NAVD88, GRS80, GEOID12A

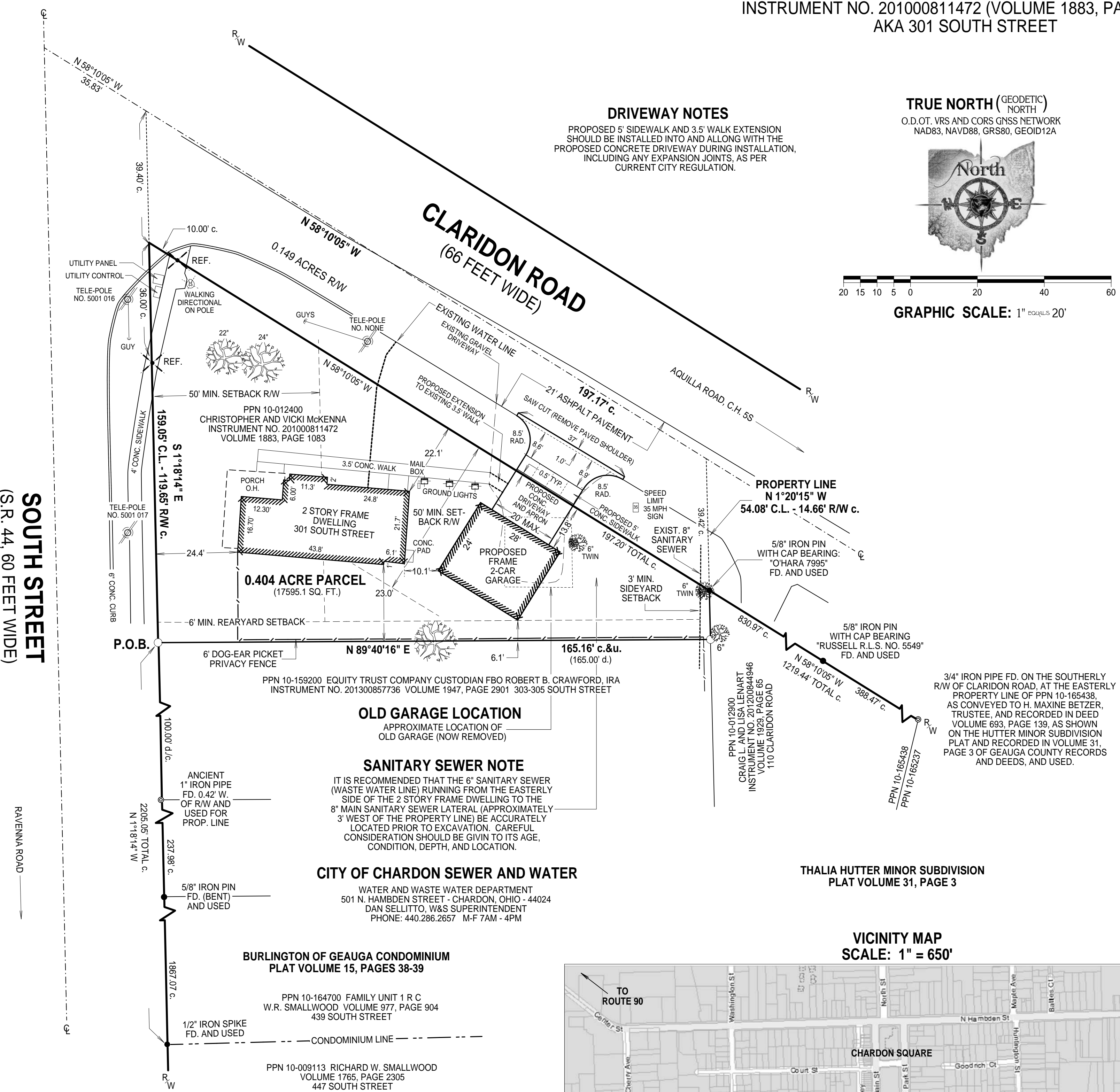


GRAPHIC SCALE: 1" = 20'

- - DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- ⊗ - DENOTES 1/2" DIAMETER x 3/4" DEEP DRILL HOLE (CIRCULAR BORING), IN CONCRETE, WITH FOUR STAMPED DIRECTIONAL LINES 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
- L. - DENOTES LOT LINE
- P.L. - DENOTES PROPERTY LINE
- POB - DENOTES 'POINT OF BEGINNING'
- O.H. - DENOTES OVERHANG
- T.B.R. - DENOTES TO BE REMOVED

EPOCH OBSERVATION LENGTHS

TYPE	OBSERVATION LENGTH (TYP.) IN EPOCHS	NUMBER OF OBSERVATIONS (MIN.)	ACCURACY
ALL TBM AND CONTROL MONUMENT LOCATION AND PLACEMENT	300	2	HOR. + 0.02' VERT. + 0.05'
CORNER MONUMENT LOCATION	300	2	HOR. + 0.02' VERT. + 0.05'
CORNER MONUMENT PLACEMENT	30	4-6	HOR. + 0.02' VERT. + 0.05'
TOPOGRAPHY AND GROUND ELEVATION LOCATION	10	1	HOR. + 0.05' VERT. + 0.1'
UTILITY, STRUCTURE, AND IMPROVEMENT LOCATION	10	1	HOR. + 0.05' VERT. + 0.1'



OLD GARAGE LOCATION
 APPROXIMATE LOCATION OF OLD GARAGE (NOW REMOVED)

SANITARY SEWER NOTE
 IT IS RECOMMENDED THAT THE 6" SANITARY SEWER (WASTE WATER LINE) RUNNING FROM THE EASTERLY SIDE OF THE 2 STORY FRAME DWELLING TO THE 8" MAIN SANITARY SEWER LATERAL (APPROXIMATELY 3' WEST OF THE PROPERTY LINE) BE ACCURATELY LOCATED PRIOR TO EXCAVATION. CAREFUL CONSIDERATION SHOULD BE GIVEN TO ITS AGE, CONDITION, DEPTH, AND LOCATION.

