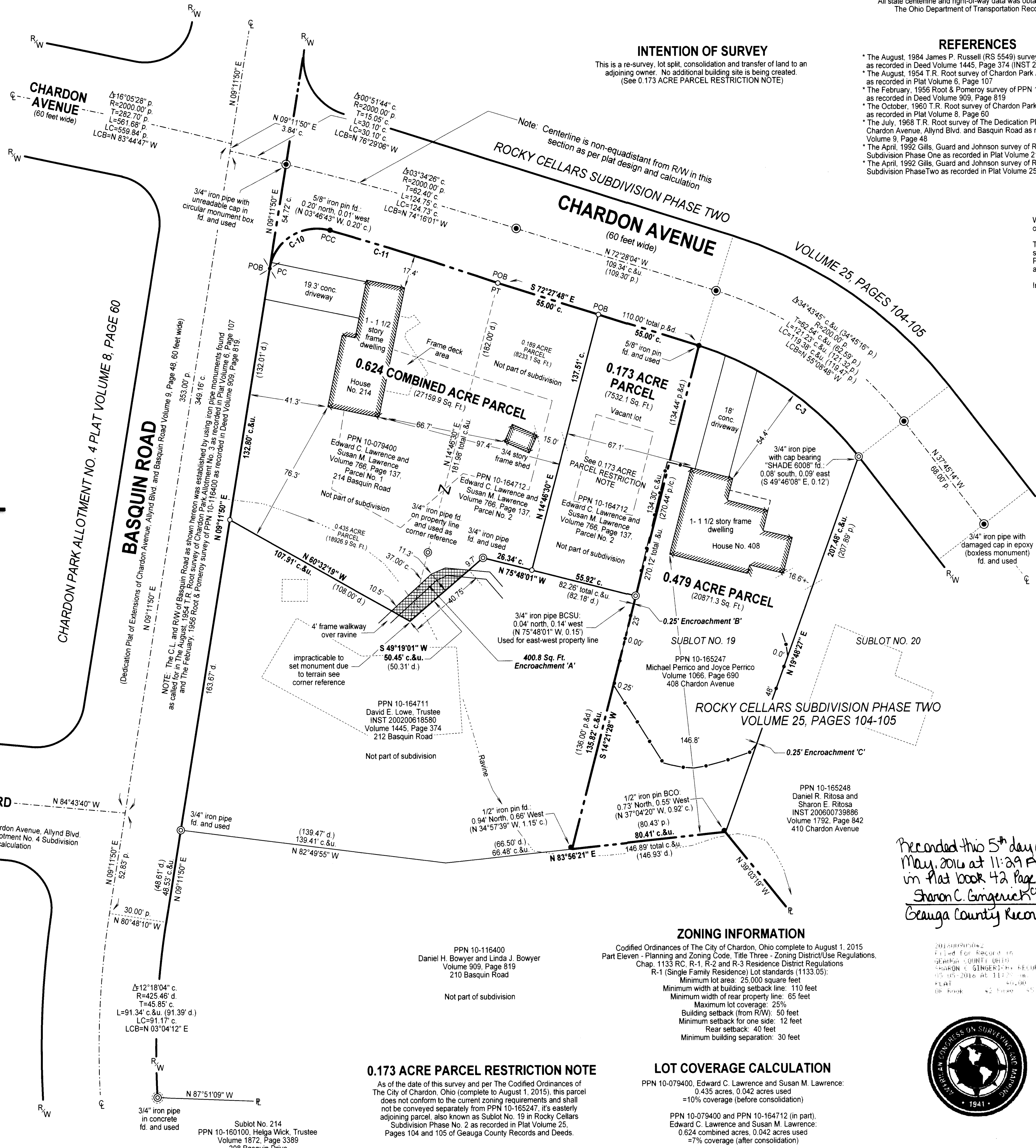
