

**TRUE NORTH** (Geoidic North)  
 ODOT VRS and CORS GNSS Network  
 NAD83 (2011), NAVD88, GRS80, Geoid12B



c - Denotes calculated measurement d - Denotes deed measurement  
 p - Denotes plat measurement u - Denotes used measurement  
 fd - Denotes found monument PPN - Denotes permanent parcel number  
 INST - Denotes instrument number C.L. - Denotes centerline  
 R/W - Denotes right-of-way (margin) DS - Denotes downslope  
 BCSU - Denotes monument found bent, coned, straightened and used  
 DIB - Denotes storm sewer drop inlet basin TBR - Denotes "to be removed and/or relocated"

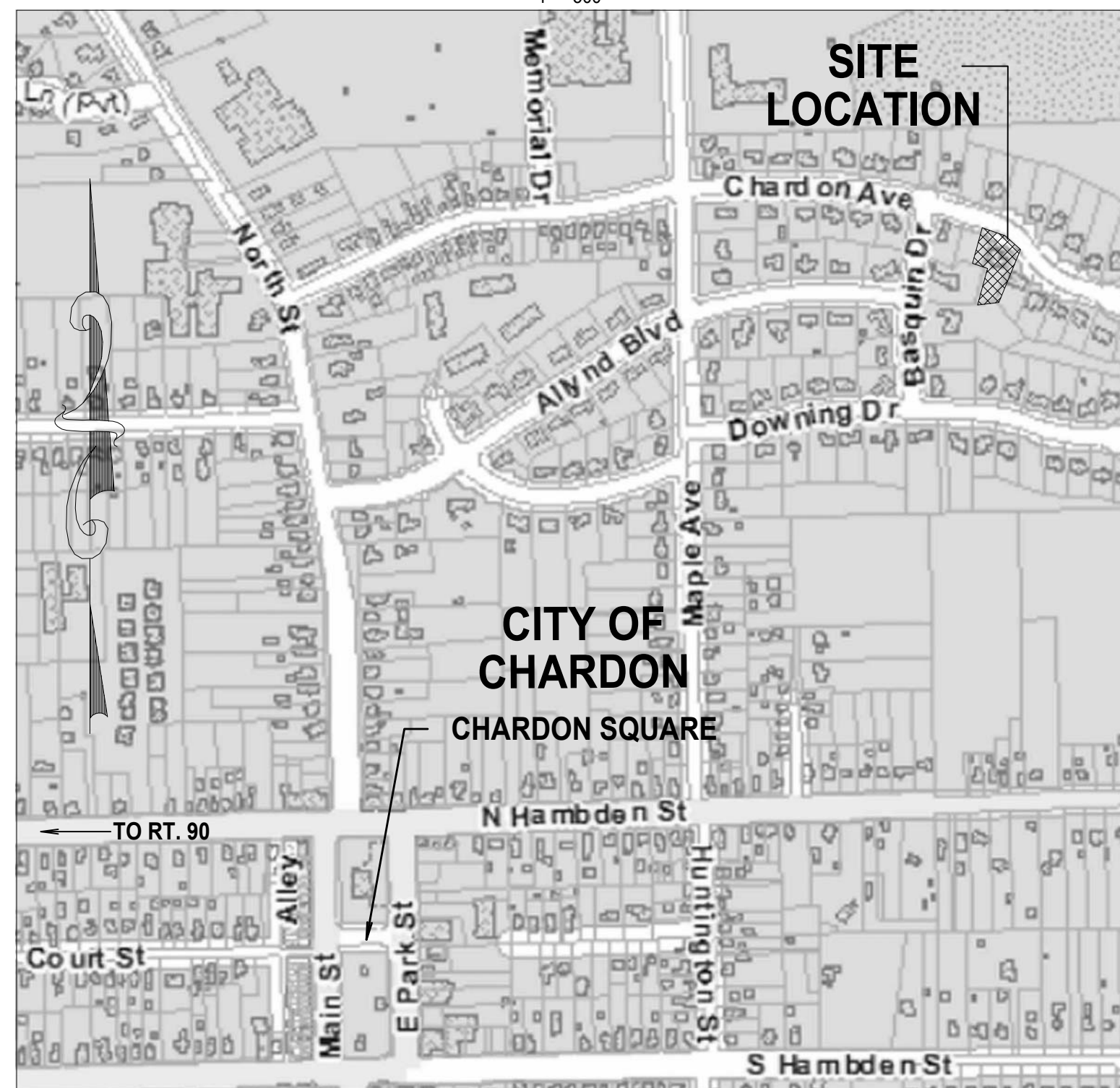
○ - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set

