

# BOUNDARY RE-SURVEY, LOT SPLIT AND CONSOLIDATION PREPARED FOR: PHILIP J. AND JULIE A. JOLIAT -&- WILLIAM C. JR., AND KELLY L. MAJETICH

TOWNSHIP/CITY/VILLAGE:  CITY OF CHARDON PART OF LOTS NO. 124 AND 125	MONTH: <b>3RD</b> <b>MAY</b>	PAGE: 1 OF 3
YEAR: <b>2012</b>		
SURVEY FOR: PHILIP J. AND JULIE A. JOLIAT & WILLIAM C. JR., AND KELLY L. MAJETICH		

DEEDS OF RECORD:  
PP# 10-121200 PHILIP J. AND JULIE A. JOLIAT VOLUME 1761, PAGE 2113 205 SOUTH STREET - CHARDON, OHIO 44024  
PP# 10-137400 WILLIAM C. JR., AND KELLY L. MAJETICH VOLUME 885, PAGE 559 108 MOFFET AVENUE - CHARDON, OHIO 44024

## PAGE INDEX

PAGE NO. 1: TITLE PAGE (CONTENT, VICINITY, ACCEPTANCES).  
PAGE NO. 2: BOUNDARY RE-SURVEY, LOT SPLIT AND CONSOLIDATION DETAIL.  
PAGE NO. 3: SITE LOCATION DETAIL AND ZONING INFORMATION.

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 124 AND 125 WITHIN SAID CITY AND SUB-LOT NO. 2 IN MOFFET'S ALLOTMENT AS RECORDED ON OCTOBER 31ST, 1914 IN PLAT VOLUME 1, PAGES 38 AND 39 OF GEauga COUNTY RECORDS AND DEEDS.

## OWNER'S ACCEPTANCE

WE, PHILIP J. JOLIAT, JULIE A. JOLIAT, WILLIAM C. MAJETICH, JR., AND KELLY L. MAJETICH, THE UNDERSIGNED OWNERS OF THE LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AND CONSOLIDATION PLAT AND MAP OF THE SAME.

SIGNED PRINTED PHILIP J. JOLIAT  
SIGNED PRINTED WILLIAM C. MAJETICH JR.  
SIGNED PRINTED JULIE A. JOLIAT  
SIGNED PRINTED KELLY L. MAJETICH

## NOTARY

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 \_\_\_\_\_, 2012.

NOTARY PUBLIC: SIGNED PRINTED \_\_\_\_\_

## MUNICIPAL APPROVALS

THIS LOT SPLIT AND CONSOLIDATION PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF CHARDON, OHIO, BY ANNOUNCEMENT OF DECISION ADOPTED \_\_\_\_\_ 20 12.

\_\_\_\_\_  
KENNETH R. MILLER, CHAIRMAN DATE

THIS PLAT IS APPROVED BY THE MUNICIPAL ENGINEER OF THE MUNICIPALITY OF CHARDON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

