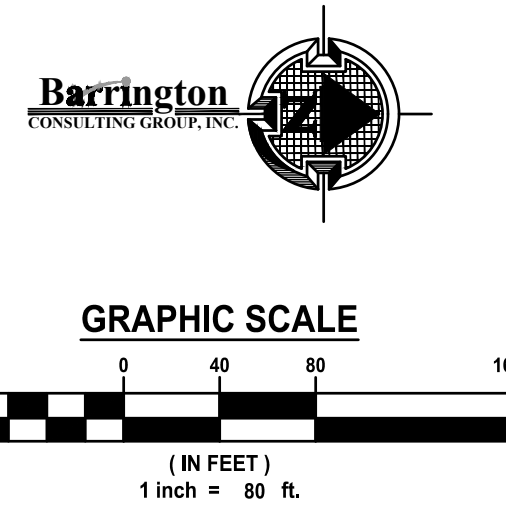
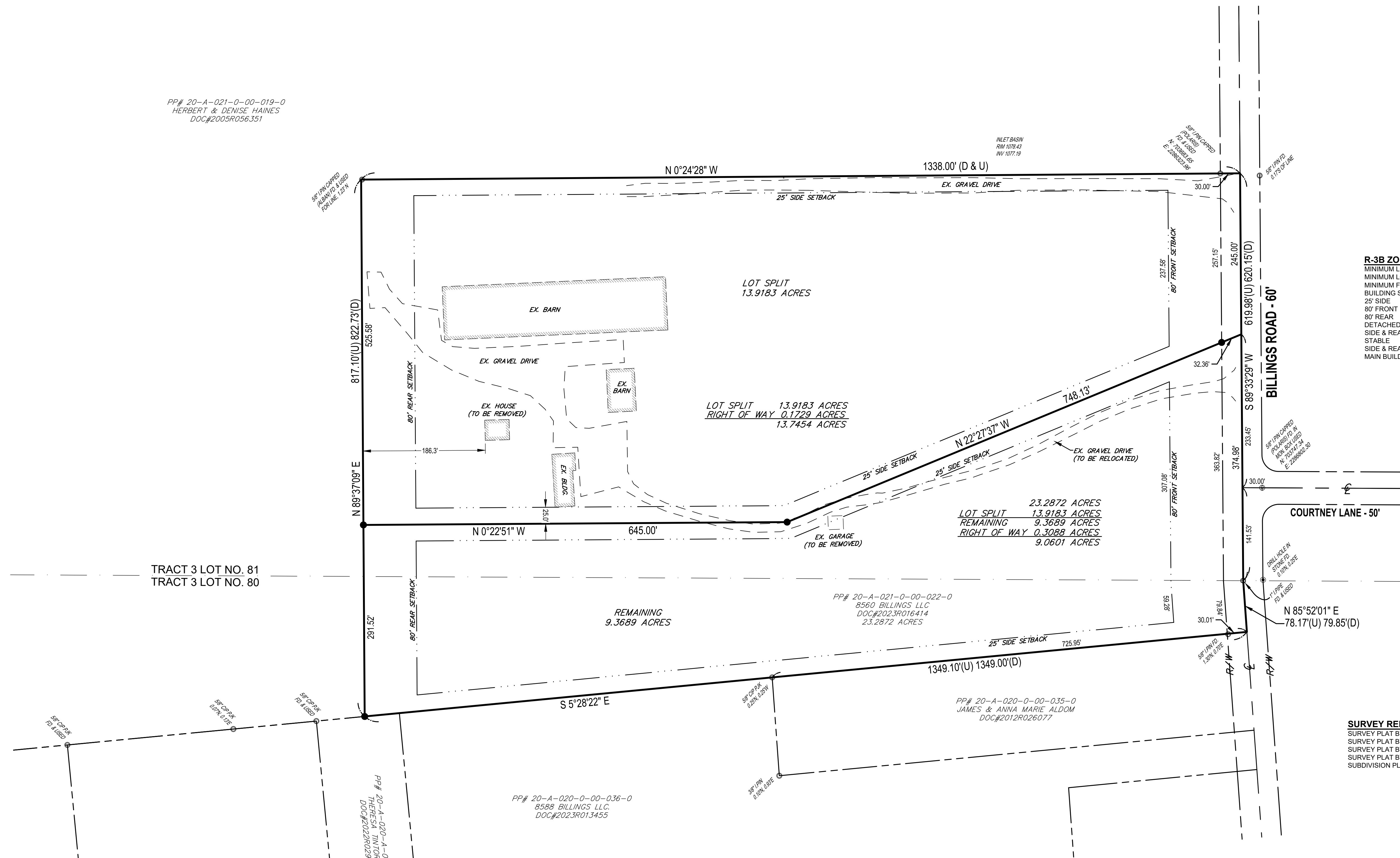


