

# 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: <u>5th</u> <u>JUNE</u> YEAR: <u>2012</u>	PAGE: 1 OF 3
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

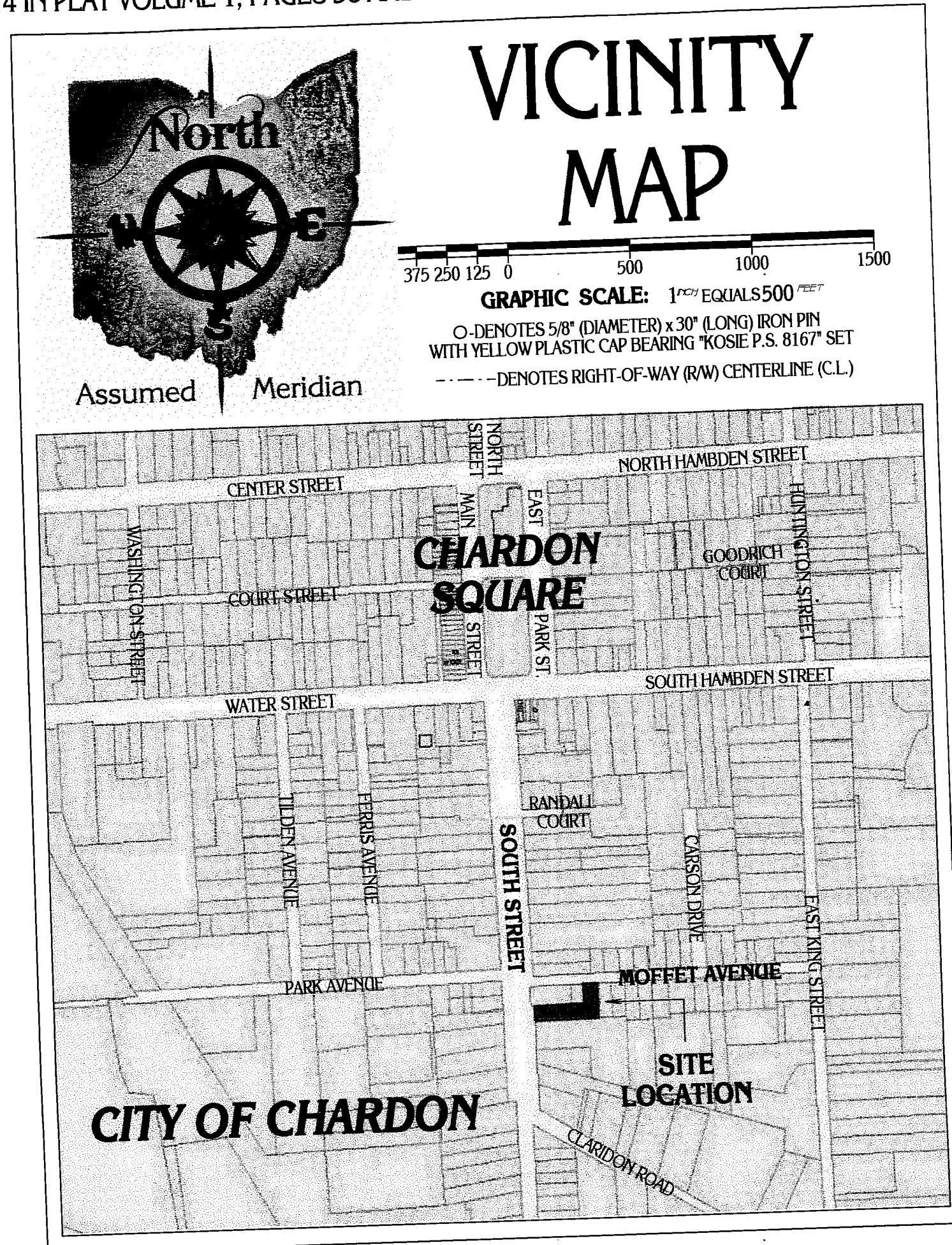
PAGE NO. 1: TITLE PAGE (CONTENT, VICINITY, ACCEPTANCES)  
PAGE NO. 2: BOUNDARY RE-SURVEY, LOT SPLIT AND CONSOLIDATION DETAIL  
PAGE NO. 3: SITE LOCATION DETAIL AND ZONING INFORMATION.

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.

**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: 440.988.3578  
www.dbksurveys.com



201200842360  
Filed for Record in  
GEauga COUNTY OHIO  
SHARON C GINGERICH, RECORDER  
06-07-2012 at 01:41 pm.  
PLAT 120.00  
OR Book 41 Page 81 - 83  
Recorded June 7, 2012  
at 1:41 pm in Plat Book  
Volume 41 Pages 81-83.  
Sharon C. Gingerich.com  
Recorder

## 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 Philip J. Joliat SIGNED William C. Majetich Jr.  
PRINTED PHILIP J. JOLIAT PRINTED WILLIAM C. MAJETICH JR.  
SIGNED Julie A. Joliat SIGNED Kelly L. Majetich  
PRINTED JULIE A. JOLIAT 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 WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT  
Chardon, Ohio THIS 6th DAY OF June, 2012.