\_\_\_\_\_  
DOUGLAS COURTNEY, PE MUNICIPAL ENGINEER DATE

## SURVEYOR'S CERTIFICATION

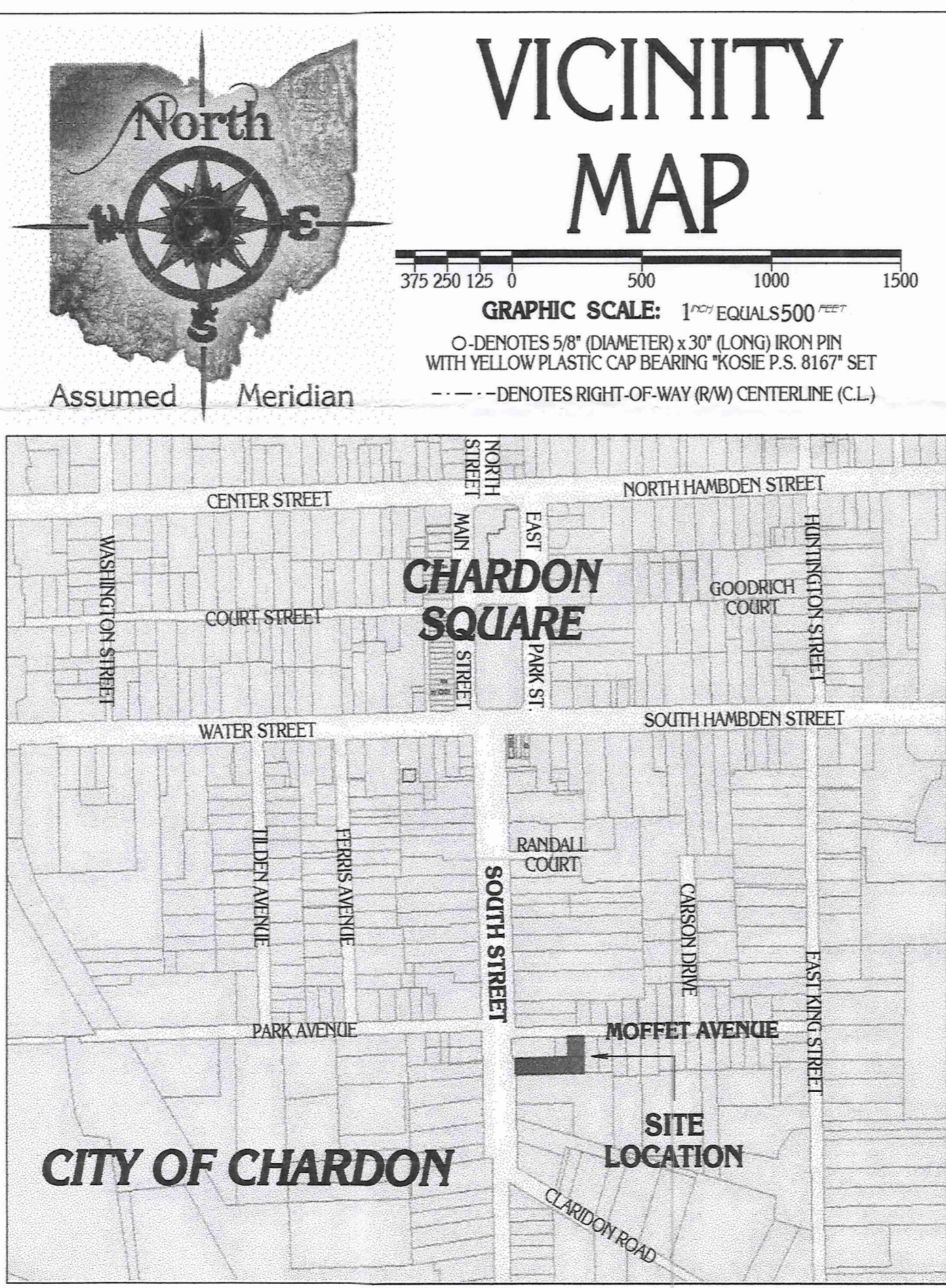
I CERTIFY TO: PHILIP J. AND JULIE A. JOLIAT & WILLIAM C. JR., AND KELLY L. MAJETICH

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 AN ASSUMED MERIDIAN AND INDICATE ANGULAR RELATIONSHIPS ONLY. 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. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. 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



**ZONING INFORMATION:**  
(SEE PAGE 3 OF 3 FOR DETAIL)



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

11040 Madison Road  
Montville, Ohio 44064  
**440.286.2131**  
Fax: 440.968.3578  
[www.dbksurveys.com](http://www.dbksurveys.com)

**DBK PLAT NO. 651 2012A**







CHE 00125

Joliat-Majetic (12-032)

picked up 5-4-12

PLAT 41-82

# 10-121200

# D.B. Kosie & Associates

Professional Land Surveying



11040 Madison Road  
Montville, Ohio 44064

(440) 286-2131

or (440) 968-3578

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## **PARCEL "A" 0.3050 ACRE PARCEL** **(13285.1140 SQ. FT.)**

(0.0290 ACRES R/W - 1262.6190 SQ. FT.)