--- Denotes subdivision limits  
 --- Denotes 4" aluminum fence  
 --- Denotes graphic minimum zoning setback line  
 --- Denotes existing woodland  
 --- Denotes proposed flow / runoff  
 --- Denotes silt fencing to be placed prior to and during construction

--- W --- Denotes buried water line --- GAS --- Denotes buried gas line  
 --- Denotes buried Cable --- Denotes buried Electric --- Denotes buried Telephone

GRAPHIC SCALE: 1" equals 10'

VICINITY MAP  
 1" = 500'



**UTILITY INFORMATION DISCLAIMER**

All utility information shown hereon was provided by: OUPS staking, digitized image photogrammetry and actual field location 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, any mistaking or malproportion, or that which is not shown hereon. Always call the Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.

**FIELD LOCATION DISCLAIMER**

All buildings, driveways, and general locations shown hereon were obtained by: Digitized image photogrammetry and actual field location 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 structure shown hereon, any mistaking or malproportion, or that which is not shown on this drawing.

This plat was prepared by  
**D.B. Kosie & Associates**  
 Professional Land Surveying

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 Montville, Ohio 44064  
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 Fax: 440.968.3578  
 www.dbksurveys.com

**0.173 ACRE PARCEL RESTRICTION NOTE**

As of the date of this survey and per The Codified Ordinances of The City of Chardon, Ohio (complete to August 1, 2015), this parcel does not conform to the current zoning requirements and shall not be conveyed separately from PPN 10-165247, its easterly adjoining parcel, also known as Sublot No. 19 in Rocky Cellars Subdivision Phase No. 2 as recorded in Plat Volume 25, Pages 104 and 105 of Geauga County Records and Deeds.

**LOT COVERAGE**

PPN 10-165247 and PPN 10-165787  
 Michael Perrico and Joyce Perrico  
 0.173 acres and 0.479 acres (0.652 acres)  
 of which 0.067 acres will be used  
 (0.051 acres prior to addition) = 9.7%  
 total lot coverage

**ZONING INFORMATION**

Codified Ordinances of The City of Chardon, Ohio complete to August 1, 2015  
 Part Eleven - Planning and Zoning Code, Title Three - Zoning District/Use Regulations, Chap. 1133 RC, R-1, R-2 and R-3 Residence District Regulations  
 R-1 (Single Family Residence) Lot standards (1133.05):  
 Minimum lot area: 25,000 square feet  
 Minimum width at building setback line: 110 feet  
 Minimum width of rear property line: 65 feet  
 Maximum lot coverage: 25%  
 Building setback (from RW): 50 feet  
 Minimum setback for one side: 12 feet  
 Rear setback: 40 feet  
 Minimum building separation: 30 feet

