

**TRUE NORTH** (Geodetic)  
 ODOT VRS and CORS GNSS Network  
 NAD83 (2011), NAVD83, GRS80, Geoid12B  
 State Plane Coordinate System 1983 (SPC), Ohio North



GRAPHIC SCALE: 1" equals 30'

- o - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- c - Denotes calculated measurement r - Denotes record measurement
- d - Denotes dead 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 R/W - Denotes right-of-way (margin)
- l - Denotes lot line R - Denotes property line
- BCS - Denotes monument found bent, coned and straightened
- BCO - Denotes monument found bent, coned and observed
- POB - Denotes point of beginning MP - Denotes "measured perpendicularity"
- GCRD - Denotes "Geauga County Records and Deeds"
- GCER - Denotes "Geauga County Engineer's Records"
- Δ - Denotes delta angle R - Denotes radius distance
- T - Denotes tangent distance L - Denotes length distance
- LC - Denotes chord distance LCB - Denotes chord bearing
- ⊕ - Denotes fire hydrant assembly
- ⊗ - Denotes Ground Shot

SITE DETAIL, BENCHMARK PLAN AND RE-SURVEY OF:  
**Sublot 9 (in part) PPN 10-109251**  
**Lanxess Corporation**  
**145 Parker Court**

DEED OF RECORD:  
 INST 201500893929  
 Volume 1995, Page 948,  
 Parcel Number 10-109251

PPN 10-023300  
 Robert E. Caserio,  
 INST 201000818575  
 Volume 1893, Page 2080,  
 Exhibit "A"  
 175 Parker Court



**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:	Page:
City of Chardon, County of Geauga and State of Ohio and known as being part of Sublot 9 in Parker Court Subdivision, recorded in plat Volume 10, Page 61 of part of Original Chardon Village Lot No. 153, in Tract Three, within said City and Township 9N, Range 8W in the Connecticut Western Reserve.	May	One
Survey for:	Year:	of
Lanxess Corporation and Cramer Engineering, LLC	2018	One
Checked on June 1st, 2018 by RLK		

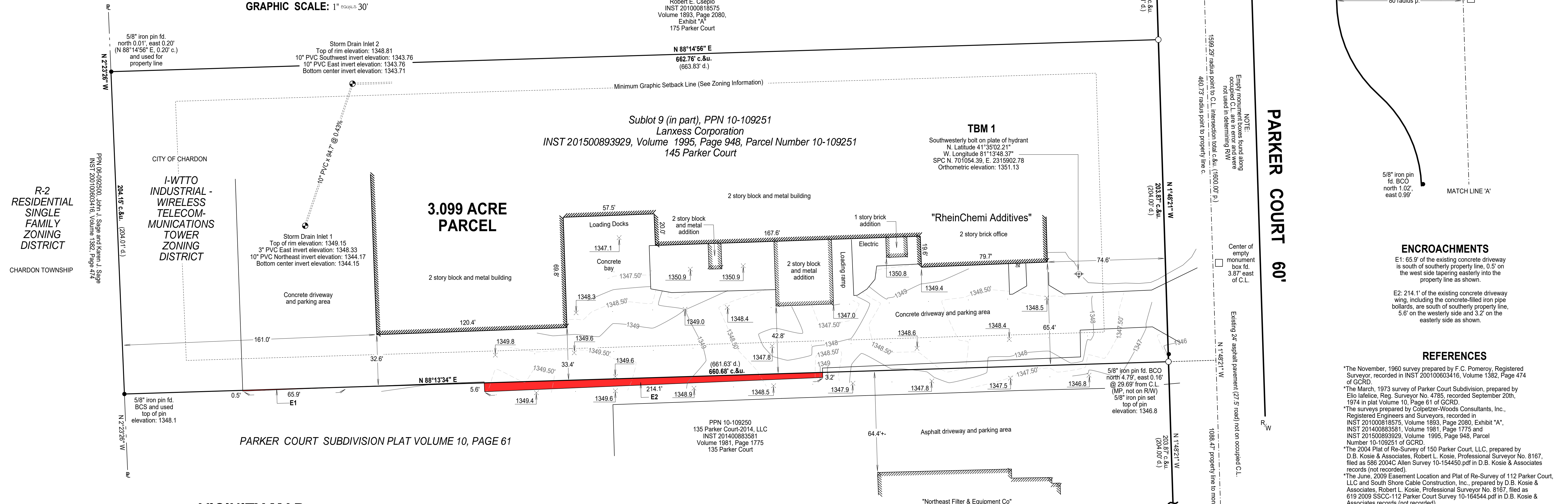
**ERROR ON LEGAL DESCRIPTION (DEED) OF RECORD NOTE:**