CITY OF CHARDON SEWER AND WATER
 WATER AND WASTE WATER DEPARTMENT
 501 N. HAMBDEN STREET - CHARDON, OHIO - 44024
 DAN SILLITTO, W&S SUPERINTENDENT
 PHONE: 440.286.2657 M-F 7AM - 4PM

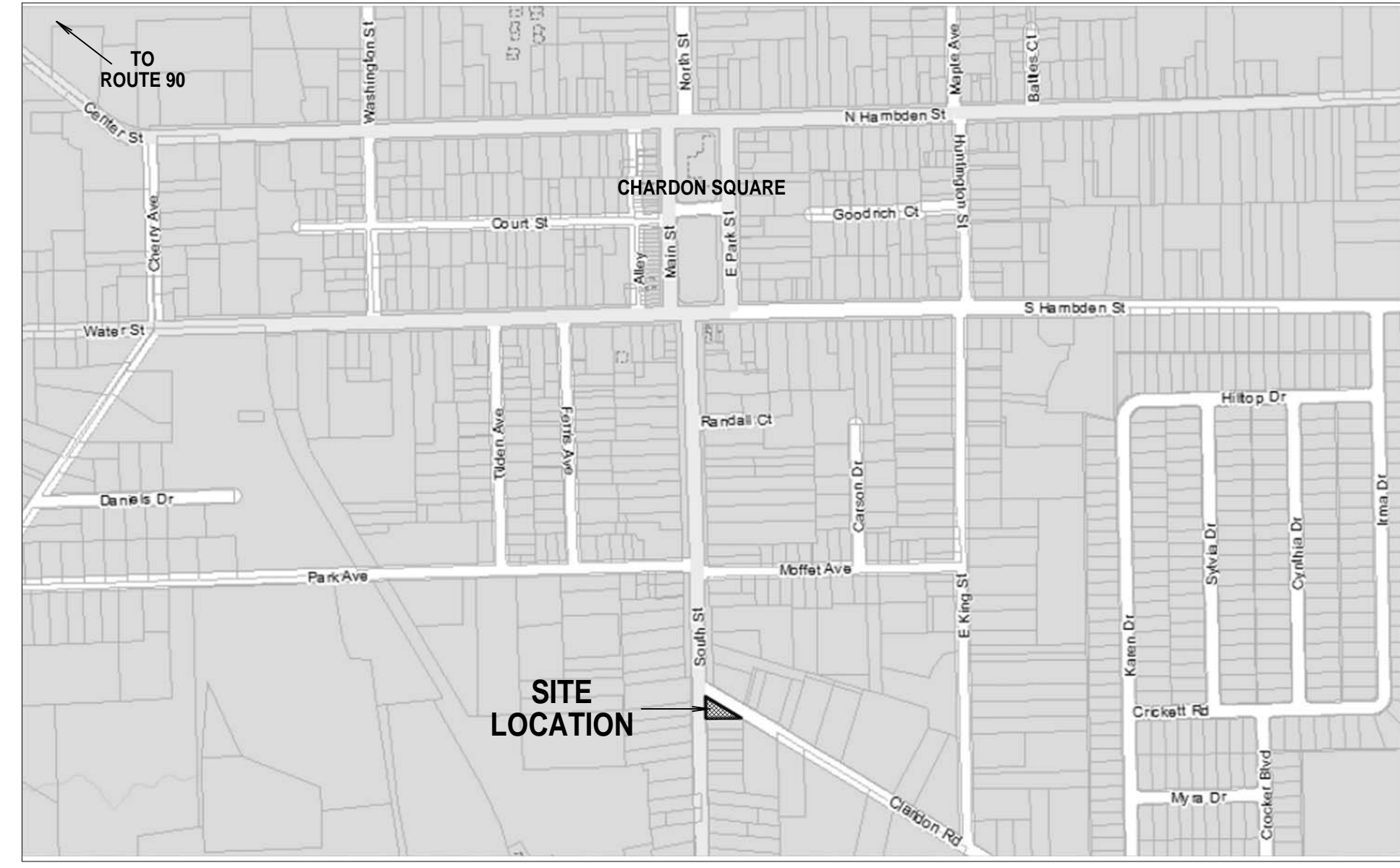
BURLINGTON OF GEAUGA CONDOMINIUM
 PLAT VOLUME 15, PAGES 38-39

PPN 10-164700 FAMILY UNIT 1 R C
 W.R. SMALLWOOD VOLUME 977, PAGE 904
 439 SOUTH STREET

PPN 10-009113 RICHARD W. SMALLWOOD
 VOLUME 1765, PAGE 2305
 447 SOUTH STREET

THALIA HUTTER MINOR SUBDIVISION
 PLAT VOLUME 31, PAGE 3

VICINITY MAP
 SCALE: 1" = 650'



This plat was prepared by
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