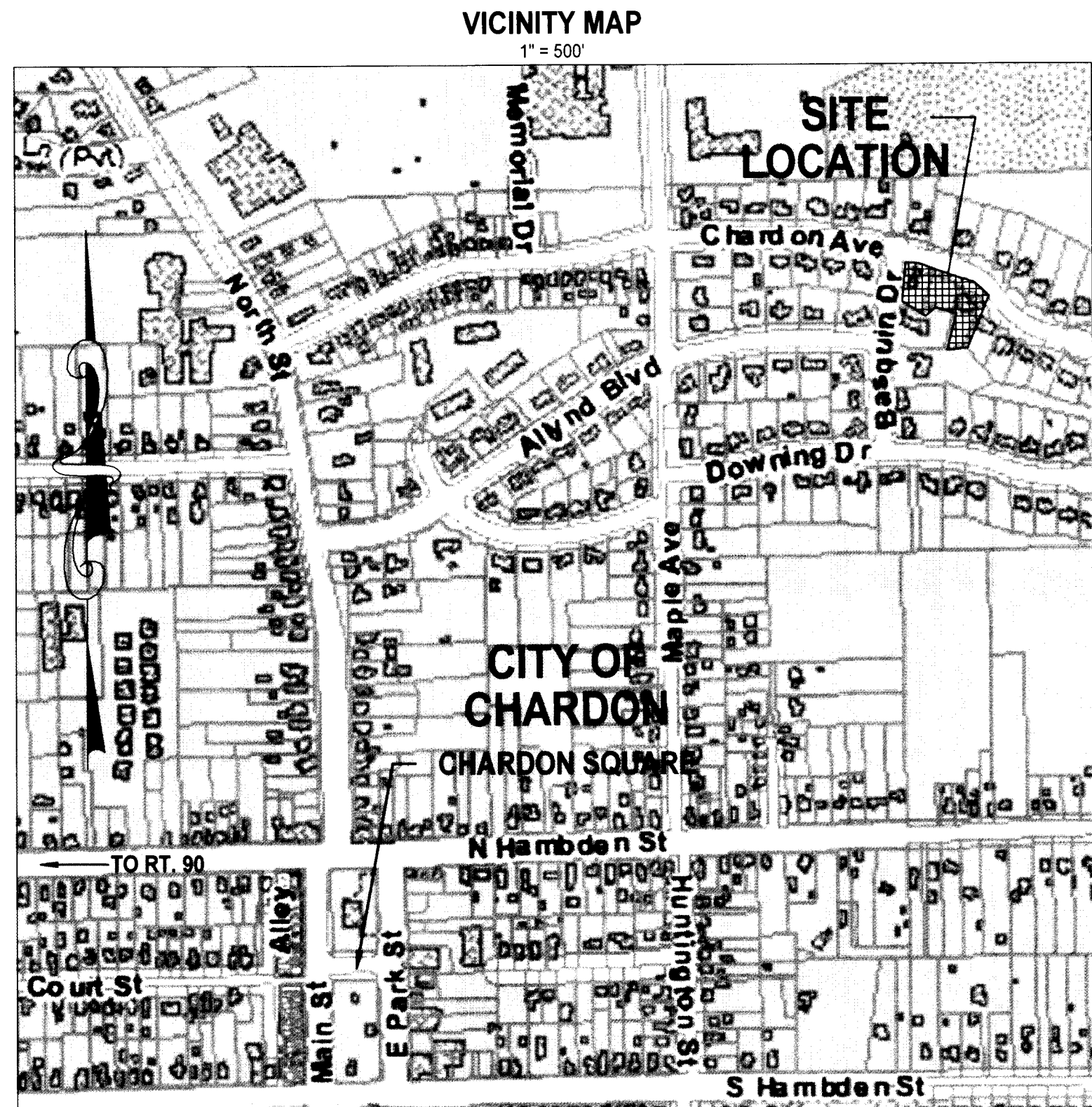