My term NOTARY PUBLIC: SIGNED John J. Manfredi  
Expires 8-21-2013 PRINTED John J. Manfredi

## 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 JUNE 4th 20 12.

Kenneth R. Miller June 5, 2012  
KENNETH R. MILLER, CHAIRMAN DATE

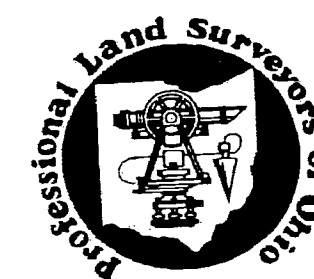
THIS PLAT IS APPROVED BY THE MUNICIPAL ENGINEER OF THE MUNICIPALITY OF  
CHARDON THIS 6th DAY OF June, 20 12.

Douglas Courtney 6/6/12  
DOUGLAS COURTNEY, PE DATE  
MUNICIPAL ENGINEER  
TRANS ENR 6-7-12 Frank J. Shuman  
ADDITD

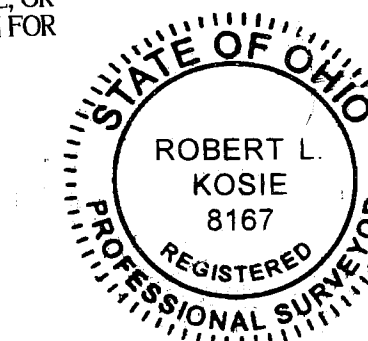
## SURVEYOR'S CERTIFICATION

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

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 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.

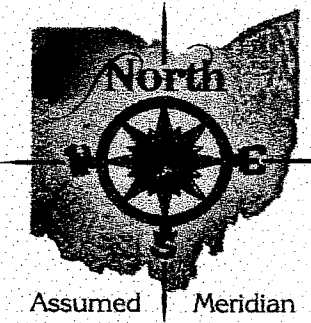


Robert L. Kosie  
ROBERT L. KOSIE, P.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 8167



Vd. 41 Pg. 81

DBK PLAT NO. 651 2012A



O-DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET  
 --- DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

# BOUNDARY RE-SURVEY, LOT SPLIT AND CONSOLIDATION DETAIL

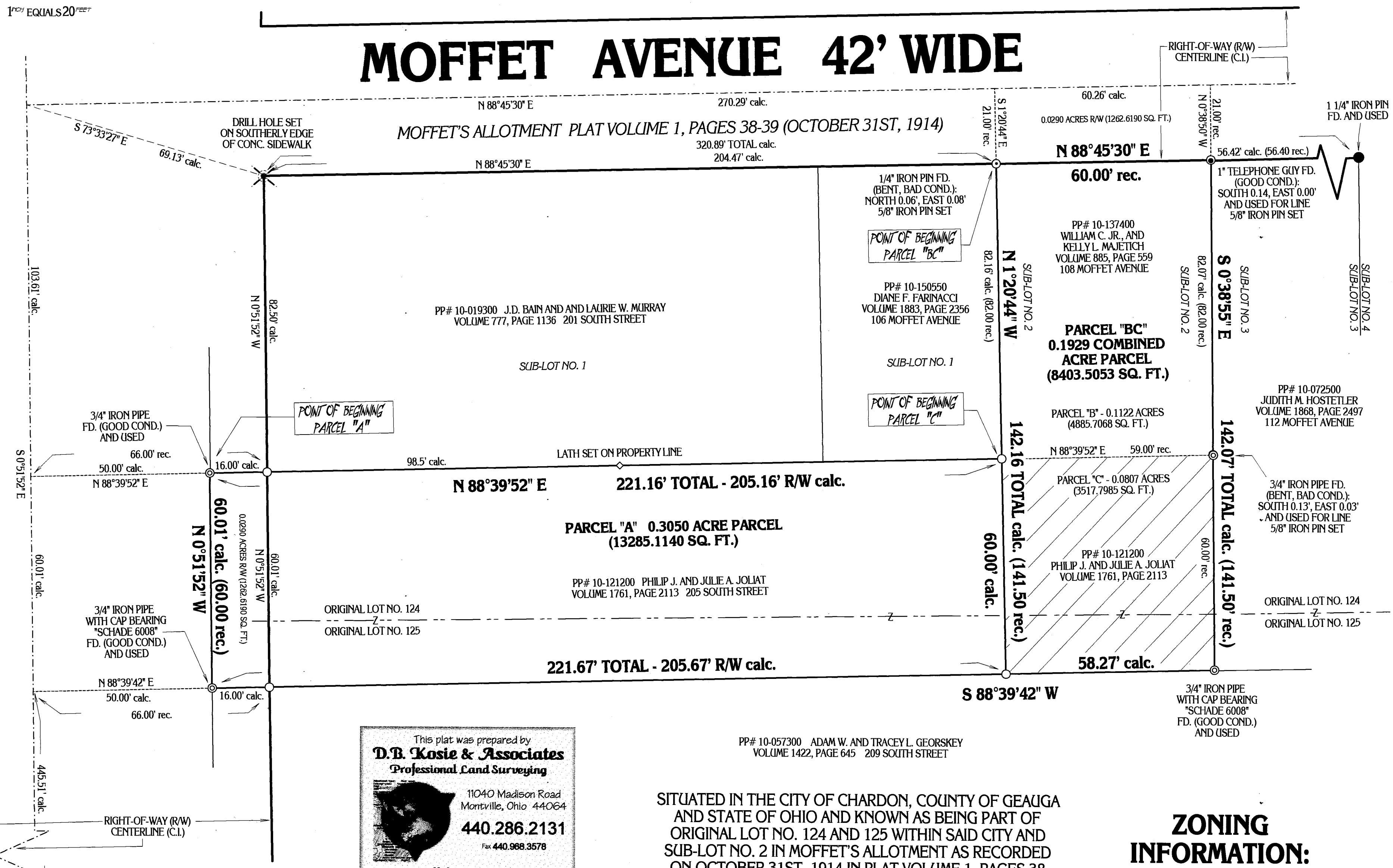
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TOWNSHIP/CITY/VILLAGE:  CITY OF CHARDON PART OF LOTS NO. 124 AND 125	MONTH: SEE PAGE 1 OF 3	PAGE: 2
	YEAR: SEE PAGE 1 OF 3	OF: 3
SURVEY FOR: PHILIP J. AND JULIE A. JOLIAT & WILLIAM C. JR., AND KELLY L. MAJETICH		