SITUATED IN THE ORIGINAL KIRTLAND TOWNSHIP LOT NO. 80 & NO. 81, TRACT NO. 3,
 TOWNSHIP 9 NORTH RANGE 9 WEST OF THE CONNECTICUT WESTERN RESERVE SURVEY
 NOW IN THE CITY OF KIRTLAND, LAKE COUNTY, OHIO AND ALSO KNOWN AS BEING
 PPN. 20-A-021-0-00-022-0



PP# 20-A-021-0-00-019-0
 HERBERT & DENISE HAINES
 DOC#2005R056351



R-3B ZONING
 MINIMUM LOT AREA - 2.00 ACRES
 MINIMUM LOT WIDTH - 150'
 MINIMUM FRONTAGE - 150'
 BUILDING SETBACK LINES (DWELLING):
 25' SIDE
 80' FRONT
 80' REAR
 DETACHED GARAGE, UTILITY BUILDING SETBACK LINES:
 SIDE & REAR - 20'
 STABLE
 SIDE & REAR - 50'
 MAIN BUILDING - 100'

SURVEY REFERENCES
 SURVEY PLAT BY POLARIS (PPN. 20-A-021-0-00-019-1)
 SURVEY PLAT BY PETER KNEZEVIC (PPN. 20-A-020-0-00-036-0)
 SURVEY PLAT BY PETER KNEZEVIC (PPN. 20-A-020-A-00-020-0)
 SURVEY PLAT BY THOMAS COFFMAN (PPN. 20-A-021-0-00-019-0)
 SUBDIVISION PLAT VOL. 51, PAGE 19

PP# 20-A-021-0-00-022-0
 8560 BILLINGS LLC
 DOC#2023R016414
 23.2872 ACRES

PP# 20-A-020-0-00-036-0
 8588 BILLINGS LLC
 DOC#2023R013455

PP# 20-A-020-A-00-023-0
 HERBERT & DENISE HAINES
 DOC#2023R0236640

- SURVEY LEGEND**
- CAPPED (NOVAK)
5/8" X 30" LONG
IRON PIN SET
 - (D) DEED
 - (U) USED
 - FD. FOUND
 - I.PIN IRON PIN
 - L.P.I.P.E IRON PIPE
 - (OBS.) OBSERVED
 - P.P.O.B. PRINCIPAL PLACE OF BEGINNING
 - P.O.B. PLACE OF BEGINNING
 - R/W RIGHT OF WAY
 - CL CENTERLINE OF RIGHT OF WAY



BOUNDARY SURVEY CERTIFICATION:

I HEREBY CERTIFY TO 8560 BILLINGS, LLC, THAT THIS SURVEY AND PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION ON THE 27 DAY OF APRIL, 2022. THIS SURVEY AND PLAT OF THE SURVEYED PREMISES WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. DISTANCES ARE BASED ON U.S. FEET WITH DECIMAL PARTS. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS AS SHOWN HEREON. 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 TERM "CERTIFY" AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL 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 EXPRESS OR IMPLIED. THIS PLAT AND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME. 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. ALL PINS SET ARE 5/8" DIA., 30" LONG REBAR WITH CAP MARKED "NOVAK 7507".

THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NA083 (2011), NAVD83, GRS80, GEOID12B)

DAVID W. NOVAK
 OHIO PROFESSIONAL SURVEYOR NO. 7507

September 9, 2024

| DATE | REVISIONS | BY |
|------|-----------|----|
| | | |
| | | |
| | | |

Barrington CONSULTING GROUP, INC.
 9114 TYLER BLVD., MENTOR, OHIO 44060
 PHONE 440.205.1200
 www.BarringtonCGI.com

8560 BILLINGS LLC, ERIC LOOMIS
 830 EAST 22ND STREET
 EUCLID, OHIO 44123
 PH: (216) 938-6671

LOT SPLIT
 8560 BILLINGS ROAD
 KIRTLAND, OHIO 44060
 PPN. 20-A-021-0-00-022-0

DRAWN TDR
 CHECKED DWN
 DATE 8/19/2024
 SCALE 1"=80'
 JOB NO. 21105
 SHEET

