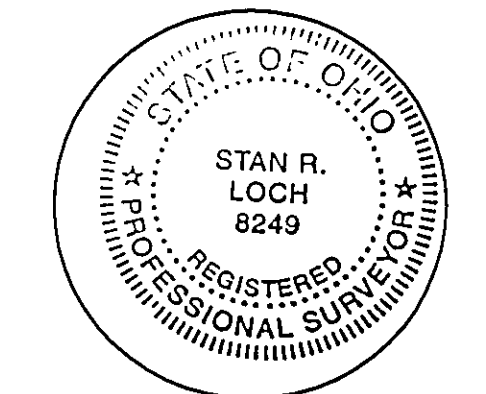
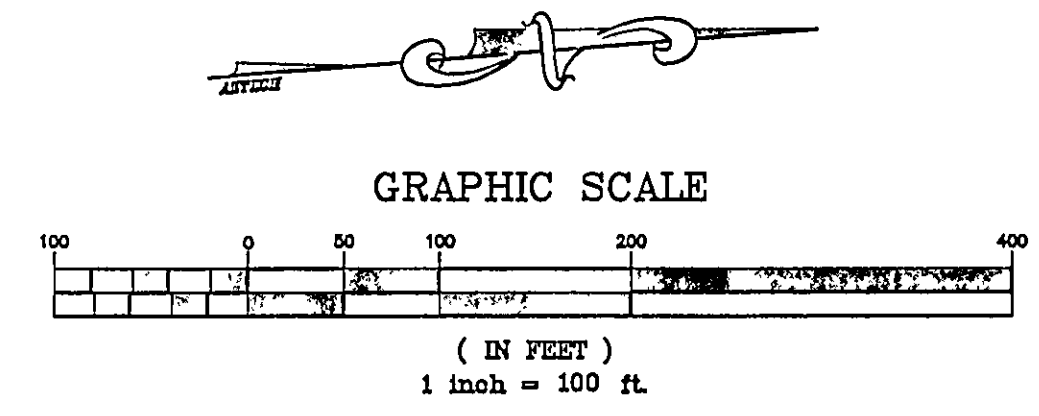