**SOUTH STREET 132' WIDE**

**MOFFET AVENUE 42' WIDE**

AS SHOWN ON PAGE 3 OF 10 IN O.D.O.T. PLAN NO. S.H. (I.C.H.) 324 CHARDON VILLAGE (PT.) GEauga COUNTY FED. RD. DIST. NO. 10, FED. AID PROJECT NO. NRM 388-F - FISCAL YEAR OF 1933



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PP# 10-057300 ADAM W. AND TRACEY L. GEORSKEY VOLUME 1422, PAGE 645 209 SOUTH STREET

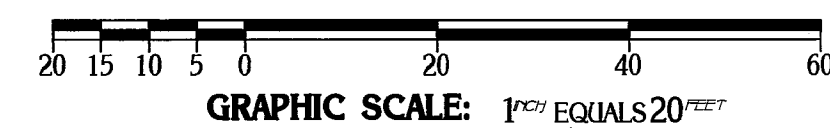
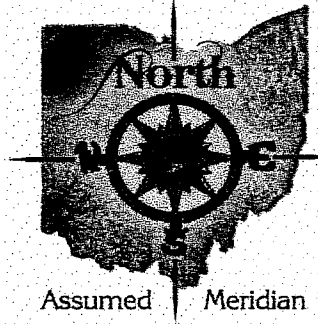
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**ZONING INFORMATION:**  
 (SEE PAGE 3 OF 3 FOR DETAIL)

**DBK PLAT NO. 651 2012B** Vol. 41 Pg. 82

ANCIENT 1 1/2" IRON PIPE FD. (GOOD COND.) AND USED (ZETHMAYR 1940)  
 N 89°08'08" E 30.58' rec.





--- DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

# SITE LOCATION DETAIL AND ZONING INFORMATION

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**MOFFET AVENUE 42' WIDE**

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

SEE PAGE 2 OF 3 FOR ALL BOUNDARY INFORMATION

PP# 10-019300 J.D. BAIN AND LAURIE W. MURRAY  
VOLUME 777, PAGE 1136 201 SOUTH STREET

PP# 10-150550  
DIANE F. FARINACCI  
VOLUME 1883, PAGE 2356  
106 MOFFET AVENUE

**PARCEL "BC"**

PP# 10-072500  
JUDITH M. HOSTETLER  
VOLUME 1868, PAGE 2497  
112 MOFFET AVENUE

**PARCEL "A"**

PP# 10-057300 ADAM W. AND TRACEY L. GEORSKEY  
VOLUME 1422, PAGE 645 209 SOUTH STREET

## ZONING INFORMATION:

CHAPTER 1133 - RC, R-1, R-2 AND R-3 RESIDENCE DISTRICTS

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  
REAR YARD: 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', REAR YARD: 6.0'

DRIVEWAYS AND FENCES: SIDEYARD 0.0', REAR YARD 0.0'  
MAXIMUM FENCE HEIGHT: 6.0' (3.0' WHEN FRONTING A STREET)

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