Paragraph 2, line 2 of Parcel Number 10-109251 (second parcel) the following error was noted:  
 "located North 4 deg. 40' West a distance of 403.00feet measured" is in error and should read:  
 "located North 4 deg. 40' West a distance of 408.00feet measured"

Sublot 9 (in part), PPN 10-109251  
 Lanxess Corporation  
 INST 201500893929, Volume 1995, Page 948, Parcel Number 10-109251  
 145 Parker Court

**TBM 1**

Southwesterly bolt on plate of hydrant  
 N. Latitude 41°35'02.21"  
 W. Longitude 81°13'48.37"  
 SPC No. 701054.39, E. 2315902.78  
 Orthometric elevation: 1351.13



NOTE:  
 The centerline of Parker Court was established by using original subdivision iron pipe monuments found on the northerly and easterly side of Parker Court Subdivision in previous surveys (See References)

**ENCROACHMENTS**

E1: 65.9' of the existing concrete driveway is south of southerly property line, 0.5' on the west side tapering easterly into the property line as shown.  
 E2: 214.1' of the existing concrete driveway wing, including the concrete-filled iron pipe bollards, are south of southerly property line, 5.6' on the westerly side and 3.2' on the easterly side as shown.

**REFERENCES**

- \*The November, 1960 survey prepared by F.C. Pomeroy, Registered Surveyor, recorded in INST 200100603416, Volume 1362, Page 474 of GCRD.
- \*The March, 1973 survey of Parker Court Subdivision, prepared by Elio Lafelle, Reg. Surveyor No. 4785, recorded September 20th, 1974 in plat Volume 10, Page 61 of GCRD.
- \*The surveys prepared by Colpeizer-Woods Consultants, Inc., Registered Engineers and Surveyors, recorded in INST 201000818575, Volume 1893, Page 2080, Exhibit "A", INST 20140083581, Volume 1981, Page 1775 and INST 201500893929, Volume 1995, Page 948, Parcel Number 10-109251 of GCRD.
- \*The 2004 Plat of Re-Survey of 150 Parker Court, LLC, prepared by D.B. Kosie & Associates, Robert L. Kosie, Professional Surveyor No. 8167, filed as 585 2004C Alien Survey 10-154450.pdf in D.B. Kosie & Associates records (not recorded).
- \*The June, 2009 Easement Location and Plat of Re-Survey of 112 Parker Court, LLC and South Shore Cable Construction, Inc., prepared by D.B. Kosie & Associates, Robert L. Kosie, Professional Surveyor No. 8167, filed as 619 2009 SSCC-112 Parker Court Survey 10-164544.pdf in D.B. Kosie & Associates records (not recorded).
- \*The July 16th Consolidation and Lot split of Geauga Properties, Ltd, prepared by D.B. Kosie & Associates, Robert L. Kosie, Professional Surveyor No. 8167, recorded in plat Volume 42, Page 5 of GCRD.

**ZONING INFORMATION**

ZONING DISTRICT:  
 I-WTTO INDUSTRIAL - WIRELESS TELECOMMUNICATIONS TOWER ZONING DISTRICT  
 City of Chardon, Ohio Zoning District Map (effective January 12th, 2013)  
 Located at <http://www.chardon.cc/DocumentCenter/View/54>

TITLE THREE - Zoning District/Use Regulations  
 1141.05 LOT STANDARDS  
 Minimum Lot Requirements  
 A. Minimum lot size: 1 acre  
 B. Minimum lot width at building line: 150 feet  
 Maximum lot coverage by building: 40% (Ord. 2635, Passed 1-13-11.) as shown and located at <http://whdfrane.conwaygreene.com/NXT/gateway.dll?f=templates&fn=default.htm&vid=windrane:OHChardon>

1141.07 BUILDING SETBACK REQUIREMENTS.  
 Minimum Building Setbacks  
 A. Minimum Setback from Street ROW: 40 feet  
 B. Setback from Side and Rear Lot lines abutting nonresidential zoning district: 20 feet  
 C. Setback from Side and Rear Lot lines abutting residential zoning district: 40 feet  
 Minimum building setback for lot fronting on new street in industrial subdivision  
 A. Front setback: 25 feet  
 B. Side and Rear setbacks  
 i. Adjacent to nonresidential zoning district: 10 feet  
 ii. Adjacent to residential zoning district: 40 feet (Ord. 2635, Passed 1-13-11.) as shown and located at <http://whdfrane.conwaygreene.com/NXT/gateway.dll?f=templates&fn=default.htm&vid=windrane:OHChardon>

For more information contact  
 Steven Yaney, Planning and Zoning Administrator  
 syaney@chardon.cc  
 111 Water St., 2nd Floor  
 Chardon, OH 44024  
 Ph: 440-286-2554  
 Fx: 440-286-5541  
 Monday - Friday, 8 a.m. - 5 p.m.