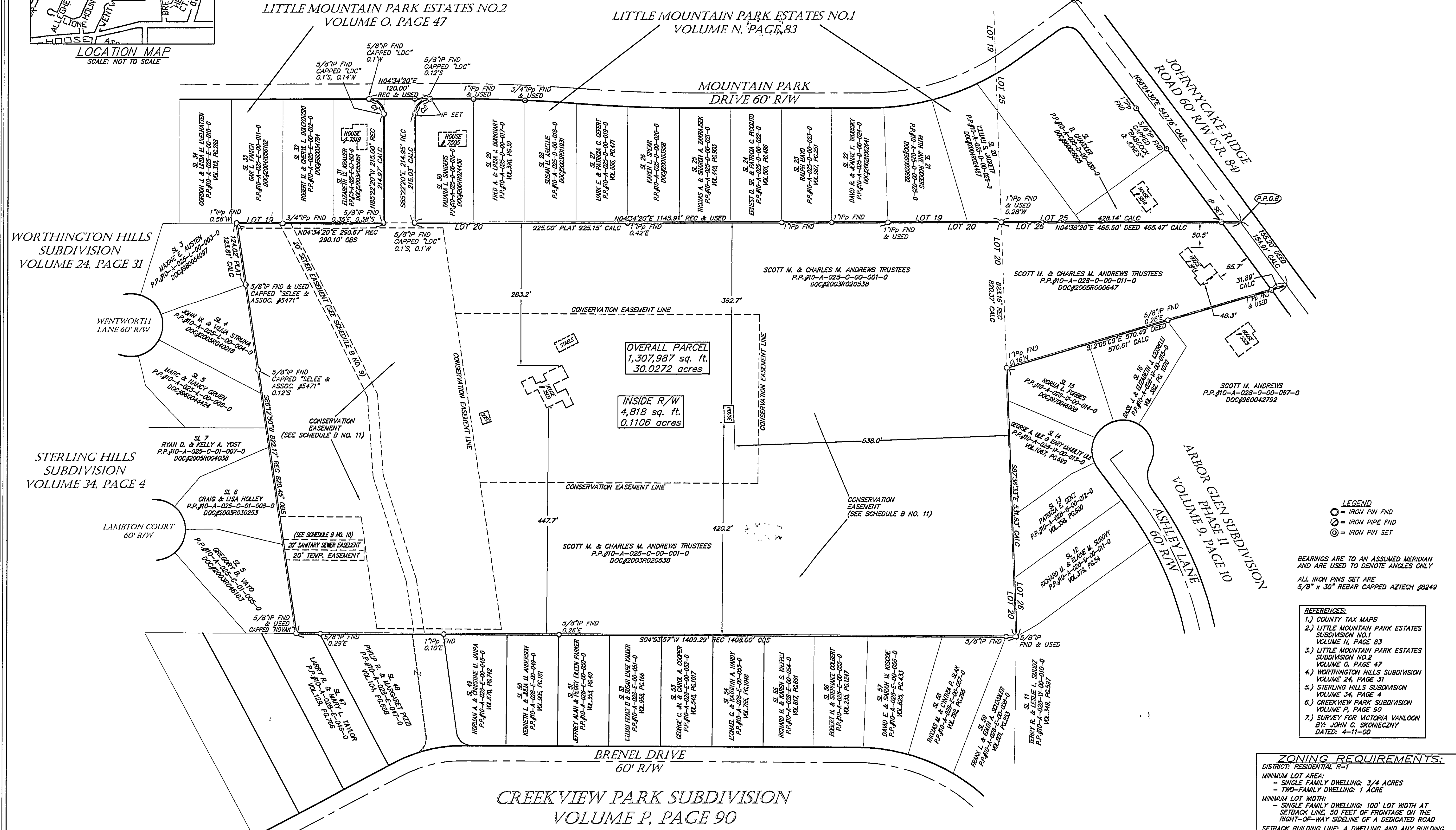
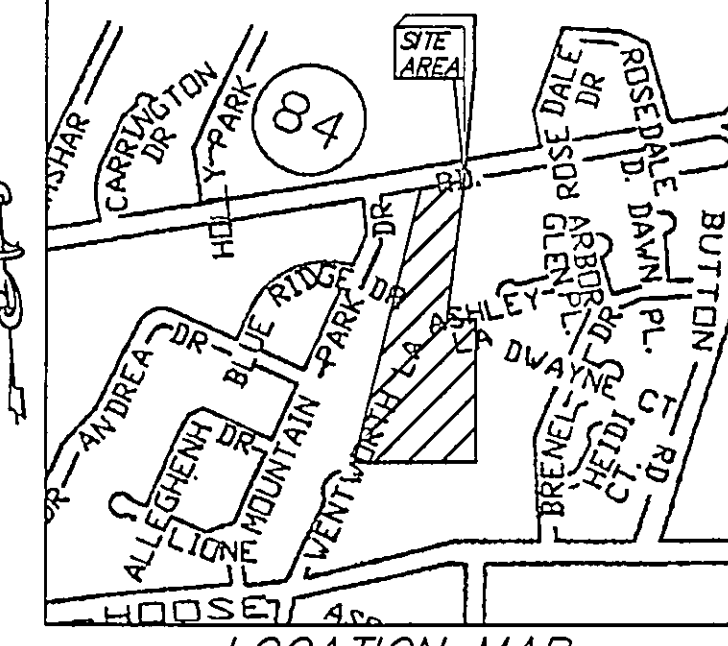


