

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:	MONTH:	PAGE:
CITY OF CHARDON GEAUGA COUNTY, OHIO	10 22	ONE
	YEAR:	OF
	2014	ONE
SURVEY FOR: CHRISTOPHER AND VICKI McKENNA		

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 WHICH 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

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature]
10/23/14
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

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 REVISSED 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, NAVD83, 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 REVISSED 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. 873 2014

TRUE NORTH (GEODETIC)
O.D.O.T. VRS AND CORS GNSS NETWORK
NAD83, NAVD83, GRS80, GEOID12A

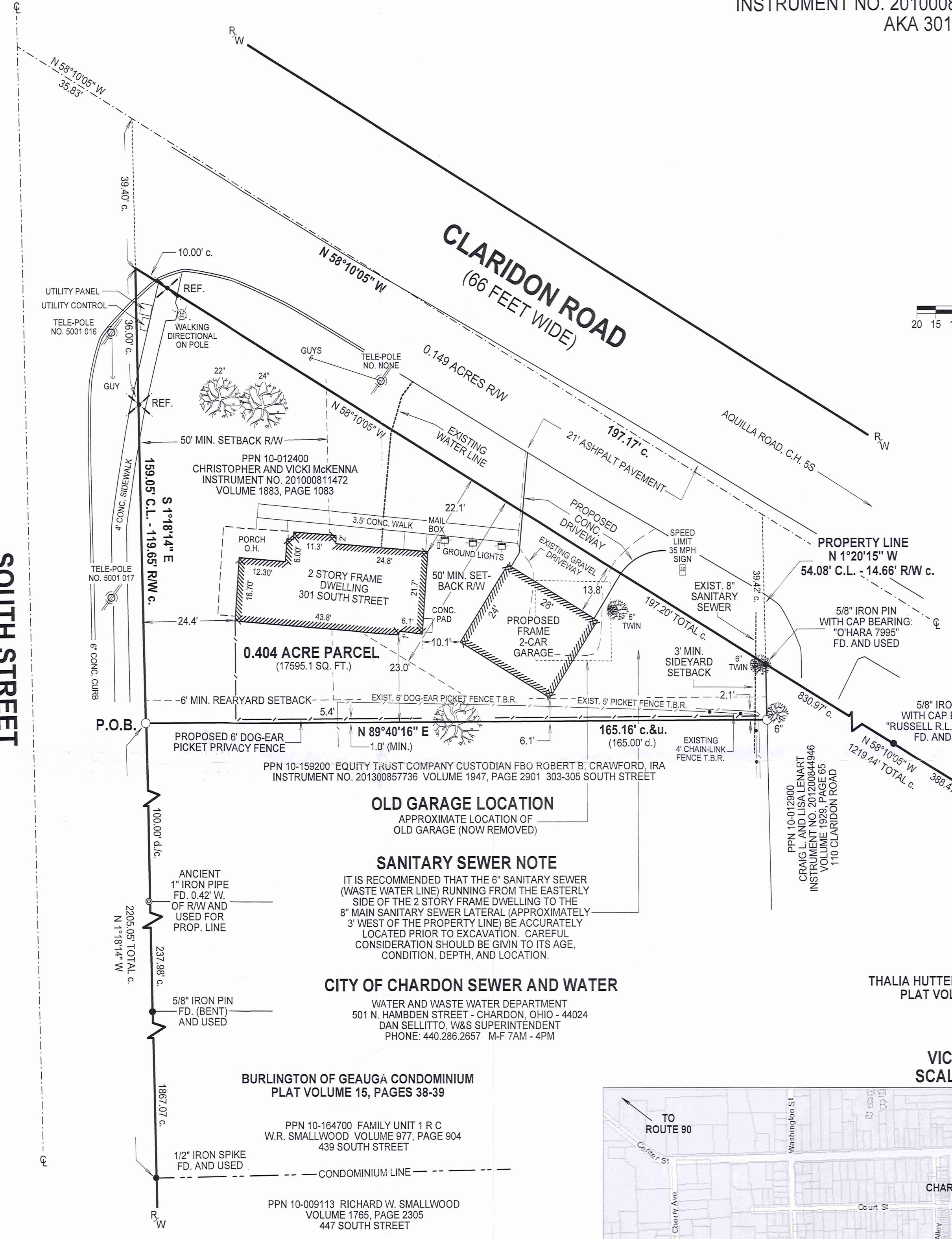


GRAPHIC SCALE: 1" equals 20'

- - 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
- R - 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. HAMBLEN STREET - CHARDON, OHIO - 44024
DAN SILLITTO, WWS 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 1785, PAGE 2305
447 SOUTH STREET

THALIA HUTTER MINOR SUBDIVISION
PLAT VOLUME 31, PAGE 3

VICINITY MAP
SCALE: 1" = 650'