DEED OF RECORD: PP# 10-121200 PHILIP J. AND JULIE A. JOLIAT  
VOLUME 1761, PAGE 2113 (205 SOUTH STREET)

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 124 AND 125 WITHIN SAID CITY AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF SOUTH STREET (132 FEET WIDE) AND MOFFET AVENUE (42 FEET WIDE). SAID POINT WITNESSED BY A DRILL HOLE SET IN CONCRETE ON THE SOUTHERLY EDGE OF THE SOUTHERLY SIDEWALK OF MOFFET AVENUE, BEING THE RIGHT-OF-WAY INTERSECTION OF SAID SOUTH STREET AND MOFFET AVENUE, AND LOCATED S 73°33'27" E, A DISTANCE OF 69.13 FEET THEREFROM. SAID DRILL HOLE BEING LOCATED S 88°45'30" W, A DISTANCE OF 320.89 FEET FROM A 1 1/4" IRON PIN FOUND AT THE NORTHEASTERLY CORNER OF SUB-LOT NO. 3 IN MOFFET'S ALLOTMENT (MA) AS RECORDED ON OCTOBER 31ST, 1914 IN PLAT VOLUME 1, PAGES 38 AND 39 OF GEauga COUNTY RECORDS AND DEEDS (GCRD).

THENCE S 0°51'52" E ALONG THE CENTERLINE OF SAID SOUTH STREET A DISTANCE OF 103.61 FEET TO A POINT.

THENCE N 88°39'52" E A DISTANCE OF 50.00 FEET TO A 3/4" IRON PIPE FOUND IN GOOD CONDITION. SAID POINT BEING THE SOUTHWESTERLY CORNER OF PP# 10-019300 AS CONVEYED TO J.D. BAIN AND LAURIE W. MURRAY AND RECORDED IN VOLUME 777, PAGE 1136 OF GCRD, BEING THE SOUTHWESTERLY CORNER OF SUB-LOT NO. 1 (MA). SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

CHC00125

**PARCEL "A" 0.3050 ACRE PARCEL**

(CONTINUED)

THENCE CONTINUING N 88°39'52" E ALONG THE SOUTHERLY LINE OF SAID MURRAY'S LAND, BEING THE SOUTHERLY LINE OF SAID SUB-LOT NO. 1 (MA) AND ALSO ALONG THE SOUTHERLY LINE OF PP# 10-150550 AS CONVEYED TO DIANE F. FARINACCI AND RECORDED IN VOLUME 1883, PAGE 2356 OF GCRD, ALSO BEING THE SOUTHERLY LINE OF SAID SUB-LOT NO. 1 (MA), AND PASSING THROUGH A 5/8" IRON PIN SET AT 16.00 FEET A TOTAL DISTANCE OF 221.16 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID FARINACCI'S LAND, BEING THE SOUTHEASTERLY CORNER OF SAID SUB-LOT NO. 1 (MA), AND ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 1°20'44" E ALONG THE EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 60.00 FEET TO A 5/8" IRON PIN SET ON THE NORTHERLY LINE OF PP# 10-057300 AS CONVEYED TO ADAM W. AND TRACEY L. GEORSKEY AND RECORDED IN VOLUME 1422, PAGE 645 OF GCRD. SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 88°39'42" W ALONG THE NORTHERLY LINE OF SAID GEORSKEY'S LAND AND PASSING THROUGH A 5/8" IRON PIN SET AT 205.67 FEET A TOTAL DISTANCE OF 221.67 FEET TO A 3/4" IRON PIPE WITH CAP BEARING "SCHADE 6008" FOUND IN GOOD CONDITION. SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID GEORSKEY'S LAND. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 0°51'52" W ALONG THE WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED A **FRONTAGE DISTANCE OF 60.01 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 0.3050 ACRES OF LAND (13285.1140 SQ. FT.) AS SURVEYED BY D.B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. DATE: May 3, 2012. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

ALL 5/8" IRON PINS SET SHOWN HEREIN NOTED AS BEING 5/8" x 30" LONG STEEL REBAR PINS WITH A YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167".

ROBERT L. KOSIE  
OHIO PROFESSIONAL  
SURVEYOR NO. 8167



DATED: MAY 3 2012

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

S.M. J.P.K. 5/4/12  
OFFICE OF THE REVISOR  
GEAUGA COUNTY ENGINEER



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## **PARCEL "BC" COMBINED 0.1929 ACRE PARCEL** **(8403.5053 SQ. FT.)**

DEEDS OF RECORD: PP# 10-121200 PHILIP J. AND JULIE A. JOLIAT VOLUME 1761, PAGE 2113 (205 SOUTH STREET) AND PP# 10-137400 WILLIAM C. JR., AND KELLY L. MAJETICH VOLUME 885, PAGE 559 (108 MOFFET AVENUE)

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 124 AND 125 WITHIN SAID CITY AND SUB-LOT NO. 2 IN MOFFET'S ALLOTMENT (MA) AS RECORDED ON OCTOBER 31ST, 1914 IN PLAT VOLUME 1, PAGES 38 AND 39 OF GEauga COUNTY RECORDS AND DEEDS (GCRD).

