$\frac{\text{SURVEY LEGEND:}}{(\text{Act.}) = \text{Actual}}$ (Calc.) = Calculated CENTER STREET (WIDTH VARIES) (Dd.) = Deed(Fd.) = Found(Obs.) = Observed (P) = Record Plat(PPN) = Permanent Parcel Number P.P.O.B. LEGAL B (Rec.) = RecordP.P.O.B. LEGAL A 5 46°59'20" E 462.15' Deed 462.03'Act. 308.22' 153.81 238.13 Pin Fd. (Polaris "Iron Pipe I" Iron Pipe 5/8" Iron Pin Fnd. \$ Used 1" Iron Pın Mon Fnd. (1.1973 Ac. all of P.P.N. 10-165769 Fnd. \$ Used Fd. 0.51' North 0.3756 Ac. from Part of P.P.N. 10-165768) PLANNING COMMISSION APPROVALS THIS PLAT OF CONSOLIDATION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF CHARDON, OHIO BY RESOLUTION ADOPTED 6 12 15 NEW PARCEL "B" (Part of P.P.N. 10-165768) SUBLOT NO. 1 TOTAL = 1.5729 acresCHARDON PARK SUBDIVISION RW = 0.2659 acres PLAT VOL. 36, PGS. 103-104 NET = 1.3070 acres NEW PARCEL "A" SECRETARY TOTAL = 1.4124 acres RW = 0.1412 acresNET = 1.2712 acres **MUNICIPALITY APPROVALS** HIS PLAN IS APPROVED BY THE ENGINEER OF THE CITY OF CHARDON RE-SUBDIVISION PLAT Transferred Lionember 5, 2015 George County Auditor OF PARCELS A & B, VOL. 42, PG. 1 PLAT **COUNTY APPROVALS** PPN'S 10-165768 \$ 69 VOLUME LOVE PROPERTIES MANAGEMENT LLC THIS PLAN IS APPROVED BY THE GEAUGA COUNTY TAX MAP DEPARTMENT THIS DAY OF . 20 15. BEING A PART OF LOT 135 CHARDON TOWNSHIP 9 NORTH, RANGE 8 WEST CONNECTICUT WESTERN RESERVE RECORDED THIS 5 DAY OF Normber, 2015, IN PLAT VOLUME 42, PAGE 34 BY THE GEAUGA COUNTY RECORDER. PG CITY OF CHARDON - GEAUGA COUNTY - OHIO PPN 10-119000 Sharan C. Gingerich an TEE PEE PROPERTIES LTD. SEPTEMBER 2015 SCALE I"=30" Vol. 1913, Page 2922 11.5' Fnd. \$ Used **BOUNDARY CERTIFICATION:** HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL **OWNERS ACCEPTANCE** OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A THE UNDERSIGNED LOVE PROPERTIES MANAGEMENT LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY ASSENT TO AND ADOPT THIS LOT SPLIT OF THE SAME AND ACKNOWLEDGE THAT THE SAME PPN 10-118900 WAS MADE AT ITS REQUEST. TEE PEE PROPERTIES Vol. 1913, Page 2922 P.P.N. 10-165768 JIM LOVE - MANAGEMEN LOVE PROPERTIES MANAGEMEN LLC LOVE PROPERTIES MANAGEMENT LLC Deed: 1968-1975 PPN 10-090510 OLD PARCEL A **NOTARY PUBLIC** CHARDON GIANT EAGLE LLC Vol. 1933, Page 2991 5/8" Iron | 240.85 STATE OF OHIO 153.81 Pin Set COUNTY OF 1" Iron Pipe 394.20' Deed \$ 394.66' Act. I" Iron Pipe 🗨 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE Used for Line Fnd. \$ Used NAMED JIM LOVE, WHO REPRESENTED THAT HE IS DULY AUTHOR ZED IN THE PREMISES, WHO ACKNOWLEDGED C-4 Zoning - General Commercial: 0.49 North THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE DAME WAS HIS VOLUNTARY ACT AND DEED. IN PPN 10-707900 Minimum Lot Area: 20,000 SF TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL BEAL AT County , OHIO, THIS 31 GEAUGA METROPOLITAN Minimum Lot Width: 100 FT ____ DAY OF October, 2015. HOUSING AUTHORITY Building Setbacks: Front Setback=50 Feet Vol. 692, Page 1075 Side Setback = 15 Feet Rear Setback=30 Feet Appropriate the state of CHARACTER C CONTRACTOR CON MONTH OF A Parking Setbacks: Front Setback=10 Feet Side ≰ Rear Setback=10 Feet DATE: ______9/08/15 LOVE PROPERTIES CONTRACT No. SCALE: HOR. | | = 30 GRAPHIC SCALE VERT. NA NA MEDICAL AND OFFICES polaris 12126 POLARIS ENGINEERING & SURVEYING, INC. FOLDER: Survey 34600 CHARDON ROAD - SUITE D FILENAME: Lot Split 373 CENTER STREET WILLOUGHBY HILLS, OHIO 44094 SHEET OF (440) 944-4433 (440) 944-3722 (Fax)

DRAWN:

CITY OF CHARDON-GEAUGA COUNTY-OHIO

www.polaris-es.com

(IN FEET)

1 inch = 30 ft.