RE-SURVEY, LOT SPLIT AND CONSOLIDATION OF  
**PPN 10-165247, Michael Perrico and Joyce Perrico**  
 Volume 1066, Page 690, 408 Chardon Avenue  
**and PPN 10-079400, Edward C. Lawrence and Susan M. Lawrence**  
 Volume 766, Page 137, Parcels No. 1 and 2, 214 Basquin Drive

**BASIS OF RESEARCH AND RECORDS**

All county ownership research data and previous survey records were obtained from The County Recorder's Office and 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 Records.

Situated in The	Month:	18th	Page:
City of Chardon, County of Geauga and State of Ohio and known as being part of Original Lot No. 134 within said City and Sublot No. 19 in Rocky Cellars Subdivision Phase Two as recorded in Plat Volume 25, Pages 104-105 of Geauga County Records and Deeds and Township 9, Range 8 of The Connecticut Western Reserve.	February		ONE
Survey for:	Year:	2016	ONE
Michael Perrico, Joyce Perrico, Edward C. Lawrence and Susan M. Lawrence			



**INTENTION OF SURVEY**

This is a re-survey, lot split, consolidation and transfer of land to an adjoining owner. No additional building site is being created. (See 0.173 ACRE PARCEL RESTRICTION NOTE)

**REFERENCES**

- The August, 1984 James P. Russell (RS 5549) survey of PPN 10-164711 as recorded in Deed Volume 1445, Page 374 (INST 200200618580)
- The August, 1954 T.R. Root survey of Chardon Park Allotment No. 3 as recorded in Plat Volume 6, Page 107
- The February, 1956 Root & Pomeroy survey of PPN 10-116400 as recorded in Deed Volume 909, Page 819
- The October, 1960 T.R. Root survey of Chardon Park Allotment No. 4 as recorded in Plat Volume 8, Page 60
- The July, 1968 T.R. Root survey of The Dedication Plat of Extensions of Chardon Avenue, Allyn Blvd. and Basquin Road as recorded in Plat Volume 9, Page 48
- The April, 1992 Gills, Guard and Johnson survey of Rocky Cellars Subdivision Phase One as recorded in Plat Volume 21, Pages 98-97
- The April, 1992 Gills, Guard and Johnson survey of Rocky Cellars Subdivision Phase Two as recorded in Plat Volume 25, Pages 104-105

**REVISED**

March 23rd, 2016

**ENCROACHMENTS**

- Encroachment 'A': PPN 10-164711, David E. Lowe, Trustee is encroaching 10.5 feet - 11.3 feet northwest of his northwesterly property line for approximately 40.75 feet with a 4' frame walkway
- Encroachment 'B': PPN 10-165247, Michael Perrico and Joyce Perrico are encroaching 0.25 feet west of their westerly boundary line for approximately 23 feet with a 4' aluminum fence.
- Encroachment 'C': PPN 10-165247, Michael Perrico and Joyce Perrico are encroaching 0.25 feet east of their easterly boundary line for approximately 48 feet with a 4' aluminum fence.

**OWNER'S ACCEPTANCE**

We, Michael Perrico, Joyce Perrico, Edward C. Lawrence and Susan M. Lawrence, the undersigned owners of the land shown hereon, do hereby accept this plat of said lands and authorize the recording of the same. The undersigned acknowledges all pre-recorded easements, restrictions, and right of ways applicable to said lands and agree that any use or improvement made shall be in conformity with all existing Zoning, Planning and Health agencies and all other lawful rules and regulations for the benefit of themselves and all other subsequent owners or assigns taking from, under, or through the undersigned.

In witness thereof this 6th day of April, 2016

Signed: Michael Perrico Printed: Michael Perrico  
 Signed: Joyce Perrico Printed: Joyce Perrico  
 Signed: Edward C. Lawrence Printed: Edward C. Lawrence  
 Signed: Susan M. Lawrence Printed: Susan M. Lawrence

**NOTARY PUBLIC**

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

this 6 day of April, 2016

Notary Public: Signed: Rebecca Repasky Printed: Rebecca Repasky

**AUDITOR'S APPROVAL**

ON RECORD AT AUDITOR'S OFFICE  
Transferred to Plat of May 2016  
George Kravitz Auditor

**MUNICIPAL APPROVALS**

This Re-Survey, Lot Split and Consolidation has been approved by The Planning Commission of The Municipality of The City of Chardon, Ohio, by Announcement of Decision adopted this 21st day of MARCH, 2016

Chairperson: Signed: Kenneth R. Miller Date: 4/9/16  
 Printed: Kenneth R. Miller, Chairman

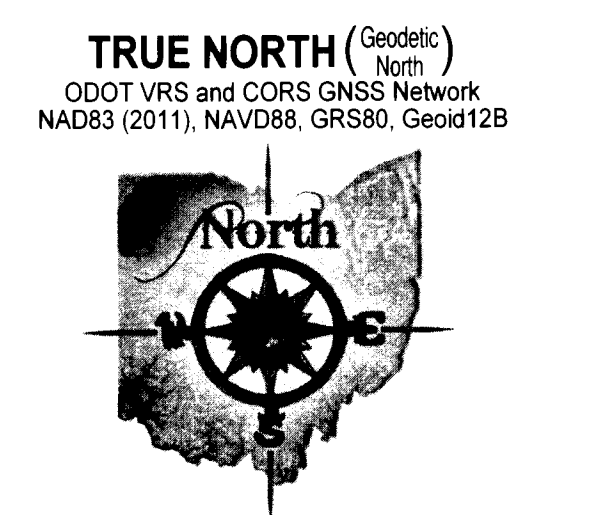
This Plat of Survey is approved by The Municipal Engineer of The Municipality of The City of Chardon, Ohio, this 11th day of April, 2016

Municipal Engineer: Signed: Douglas Courtney, P.E. Date: 4/10/16  
 Printed: Douglas Courtney, P.E.

**SURVEYOR'S CERTIFICATION**

I certify to: Michael Perrico, Joyce Perrico, Edward C. Lawrence and Susan M. Lawrence 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 True North using the ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD83, GRS80, GEOID12B). 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 Revised 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.