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF SOUTH STREET (132 FEET WIDE) AND MOFFET AVENUE (42 FEET WIDE). SAID POINT WITNESSED BY A DRILL HOLE SET IN CONCRETE ON THE SOUTHERLY EDGE OF THE SOUTHERLY SIDEWALK OF MOFFET AVENUE, BEING THE RIGHT-OF-WAY INTERSECTION OF SAID SOUTH STREET AND MOFFET AVENUE, AND LOCATED S 73°33'27" E, A DISTANCE OF 69.13 FEET THEREFROM. SAID DRILL HOLE BEING LOCATED S 88°45'30" W, A DISTANCE OF 320.89 FEET FROM A 1 1/4" IRON PIN FOUND AT THE NORTHEASTERLY CORNER OF SUB-LOT NO. 3 (MA).

THENCE N 88°45'30" E ALONG THE CENTERLINE OF SAID MOFFET AVENUE A DISTANCE OF 270.29 FEET TO A POINT.

THENCE S 1°20'44" E A DISTANCE OF 21.00 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE NORTHEASTERLY CORNER OF PP# 10-150550 AS CONVEYED TO DIANE F. FARINACCI AND RECORDED IN VOLUME 1883, PAGE 2356 OF GCRD, BEING THE NORTHEASTERLY CORNER OF SUB-LOT NO. 1 (MA). SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED, BEING THE NORTHWESTERLY CORNER OF SUB-LOT NO. 2 (MA), AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

**PARCEL "BC" 0.1929 ACRE PARCEL**

(CONTINUED)


THENCE N 88°45'30" E ALONG THE SOUTHERLY RIGHT-OF-WAY OF MOFFET AVENUE, BEING THE NORTHERLY LINE OF SAID SUB-LOT NO. 2 (MA), **A FRONTAGE DISTANCE OF 60.00 FEET** TO A 5/8" IRON PIN SET. SAID POINT BEING THE NORTHWESTERLY CORNER OF PP# 10-072500 AS CONVEYED TO JUDITH M. HOSTETLER AND RECORDED IN VOLUME 1868, PAGE 2497 OF GCRD, BEING THE NORTHWESTERLY CORNER OF SUB-LOT NO. 3 (MA). SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED, BEING THE NORTHEASTERLY CORNER OF SAID SUB-LOT NO. 2 (MA).

THENCE S 0°38'55" E ALONG THE WESTERLY LINE OF SAID HOSTETLER'S LAND, BEING THE WESTERLY LINE OF SAID SUB-LOT NO. 3 (MA) AND PASSING THROUGH A 1" TELEPHONE GUY AT 0.14 FEET AND ALSO PASSING THROUGH A 5/8" IRON PIN SET AT 82.07 FEET, A TOTAL DISTANCE OF 142.07 FEET TO A 3/4" IRON PIPE WITH CAP BEARING "SCHADE 6008" FOUND IN GOOD CONDITION ON THE NORTHERLY LINE OF PP# 10-057300 AS CONVEYED TO ADAM W. AND TRACEY L. GEORSKEY AND RECORDED IN VOLUME 1422, PAGE 645 OF GCRD. SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID HOSTETLER'S LAND, BEING THE SOUTHWESTERLY CORNER OF SAID SUB-LOT NO. 3 (MA). SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 88°39'42" W ALONG THE NORTHERLY LINE OF SAID GEORSKEY'S LAND A DISTANCE OF 58.27 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 1°20'44" W AND ALONG THE EASTERLY LINE OF THE AFORESAID DIANE F. FARINACCI PARCEL, BEING THE EASTERLY LINE OF SAID SUB-LOT NO. 1 (MA), AND PASSING THROUGH A 5/8" IRON PIN SET AT 60.00 FEET A TOTAL DISTANCE OF 142.16 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 0.1929 COMBINED ACRES OF LAND (8403.5053 SQ. FT.) AS SURVEYED BY D.B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. DATE: May 3, 2012. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

ALL 5/8" IRON PINS SET SHOWN HEREIN NOTED AS BEING 5/8" x 30" LONG STEEL REBAR PINS WITH A YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167".