SCHEDULE B:
 9. EASEMENT FOR SEWER LINE, THE GREATER MENTOR SEWER DISTRICT, LAKE COUNTY, OHIO FROM VICTORIA B. VANLON TO THE BOARD OF COUNTY COMMISSIONERS, DATED JANUARY 16, 1976 AND RECORDED FEBRUARY 5, 1976 IN VOLUME 941, PAGE 1171 OF LAKE COUNTY RECORDS. (PLOTTABLE)
 10. EASEMENT FOR SANITARY SEWER, LAKE COUNTY REGIONAL SEWER AND WATER DISTRICT, LAKE COUNTY, OHIO FROM VICTORIA VANLON TO THOMAS W. HEN AND SUSAN R. HEN, DATED APRIL 17, 1990 AND RECORDED IN APRIL 19, 1990 IN VOLUME 535, PAGE 595 OF LAKE COUNTY RECORDS. (PLOTTABLE)
 11. CONSERVATION EASEMENT FROM VICTORIA B. VANLON TO GRAND RIVER PARTNERS, INC., DATED DECEMBER 15, 2000 AND RECORDED DECEMBER 20, 2000 AS DOCUMENT NO. 200048974 OF LAKE COUNTY RECORDS. (PLOTTABLE)



I CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.
 JS 12-23-06
 STAN R. LOCH DATE
 REG SURVEYOR #8249



OVERALL PARCEL
 1,307,987 sq. ft.
 30.0272 acres

INSIDE R/W
 4,818 sq. ft.
 0.1106 acres

LEGEND
 ○ = IRON PIN FIND
 ⊕ = IRON PIPE FIND
 ⊗ = IRON PIN SET

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY

ALL IRON PINS SET ARE 5/8" x 30" REBAR CAPPED AZTECH #8249

- REFERENCES:
- COUNTY TAX MAPS
 - LITTLE MOUNTAIN PARK ESTATES SUBDIVISION NO.1 VOLUME M, PAGE 83
 - LITTLE MOUNTAIN PARK ESTATES SUBDIVISION NO.2 VOLUME O, PAGE 47
 - WORTHINGTON HILLS SUBDIVISION VOLUME 24, PAGE 31
 - STERLING HILLS SUBDIVISION VOLUME 34, PAGE 4
 - CREEKVIEW PARK SUBDIVISION VOLUME P, PAGE 90
 - SURVEY FOR VICTORIA VANLON BY JOHN C. SKONECZNY DATED: 4-11-00

ZONING REQUIREMENTS:
 DISTRICT: RESIDENTIAL R-1
 MINIMUM LOT AREA:
 - SINGLE FAMILY DWELLING: 3/4 ACRES
 - TWO-FAMILY DWELLING: 1 ACRE
 MINIMUM LOT WIDTH:
 - SINGLE FAMILY DWELLING: 100' LOT WIDTH AT SETBACK LINE 50 FEET OF FRONTAGE ON THE RIGHT-OF-WAY SIDELINE OF A DEDICATED ROAD
 SETBACK BUILDING LINE: A DWELLING AND ANY BUILDING OR STRUCTURE IN AN R-1 DISTRICT, EXCEPT STEPS AND ANY UNCOVERED PORCHES LESS THAN TEN (10) FEET IN WIDTH SHALL BE ERRECTED OR LOCATED AT LEAST EIGHTY (80) FEET FROM THE CENTERLINE OF ANY ROAD OR STREET UPON WHICH IT FRONTS OR FIFTY (50) FEET FROM THE SIDELINE OF THE ROAD OR STREET RIGHT-OF-WAY, WHICHEVER IS GREATER.
 SIDE AND REAR YARDS: 15' SIDE, 40' REAR
 MAXIMUM BUILDING HEIGHT: 35'

CURVE	LENGTH	RADIUS	STANDBY CHORD	BEARING	DELTA
C1	47.15'	30.00'	30.03'	142.43'	S49°36'20"W 90°33'20"
C2	47.09'	30.00'	29.97'	42.41'	S40°24'00"E 89°56'40"

38879 MENTOR AVENUE SUITE A
 WILLOUGHBY OHIO 44094
 440-602-9071



ENGINEERING and SURVEYING
 Civil Engineering · Land Surveying

SHEET CONTENT

LOT CONSOLIDATION SURVEY FOR SCOTT & CHARLES ANDREWS TRUSTEES BEING P.P.# 10-A-028-0-00-011-0 P.P.# 10-A-025-C-00-001-0 7509 MOUNTAIN PARK DRIVE & 9814 JOHNNYCAKE RIDGE ROAD PART OF LOT 20, TRACT 4 SITUATED IN THE TOWNSHIP OF CONCORD COUNTY OF LAKE STATE OF OHIO DECEMBER 26TH, 2006

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12/28/08	REVISIONS PER COUNTY	KEG

HORIZ. SCALE		VERT. SCALE	
1" = 100'			
DRAWN BY	KEG	DATE	12-26-2006
CHECKED BY	SRL	DRAWING NO	161893
JOB NO	161893	SHEET	1 OF 1