

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



GRAPHIC SCALE: 1" = 10'

- - Denotes 5/8" (diameter) x 30" (long) iron (steel) 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
 - m. - Denotes measured distance fd. - Denotes found monument
 - PPN - Denotes permanent parcel number INST - Denotes instrument number
 - DN - Denotes document number AFN - Denotes automatic file number
 - ℄ / C.L. - Denotes centerline R/W - Denotes right-of-way (margin)
 - ℄ - Denotes lot line RL - Denotes property line
 - BCSU - Denotes monument found bent, coned, straightened and used
 - BCO - Denotes monument found bent, coned and observed POB - Denotes point of beginning
 - TBR - Denotes "To Be Removed, Repaired or Replaced"
- Proposed elevation ———— Denotes Existing Major Contour (1')
 Existing elevation - - - - - Denotes Existing Minor Contour (0.5')
 Denotes proposed runoff ———— Denotes Proposed Major Contour (1.0')
 - - - - - Denotes Proposed Minor Contour (0.5')

ADDITION INFORMATION

- ADDITION 'A'**
 326.7 sq. ft.
 Fin. Fl. Elev.: 1291.5
 (north - front entrance)
- ADDITION 'B'**
 228.2 sq. ft.
 Fin. Fl. Elev.: 1294.15
- *All foundation elevations to be determined by excavator.
 *No floor drain. Finish Floor to slope toward entrance door @ 1% grade.
 *All gutters to be splash block.
- *All foundation and floor elevations to match existing 1 1/2 story frame dwelling
 *All gutters to be splash block.

ZONING INFORMATION:

- R-2 RESIDENTIAL DISTRICT:**
- Maximum Lot Coverage: 30% Setback (R/W): 50.0'
 Sideyard (min. one side): 12.0' Sideyard (combined): 25.0'
 Rearyard: 40.0' Minimum Building Separation: 25.0'
 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)

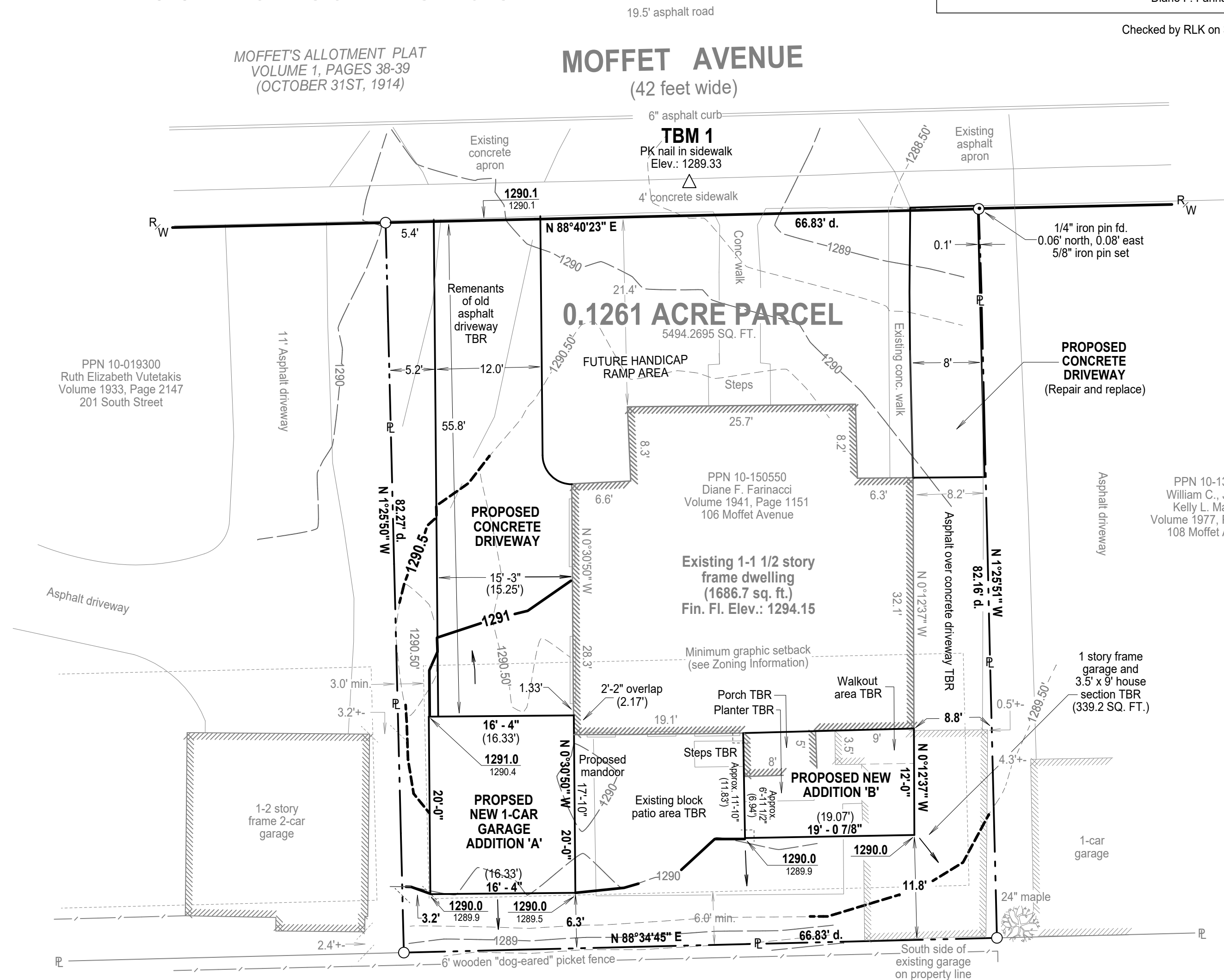
LOT USAGE INFORMATION:

- Existing Parcel Size: 5494.2695 sq. ft.
 Existing building size prior to construction: 1686.7 sq. ft. (30.7%)
 Building size after demolition: 1307.5 sq. ft. (23.8%)
 Building size after Addition 'A' and 'B': 1862.4 sq. ft. (33.9%)



SITE PLAN OF:
PPN 10-150550, Diane F. Farinacci
106 Moffet Avenue

MOFFET'S ALLOTMENT PLAT
 VOLUME 1, PAGES 38-39
 (OCTOBER 31ST, 1914)



Sited in The Situating in the City of Chardon, County of Geauga and State of Ohio and known as being part of Original Lot No. 124 within said City and Sub-Lot No. 1 in Moffet's Allotment as recorded on October 31st, 1914 in Plat Volume 1, Pages 38 and 39 of GCRD.	Month: March	Page: ONE of ONE
	Year: 2017	
Survey for: Diane F. Farinacci		

Checked by RLK on 3-23-17

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

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PPN 10-121200
 Philip J. Joliat and
 Julie A. Joliat
 INST 200500717332
 Volume 1761, Page 2113
 205 South Street



SURVEYOR'S CERTIFICATION

I certify to: Diane F. Farinacci

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, 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. 979 2017