

SITE IMPROVEMENT PLAN

SITUATED IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING SUBLOT NO. 70 IN LITTLE MOUNTAIN COUNTRY CLUB SUBDIVISION, OF PART OF ORIGINAL LOT NO. 12, 13, 17, 18, 23 & 24, IN TRACT NO. 3 & 4 IN SAID TOWNSHIP AND RECORDED IN VOL. 39, PG. 13 OF LAKE COUNTY PLAT RECORDS.

FOR: PAYNE & PAYNE BUILDERS

AS-BUILT GRADE CERTIFICATION

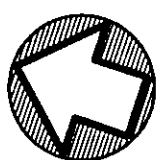
I HEREBY CERTIFY THAT ACTUAL FIELD OBSERVATIONS OF ELEVATIONS HAVE BEEN MADE UNDER MY SUPERVISION ON AND THAT THE GRADES SHOWN ACCURATELY DEPICT THE AS-BUILT CONDITIONS OBSERVED. I FURTHER CERTIFY THAT BOUNDARY MONUMENTS HAVE BEEN PLACED AT EACH CORNER OF THE PROPERTY IN ACCORDANCE WITH CURRENT MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

HOWARD R. SELEE, OHIO SURVEYOR #5471

BOUNDARY SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT AT THE REQUEST OF PAYNE & PAYNE BUILDERS, I HAVE SURVEYED AND PLATTED THE PARCEL OF LAND SHOWN HEREON AND CONTAINING 1.0541 ACRES OF LAND. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES. TOPOGRAPHY SHOWN HEREON, INDICATED BY ONE (1') FOOT CONTOURS AND ELEVATIONS, REPRESENTS THE ACTUAL OBSERVED SITE GRADES OF JULY 23, 2003. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

HOWARD R. SELEE, OHIO SURVEYOR #5471



NORTH

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FT.

AUGUST 5, 2003

CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Howard R. Selee
HOWARD R. SELEE, REGISTERED SURVEYOR #5471
8/5/03
DATE

NOTES:

- 997.0 INDICATES EXISTING ELEVATION
- 998.0* INDICATES PROPOSED GRADE
- 999 --- INDICATES EXISTING CONTOUR LINE
- 1000 --- INDICATES PROPOSED CONTOUR LINE
- > INDICATES DIRECTION OF SURFACE WATER AFTER FINISH GRADING.

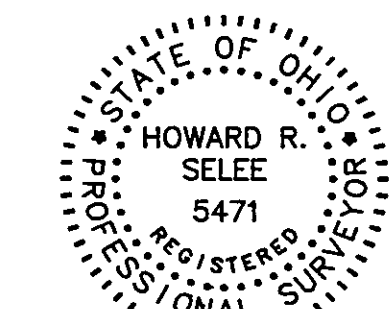
BENCH MARK: TOP OF HYDRANT
OPPOSITE SUBLOT NUMBER 69.
ELEVATION = 994.09

CONTRACTOR TO VERIFY SANITARY
CONNECTION DEPTH BEFORE
BASEMENT EXCAVATION.

THIS PLAN FOR SITE PURPOSES
ONLY, SEE FOUNDATION PLAN
FOR HOUSE DETAILS.

IRON PIN SET OR FOUND.

---x---x--- SILT FENCE



CONCORD TOWNSHIP ZONING OFFICE

ZONING PERMIT # 0803-11198

ISSUED 8/7/03

- SUBJECT TO APPROVAL BY:
- ① R = 1250.00
A = 27'15"04"
A = 594.58
C = 588.94
N85°59'08"W

- ② R = 1280.00
A = 05°35'51"
A = 125.04
C = 125.00
S84°27'47"E
- Lake Co. Sanitary Engineer
Lake Co. Eng. Dept.
Lake Co. Planning Comm.
Lake Co. Building Dept.
Lake Co. Soil & Water Cons. Dist.

Grading Plan Approved
as shown and/or noted
JAMES R. GILLS, P.E.
Lake County Engineer

By *JMG* Date 8/14/03

R=340.00
A=325.10

52.12
N80°23'20"E

AUGUSTA LANE 60'

8" WATER MAIN 12" STM. @ 4.31%

BENCH MARK:
TOP OF HYD.
EL. 994.09

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD * SUITE 231 * CLEVELAND, OH 44129
(216) 398-0280 SCALE: 1" = 20' FILE NO. 01456-70