Recorded this 5th day of May, 2016 at 11:39 AM in Plat book 42 Page 45.  
Sharon C. Gungorick  
 Geauga County Recorder



GRAPHIC SCALE: 1" equals 30'

- Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- Denotes 3/4" iron pipe with unreadable cap in epoxy (boxless monument) unless otherwise noted
- ⊗ Denotes 1/2" (diameter) x 3/4" (deep) drill hole (circular boring), in concrete, with four (4) stamped directional lines set
- Denotes subdivision limits
- Denotes 4' aluminum fence
- Denotes graphic minimum zoning setback line
- c - Denotes calculated measurement r - Denotes record measurement d - Denotes deed measurement p - Denotes plat measurement o - Denotes observed measurement u - Denotes used measurement m - Denotes measured distance fd - Denotes found monument PPN - Denotes permanent parcel number INST - Denotes instrument number DN - Denotes document number AFN - Denotes automatic file number C/L - Denotes centerline RW - Denotes right-of-way (margin) l - Denotes lot line R - Denotes property line BCSU - Denotes monument found bent, coned, straightened and used BCO - Denotes monument found bent, coned and observed POB - Denotes point of beginning Δ - Denotes delta angle R - Denotes radius distance T - Denotes tangent distance L - Denotes length distance LC - Denotes chord distance LCB - Denotes chord bearing PC - Denotes point of curve PCC - Denotes point of compound curve PT - Denotes point of tangency

**FIELD LOCATION DISCLAIMER**

All buildings, driveways, and general locations shown hereon were obtained by Digitized image photogrammetry and actual field location and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167), for the existence, location, condition, type or size of any structure shown hereon, any missing or malproportion, or that which is not shown on this drawing.

**CURVE DATA**

- C-3  
 $\Delta 34^{\circ}43'54''$  c.&u. (34'45'00" p.)  
 $R=170.00'$  c.&u. (170.05' p.)  
 $T=53.18'$  c.&u. (53.21' p.)  
 $L=103.05'$  c.&u. (103.14' p.)  
 $LC=101.48'$  c.&u. (101.56' p.)  
 $LCB=N 55^{\circ}09'11'' W$
- C-10  
 $\Delta 95^{\circ}49'56''$  c.&u. (96^{\circ}52'43'' p.)  
 $R=25.00'$  p.  
 $T=27.88'$  c.&u. (28.20' p.)  
 $L=41.81'$  c.&u. (42.21' p.)  
 $LC=37.11'$  c.&u. (37.41' p.)  
 $LCB=N 58^{\circ}21'45'' E$
- C-11  
 $\Delta 02^{\circ}40'14''$  p.  
 $R=1970.00'$  p.  
 $T=45.92'$  p.  
 $L=91.82'$  p.  
 $LC=91.81'$  p.  
 $LCB=S 72^{\circ}27'47'' E$

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

**0.173 ACRE PARCEL RESTRICTION NOTE**

As of the date of this survey and per The Codified Ordinances of The City of Chardon, Ohio (complete to August 1, 2015), this parcel does not conform to the current zoning requirements and shall not be conveyed separately from PPN 10-165247, it's easterly adjoining parcel, also known as Sublot No. 19 in Rocky Cellars Subdivision Phase No. 2 as recorded in Plat Volume 25, Pages 104 and 105 of Geauga County Records and Deeds.

**ZONING INFORMATION**

Codified Ordinances of The City of Chardon, Ohio complete to August 1, 2015, Part Eleven - Planning and Zoning Code, Title Three - Zoning District/Use Regulations, Chap. 1133 RC, R-1, R-2 and R-3 Residence District Regulations  
 R-1 (Single Family Residence) Lot standards (1133.05):  
 Minimum lot area: 25,000 square feet  
 Minimum width of building setback line: 110 feet  
 Minimum width of rear property line: 65 feet  
 Maximum lot coverage: 25%  
 Building setback (from R/W): 50 feet  
 Minimum setback for one side: 12 feet  
 Rear setback: 40 feet  
 Minimum building separation: 30 feet

**LOT COVERAGE CALCULATION**

PPN 10-079400, Edward C. Lawrence and Susan M. Lawrence:  
 = 0.435 acres, 0.042 acres used  
 = 10% coverage (before consolidation)

PPN 10-079400 and PPN 10-164712 (in part),  
 Edward C. Lawrence and Susan M. Lawrence:  
 = 0.624 combined acres, 0.042 acres used  
 = 7% coverage (after consolidation)

PPN 10-165247, Michael Perrico and Joyce Perrico:  
 = 0.479 acres, 0.051 acres used  
 = 11% coverage (not applicable)

CHARDON PARK ALLOTMENT NO. 3  
 PLAT VOLUME 6, PAGE 107

V.42 P.45

**DBK PLAT NO.: 908 2016**