

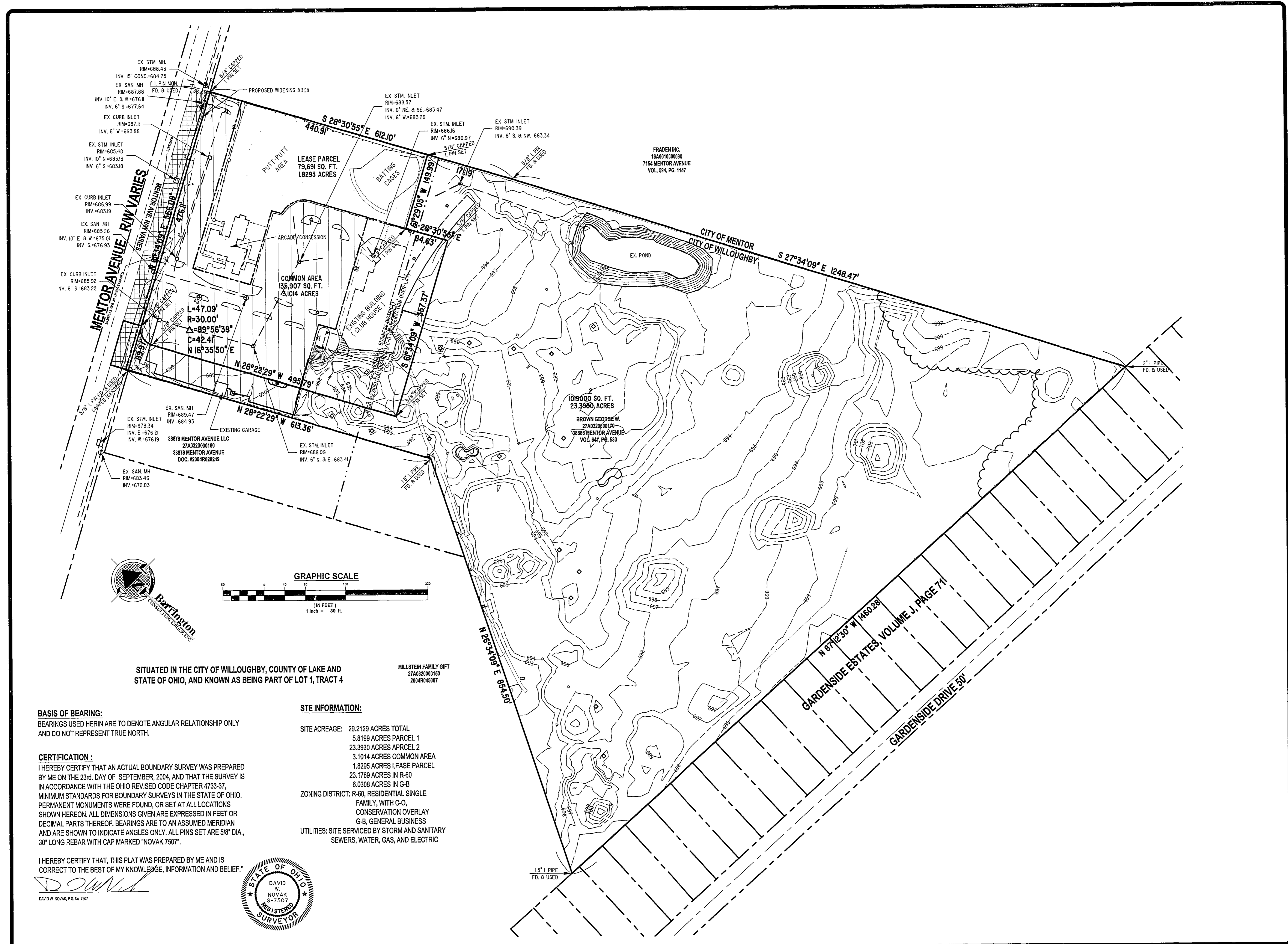
REVISIONS	BY

Barrington
CONSULTING GROUP, INC.
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BOBICK DRIVING RANGE
GEORGE W. BROWN
38886 MENTOR AVENUE
WILLOUGHBY, OHIO 44094

LOT SPLIT
38886 MENTOR AVENUE
WILLOUGHBY, OHIO 44095
BOBICK DRIVING RANGE

DRAWN
BRL
CHECKED
DWN
DATE
OCT. 26, 2004
SCALE
1" = 80'
JOB NO.
04094
SHEET
1
OF SHEETS



SITUATED IN THE CITY OF WILLOUGHBY, COUNTY OF LAKE AND STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 1, TRACT 4

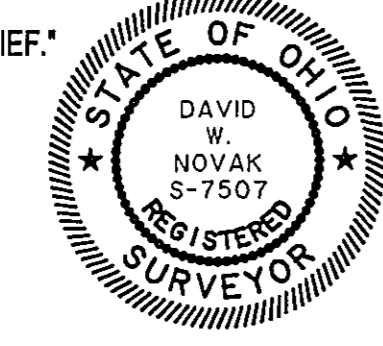
MILLSTEIN FAMILY GIFT
27A032000150
2004R045087

BASIS OF BEARING:
BEARINGS USED HEREIN ARE TO DENOTE ANGULAR RELATIONSHIP ONLY AND DO NOT REPRESENT TRUE NORTH.

CERTIFICATION:
I HEREBY CERTIFY THAT AN ACTUAL BOUNDARY SURVEY WAS PREPARED BY ME ON THE 23rd DAY OF SEPTEMBER, 2004, AND THAT THE SURVEY IS IN ACCORDANCE WITH THE OHIO REVISED CODE CHAPTER 4733-37, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. PERMANENT MONUMENTS WERE FOUND, OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET OR DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY. ALL PINS SET ARE 5/8" DIA., 30" LONG REBAR WITH CAP MARKED "NOVAK 7507".

I HEREBY CERTIFY THAT, THIS PLAT WAS PREPARED BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

David W. Novak
DAVID W. NOVAK, P.S. No. 7507



SITE INFORMATION:
SITE ACREAGE: 29.2129 ACRES TOTAL
5.8199 ACRES PARCEL 1
23.3930 ACRES APRCEL 2
3.1014 ACRES COMMON AREA
1.8295 ACRES LEASE PARCEL
23.1769 ACRES IN R-60
6.0308 ACRES IN G-B
ZONING DISTRICT: R-60, RESIDENTIAL SINGLE FAMILY, WITH C-O, CONSERVATION OVERLAY
G-B, GENERAL BUSINESS
UTILITIES: SITE SERVICED BY STORM AND SANITARY SEWERS, WATER, GAS, AND ELECTRIC