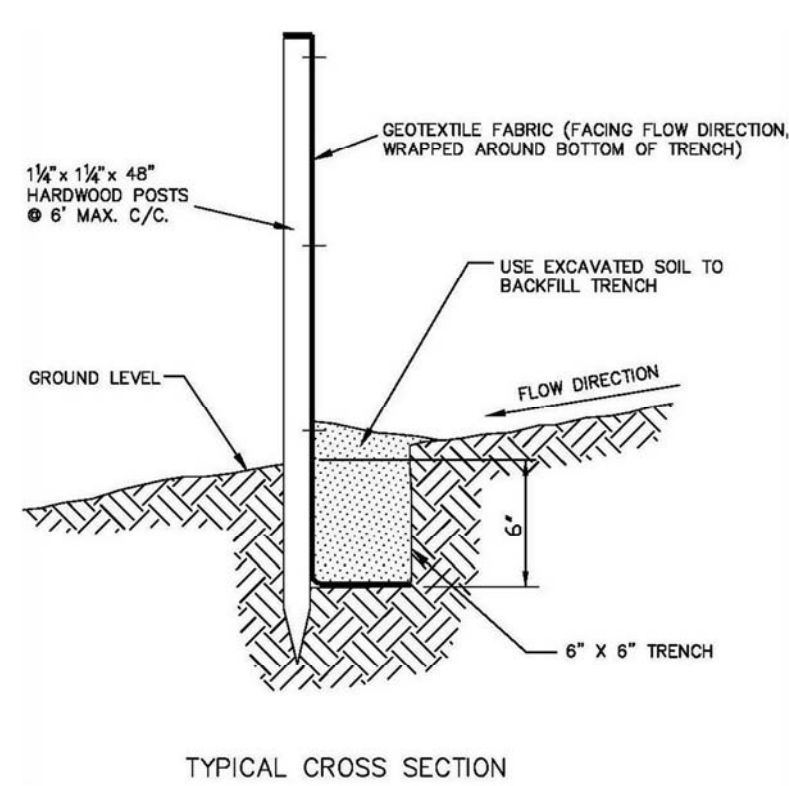
**AREA OF CONSTRUCTION**

Construction limits: 0.114 acres (4978 sq. ft.)

**BENCH MARK**

Southeasterly bolt on plate of hydrant.  
 N. Lat. 36°15'32.27"  
 W. Long. 94°47'21.75"  
 Elev.: 1209.93  
 Located: 23.8' north, 35.2' west of  
 northwest property corner