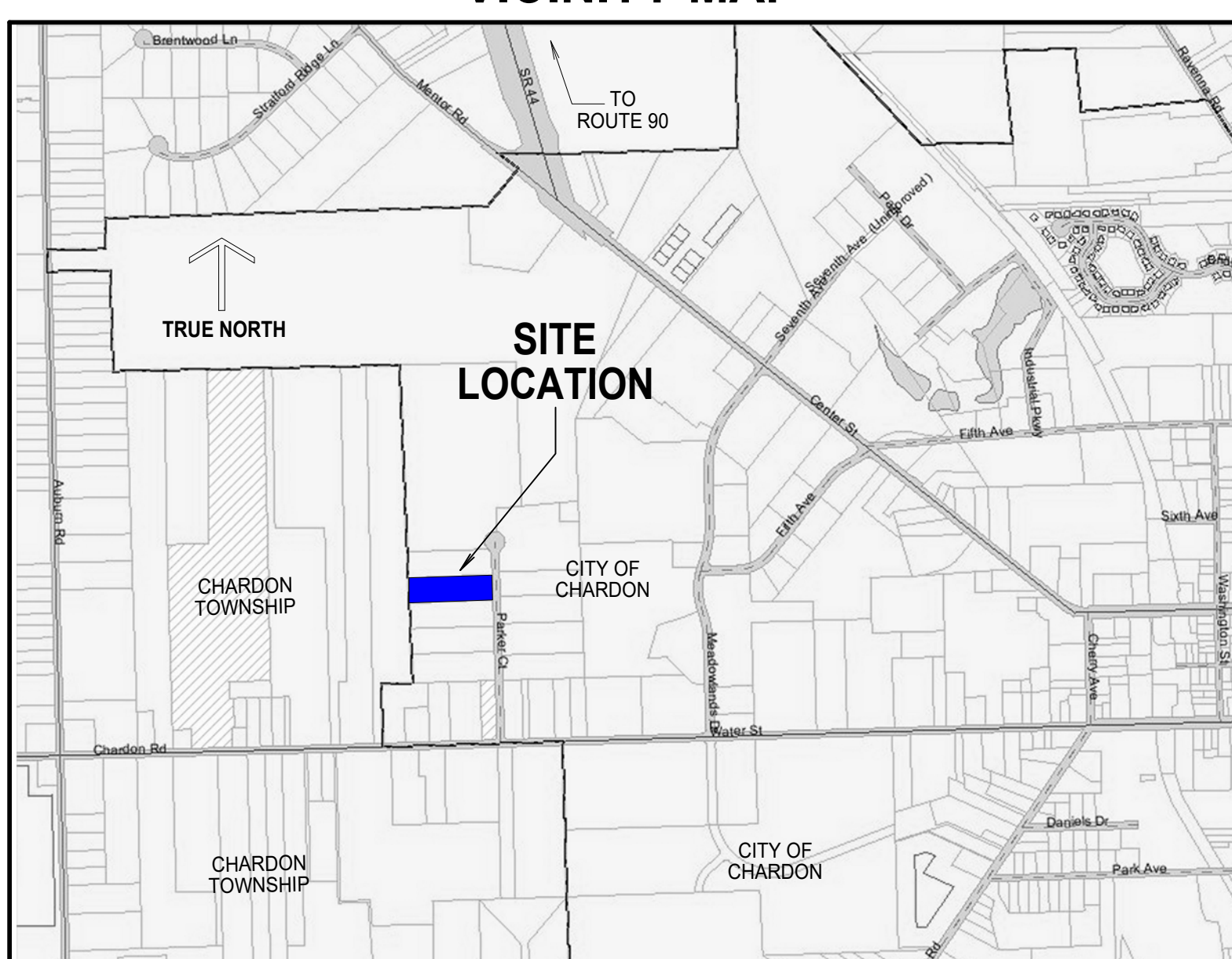
**LOT COVERAGE**

Existing Building: 1.17 acres  
 (0.365% coverage)

**SURVEYOR'S CERTIFICATION**

I certify to:  
 Lanxess Corporation and Cramer Engineering, LLC  
 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, GEIOD12B). 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 the survey.

Robert L. Kosie, P.S.  
 Registered Professional  
 Land Surveyor No. 8167



Scale: 1" = 1200'

**DBK PLAT NO. 1041 2018**