Situated in the City of Chardon, County of Geauga and State of Ohio and known as being a part of Lot 144 in Original Chardon Village in Township 9, Range 8 of the Connecticut Western Reserve

ACCEPTANCE

I, the undersigned owner of the property shown and described hereon as "Daniel S. O'Reilly", do hereby assent to and adopt this Lot Split of same and do hereby acknowledge that the same was made at my request.

Daniel S. O'Reilly 5-31-06
Daniel S. Oreilly Date

Signed in the presence of:
Witness

Brad Crombie Jamie Fox
Print Name

State of Ohio
County of Geauga

On this 31st day of May, 2006, before me, a Notary Public in and for said County and State, personally appeared the above named Daniel S. O'Reilly, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed for the purposes therein expressed.

Notary Public Kaye B Prescott #143568 my commission expires 5/18/2010

COUNTY RECORDS

Transferred this 6th day of JULY, 2006

Tracy A. Jennings County Auditor

Recorded in Plat Book 39 Page No. 60 this 6th day of July, 2006 @ 10:03am.

Mary Margaret McBride County Recorder

200600744318
Filed for Record in
GEAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
07-06-2006 At 10:03 am.
PLAT 40.00
OR Book 39 Page 60 - 60

CITY OF CHARDON APPROVALS

APPROVED AS TO FORM:

James M. Gillette June 30, 2006
Law Director Date

APPROVAL BY PLANNING COMMISSION:

This Lot Split and Consolidation has been approved by the Planning Commission of the City of Chardon, Ohio this 19 day of June, 2006

Kenneth R. Gillette
Chairman

Rachel A. Chadwick
Secretary

Chardon City Zoning – R-2
Min. Lot width 90'
Min. Lot Area 15,000sq.ft.
Front setback 50'
Rear setback 40'
Min. Sideyard 12'
Total Sideyard 25'

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Basis of Bearings: Centerline of Claridon Road (N 53°51'30" W) per Deed Volume 1027, Pg. 1314

Pertinent Documents and Sources of Data:

1. Deed & Plat Map records as shown hereon
2. Geauga County GIS
3. Survey for John R. Wargo performed by Rudy Schwartz dated December 2000.

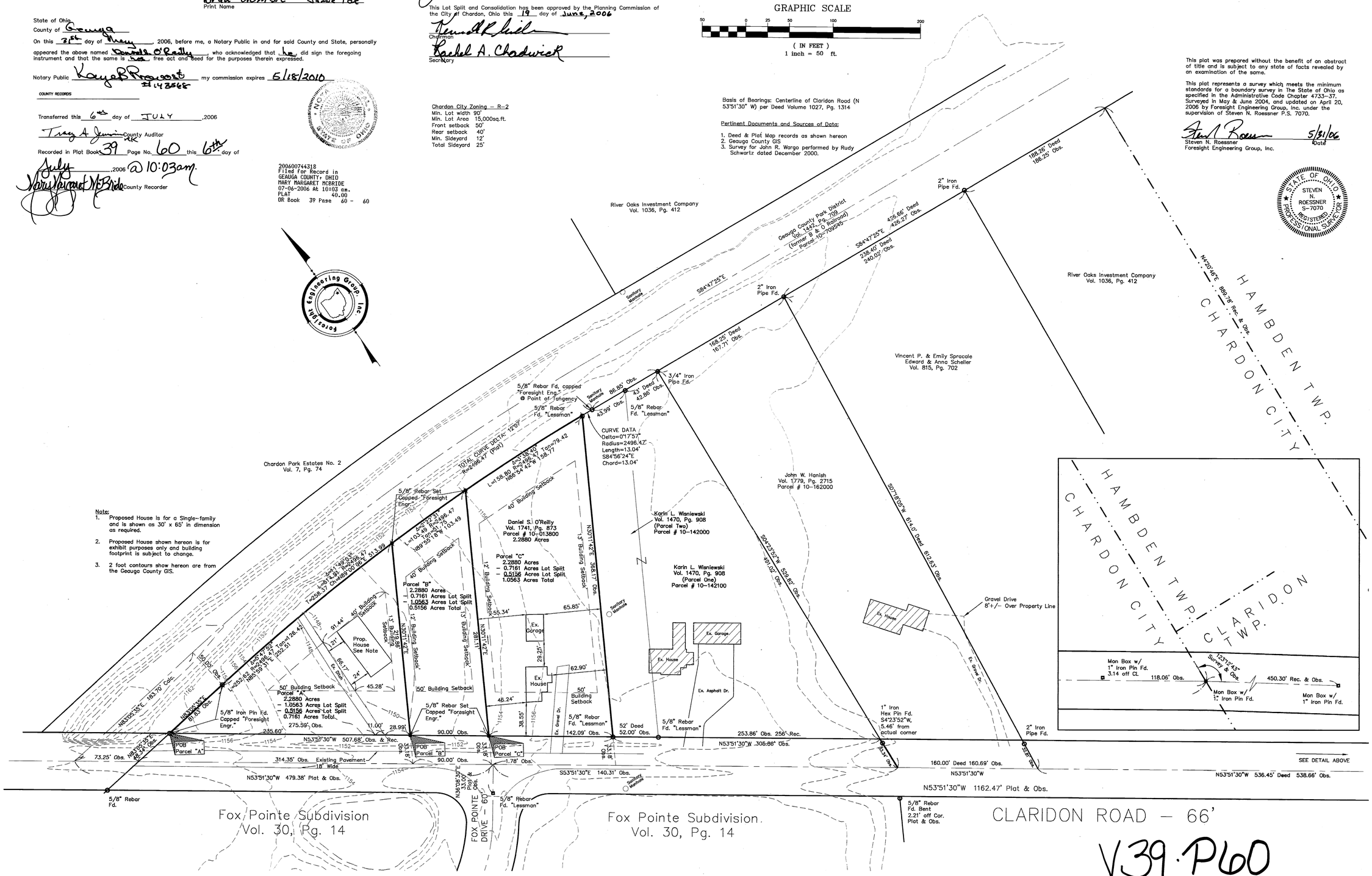
This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

This plat represents a survey which meets the minimum standards for a boundary survey in The State of Ohio as specified in the Administrative Code Chapter 4733-37. Surveyed in May & June 2004, and updated on April 20, 2006 by Foresight Engineering Group, Inc. under the supervision of Steven N. Roessner P.S. 7070.

Steven N. Roessner 5/31/06
Steven N. Roessner Date
Foresight Engineering Group, Inc.

STATE OF OHIO
STEVEN N. ROESSNER
S-7070
REGISTERED PROFESSIONAL SURVEYOR

Note:
1. Proposed House is for a Single-family and is shown as 30' x 65' in dimension as required.
2. Proposed House shown hereon is for exhibit purposes only and building footprint is subject to change.
3. 2 foot contours show hereon are from the Geauga County GIS.



V39·P60

Foresight Engineering Group
Engineers & Surveyors
440 286-1010
440 286-1034 fax
320 Center Street, Unit F
Chardon, Ohio 44024

SCALE : Horz. 1" = 50'
Vert. None

FILE NAME:
I:\Ore10601\Plat

DATE :
May 22, 2006

REVISIONS:

LOT SPLITS
DANIEL S. OREILLY
City of Chardon, Geauga County, Ohio
Plat of Survey

SHEET NO.
1/1

I:\sdskproj\Ore10601\Cad\Plat.dwg, 5/31/2006 8:52:36 PM, Copyright Foresight Engineering Group, Inc.