**SILT FENCE DETAIL**



TYPICAL CROSS SECTION

**REFERENCES**

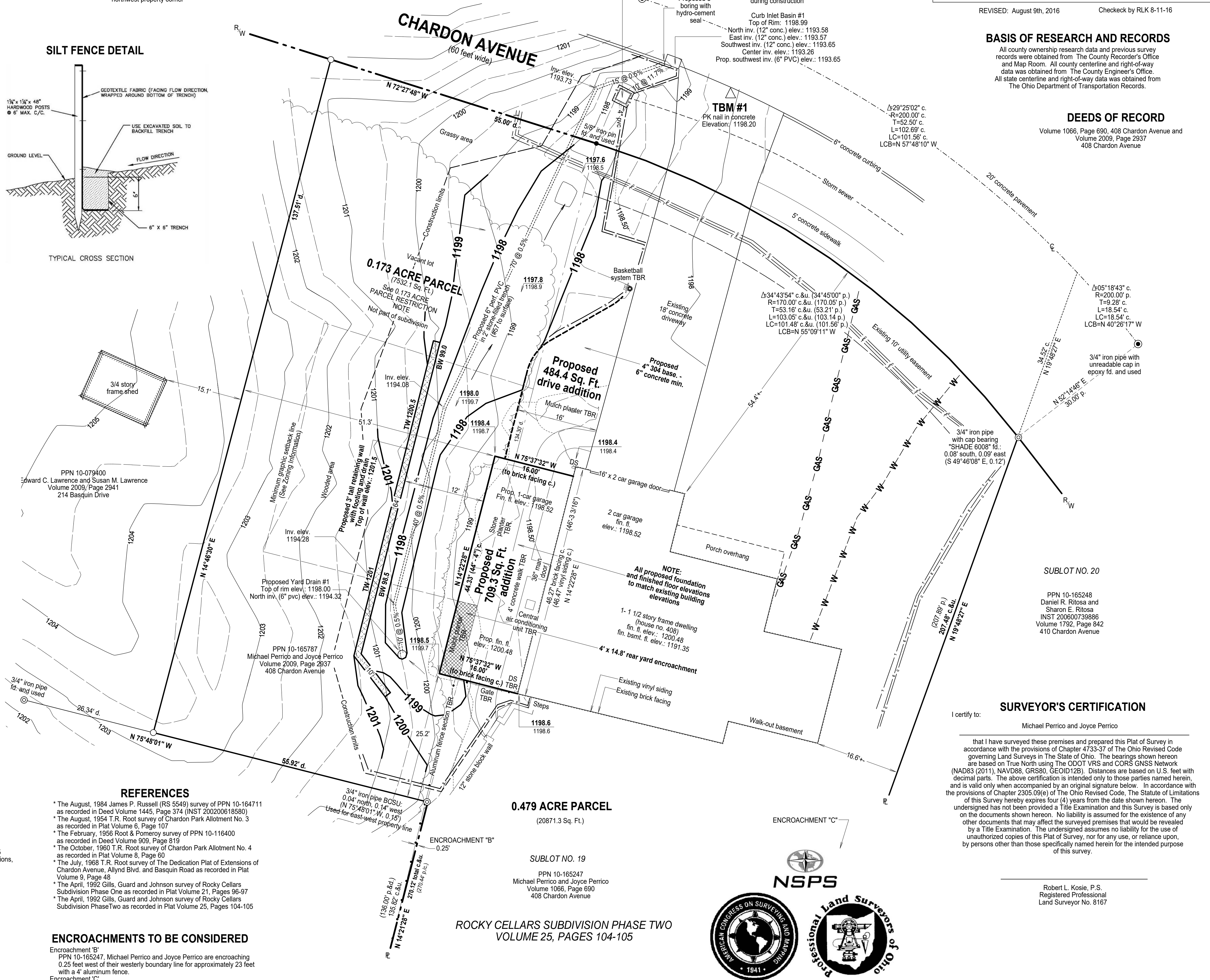
- \* The August, 1984 James P. Russell (RS 5549) survey of PPN 10-164711 as recorded in Deed Volume 1445, Page 374 (NST 200200618580)
- \* The August, 1954 T.R. Root survey of Chardon Park Allotment No. 3 as recorded in Plat Volume 6, Page 107
- \* The February, 1956 Root & Pomeroy survey of PPN 10-116400 as recorded in Deed Volume 909, Page 819
- \* The October, 1960 T.R. Root survey of Chardon Park Allotment No. 4 as recorded in Plat Volume 8, Page 60
- \* The July, 1968 T.R. Root survey of The Dedication Plat of Extensions of Chardon Avenue, Alvin Blvd. and Basquin Road as recorded in Plat Volume 9, Page 48
- \* The April, 1992 Gills, Guard and Johnson survey of Rocky Cellars Subdivision Phase One as recorded in Plat Volume 21, Pages 96-97
- \* The April, 1992 Gills, Guard and Johnson survey of Rocky Cellars Subdivision Phase Two as recorded in Plat Volume 25, Pages 104-105

**ENCROACHMENTS TO BE CONSIDERED**

Encroachment "B"  
 PPN 10-165247, Michael Perrico and Joyce Perrico are encroaching 0.25 feet west of their westerly boundary line for approximately 23 feet with a 4" aluminum fence.

Encroachment "C"  
 PPN 10-165247, Michael Perrico and Joyce Perrico are encroaching 0.25 feet east of their easterly boundary line for approximately 48 feet with a 4" aluminum fence.

ADDITION, SITE AND GRADING PLAN OF  
**PPN 10-165247 and PPN 10-165787**  
**Michael Perrico and Joyce Perrico**



**BASIS OF RESEARCH AND RECORDS**

All county ownership research data and previous survey records were obtained from The County Recorder's Office and 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 Records.

**DEEDS OF RECORD**

Volume 1066, Page 690, 408 Chardon Avenue and Volume 2009, Page 2937, 408 Chardon Avenue

**SURVEYOR'S CERTIFICATION**

I certify to:  
 Michael Perrico and Joyce Perrico

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 (2011), NAVD88, GRS80, GEOID12B). 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



**DBK PLAT NO.: 908 2016**