  
ROBERT L. KOSIE  
OHIO PROFESSIONAL  
SURVEYOR NO. 8167



DATED: MAY 3 2012

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

S.M. / P.K. 5 / 4 / 12  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER



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**PARCEL "C" 0.0807 ACRE PARCEL**  
**(3517.7985 SQ. FT.)**

DEED OF RECORD: PP# 10-121200 PHILIP J. AND JULIE A. JOLIAT  
 VOLUME 1761, PAGE 2113 (205 SOUTH STREET)

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 124 AND 125 WITHIN SAID CITY AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF SOUTH STREET (132 FEET WIDE) AND MOFFET AVENUE (42 FEET WIDE). SAID POINT WITNESSED BY A DRILL HOLE SET IN CONCRETE ON THE SOUTHERLY EDGE OF THE SOUTHERLY SIDEWALK OF MOFFET AVENUE, BEING THE RIGHT-OF-WAY INTERSECTION OF SAID SOUTH STREET AND MOFFET AVENUE, AND LOCATED S 73°33'27" E, A DISTANCE OF 69.13 FEET THEREFROM. SAID DRILL HOLE BEING LOCATED S 88°45'30" W, A DISTANCE OF 320.89 FEET FROM A 1 1/4" IRON PIN FOUND AT THE NORTHEASTERLY CORNER OF SUB-LOT NO. 3 IN MOFFET'S ALLOTMENT (MA) AS RECORDED ON OCTOBER 31ST, 1914 IN PLAT VOLUME 1, PAGES 38 AND 39 OF GEAUGA COUNTY RECORDS AND DEEDS (GCRD).

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THENCE S 1°20'44" E ALONG THE EASTERLY LINE OF SAID FARINACCI'S LAND, BEING THE EASTERLY LINE OF SAID SUB-LOT NO. 1 (MA), A DISTANCE OF 82.16 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID FARINACCI'S LAND, BEING THE SOUTHEASTERLY CORNER OF SAID SUB-LOT NO. 1 (MA). SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF PP# 10-137400 AS CONVEYED TO

**PARCEL "C" 0.0807 ACRE PARCEL**  
(CONTINUED)

WILLIAM C. JR., AND KELLY L. MAJETICH AND RECORDED IN VOLUME 885, PAGE 559 OF GCRD, BEING THE SOUTHWESTERLY CORNER OF SUB-LOT NO. 2 (MA). SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N 88°39'52" E ALONG THE SOUTHERLY LINE OF SAID MAJETICH'S LAND, BEING THE SOUTHERLY LINE OF SAID SUB-LOT NO. 2 (MA), A DISTANCE OF 59.00 FEET TO A 5/8" IRON PIN SET ON THE WESTERLY LINE OF PP# 10-072500 AS CONVEYED TO JUDITH M. HOSTETLER AND RECORDED IN VOLUME 1868, PAGE 2497 OF GCRD, BEING THE WESTERLY LINE OF SUB-LOT NO. 3 (MA). SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF SAID MAJETICH'S LAND, BEING THE SOUTHEASTERLY CORNER OF SAID SUB-LOT NO. 2 (MA), AND THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

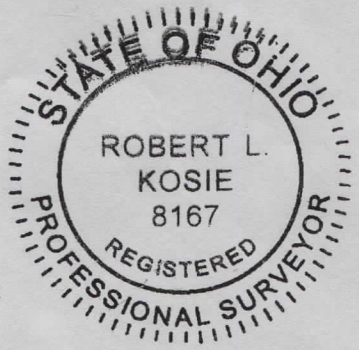
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THENCE N 1°20'44" W ALONG THE WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 60.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY AND CONTAINING 0.0807 ACRES OF LAND (3517.7985 SQ. FT.) AS SURVEYED BY D.B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. DATE: May 3, 2012. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

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ROBERT L. KOSIE  
OHIO PROFESSIONAL  
SURVEYOR NO. 8167



DATED: MAY 3 2012

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