SITE LOCATION



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





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or (440) 968-3578

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0.404 ACRE PARCEL

(17595.1 SQ. FT. - 0.149 ACRES RIGHT OF WAY)

DEED OF RECORD: PPN 10-012400 CHRISTOPHER AND VICKI McKENNA
INSTRUMENT NO. 201000811472 VOLUME 1883, PAGE 1083
301 SOUTH STREET

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 AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON SPIKE FOUND ON THE EASTERLY RIGHT OF WAY (RW) OF SOUTH STREET (S.R. 44, 60 FEET WIDE) AT ITS INTERSECTION WITH THE SOUTHERLY LINE OF PPN 10-164700 AS CONVEYED TO W.R. SMALLWOOD AND RECORDED IN VOLUME 977, PAGE 904 OF GEAUGA COUNTY RECORDS AND DEEDS (GCRD), BEING THE SOUTHERLY LINE OF FAMILY UNIT 1 R C, AS SHOWN ON THE BURLINGTON OF GEAUGA CONDOMINIUM PLAT AND RECORDED IN VOLUME 15, PAGES 38-39 OF GCRD.

THENCE N 1°18'14" W, ALONG THE RW OF SAID SOUTH STREET, AND PASSING THROUGH A 5/8" IRON PIN FOUND BENT AT 1867.07 FEET, A TOTAL DISTANCE OF 2205.05 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE NORTHWESTERLY CORNER OF PPN 10-159200 AS CONVEYED TO EQUITY TRUST COMPANY CUSTODIAN FBO ROBERT B. CRAWFORD, IRA, AND RECORDED IN INSTRUMENT NO. 201300857736, VOLUME 1947, PAGE 2901, OF GCRD. SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.

THENCE N 89°40'16" E, ALONG THE NORTHERLY LINE OF THE SAID EQUITY TRUST COMPANY CUSTODIAN FBO ROBERT B. CRAWFORD, IRA PARCEL, A DISTANCE OF 165.16 FEET TO A 5/8" IRON PIN SET ON THE WESTERLY LINE OF PPN 10-012900 AS CONVEYED TO CRAIG L. AND LISA LENART, AND RECORDED IN INSTRUMENT NO. 201200844946, VOLUME 1929, PAGE 65, OF GCRD. SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

0.404 ACRE PARCEL
(CONTINUED)

THENCE N 1°20'15" W, ALONG THE WESTERLY LINE OF SAID LENART'S LAND, AND PASSING THROUGH A 5/8" IRON PIN WITH CAP BEARING "O'HARA 7995" FOUND AT 14.66 FEET, A TOTAL DISTANCE OF 54.08 FEET TO A POINT ON THE CENTERLINE OF CLARIDON ROAD (66 FEET WIDE). SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID LENART'S LAND. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 58°10'05" W, ALONG SAID CENTERLINE, A FRONTAGE DISTANCE OF 197.17 FEET TO A POINT ON THE EASTERLY R/W OF THE AFORESAID SOUTH STREET. SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

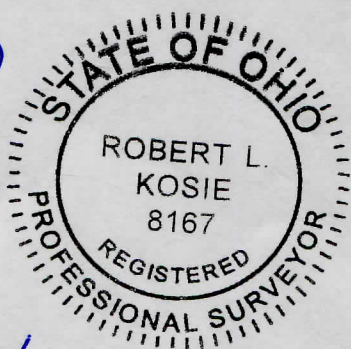
THENCE S 1°18'14" E, ALONG THE EASTERLY R/W OF SAID SOUTH STREET, PASSING THROUGH A POINT ON THE SOUTHERLY R/W OF SAID CLARIDON ROAD AT 39.40 FEET, AND PASSING THROUGH A DRILL HOLE SET AT 75.40 FEET, A TOTAL DISTANCE OF 159.05 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 0.404 ACRES OF LAND (17595.1 SQ. FT - 0.149 ACRES R/W) AS SURVEYED BY D.B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83, NAVD88, GRS80, AND GEOID2012A). DATE: October 22, 2014. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THE INTENT OF SURVEY IS TO DESCRIBE PPN 10-012400 AS CONVEYED TO CHRISTOPHER AND VICKI McKENNA AND RECORDED IN INSTRUMENT NO. 201000811472, VOLUME 1883, PAGE 1083, OF GCRD. AKA 301 SOUTH STREET

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

ALL DRILL HOLES SET SHOWN HEREIN NOTED AS BEING 1/2" DIAMETER x 3/4" DEEP DRILL HOLES (CIRCULAR BORINGS), IN CONCRETE, WITH FOUR STAMPED DIRECTIONAL LINES.

ROBERT L. KOSIE
OHIO PROFESSIONAL
SURVEYOR NO. 8167



DATED: 10.22.14

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

Mus 10 23 14

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.