

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



PLAT OF LOT SPLIT AND CONSOLIDATION OF:
PPN 10-005500 and PPN 10-059000
George L. Baker, Jr., Trustee

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.

Situated in The	Month:	Page:
City of Chardon, County of Geauga and State of Ohio and known as being part of Original Lot No. 140 within said City and Township 9, Range 8 within the Connecticut Western Reserve.	December	ONE
	Year:	of ONE
	2016	
Survey for: Scott B. Baker		

Revised
 December 28th, 2016
 January 20th, 2017



GRAPHIC SCALE: 1" equals 100'

- Denotes 5/8" iron (steel) pin with cap bearing "KOSIE P.S. 5276" found and used unless otherwise noted
- Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) 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 (4) stamped directional lines set
- Denotes fence line on or near property line
- c. - Denotes calculated measurement d. - Denotes deed measurement
- p. - Denotes plat measurement fd. - Denotes found monument
- u. - Denotes used measurement POB - Denotes point of beginning
- PPN - Denotes permanent parcel number INST - Denotes instrument number
- C.L. - Denotes centerline R/W - Denotes right-of-way (margin)
- BCSU - Denotes monument found bent, coned, straightened and used
- BCO - Denotes monument found bent, coned and observed
- GCRD - Denotes "Geauga County Records and Deeds"
- GCER - Denotes "Geauga County Engineer's Records"
- MP - Denotes as measured perpendicularly from C.L.
- ORR - Denotes "Original Road Records"

PARCEL DATA

PPN 10-043200 Elizabeth A. Kaselak INST 201600903774 Volume 2008, Page 140 431 North Hambden Street	PPN 10-125400 George L. Baker, Jr., Trustee INST 201600907878 Volume 2013, Page 3133, Parcel 2 445 North Hambden Street
PPN 10-085200 Katherine A. Delaney Volume 692, Page 1343 439 North Hambden Street	PPN 10-055200 Michael R. Quinn and Donna M. Quinn Volume 902, Page 150 455 North Hambden Street
PPN 10-005400 Dennis P. Revlock, Jr. INST 200500719903 Volume 1765, Page 340 441 North Hambden Street	

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 mistitling or malpropism, or that which is not shown on this drawing.

Note: All building ties are approximate (+-)

ZONING INFORMATION

R2 - Low Density Residence District
 1133.05 LOT STANDARDS
 Schedule 1133.05
 Minimum lot area: 15,000 square feet
 Minimum width at building setback: 90 feet
 Minimum width of rear property line: 55 feet
 Maximum lot coverage: 30%
 Building Setback (from R/W) 50 feet
 Side Setback:
 A. Minimum setback for one side: 12 feet
 B. Combined minimum setback for both sides: 25 feet
 Rear Setback: 40 feet

LOT COVERAGE

11.815 acre parcel: <1.00%
 2.000 acre parcel: 1.2%

DEED OF RECORD

INST 201600907878, Volume 2013, Page 3133, Parcel 1 and Parcel 3
 433 North Hambden Street and 449 North Hambden Street

PPN 10-165267
 Rocky Cellars Partners, Inc.
 Volume 927, Page 85

5/8" iron pin with cap bearing "KOSIE P.S. 5276" fd.: 0.16' south, 4.80' west and used for property line e/w (removed due to new evidence) 5/8" iron pin set



PPN 10-709627
 City of Chardon
 INST 201000816675
 Volume 1890, Page 3408
 499 North Hambden Street

11.815 TOTAL COMBINED ACRE PARCEL

PPN 10-005500
 George L. Baker, Jr., Trustee
 INST 201600907878
 Volume 2013, Page 3133, Parcel 3

5/8" iron pin with cap bearing "KOSIE P.S. 5276" fd. 0.36' west of property line (n/s) and used for property line (e/w)

5/8" iron pin with cap bearing "KOSIE P.S. 5276" fd. 0.10' west of property line (n/s) and used for property line (e/w)

5/8" iron pin with cap bearing "KOSIE P.S. 5276" fd. 0.10' west of property line (n/s) and used for property line (e/w)

5/8" iron pin with cap bearing "Kosie P.S. 5276" fd. 0.26' south, 7.53' west and used for property line e/w (removed due to new evidence) 5/8" iron pin set

5/8" iron pin fd. and used

OWNER'S ACCEPTANCE:

I, the undersigned owner of the lands shown hereon do hereby accept and understand the intentions of this plat of survey on this

this _____ day of _____, 20__.

Signed
 Printed
 Scott B. Baker, Trustee

MUNICIPAL APPROVALS

MUNICIPAL ENGINEER
 This lot split and consolidation is recommended by the Municipal Engineer for approval by the Planning Commission of the City of Chardon, Ohio
 this _____ day of _____, 20__.
 Douglas Courtney, PE, Municipal Engineer

PLANNING COMMISSION
 This lot split and consolidation has been approved by the Planning Commission of the City of Chardon, Ohio, by announcement of decision adopted on
 the _____ day of _____, 20__.
 Kenneth R. Miller, Chairman
 Secretary

NOTARY PUBLIC

Before me, a Notary Public in the County of Geauga 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 where of, I have set my hand and official seal at

this _____ day of _____, 20__.

Signed
 Printed
 Notary Public:

SURVEYOR'S CERTIFICATION

I certify to: Scott B. Baker
 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

This plat was prepared by
D.B. Kosie & Associates
 Professional Land Surveying
 11040 Madison Road
 Montville, Ohio 44064
440.286.2131
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DBK PLAT NO.: 950 2016

