

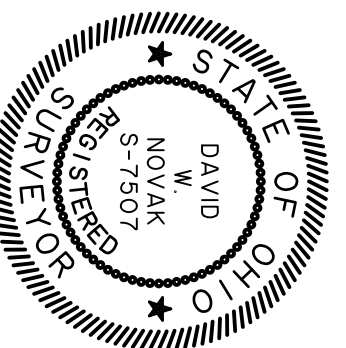
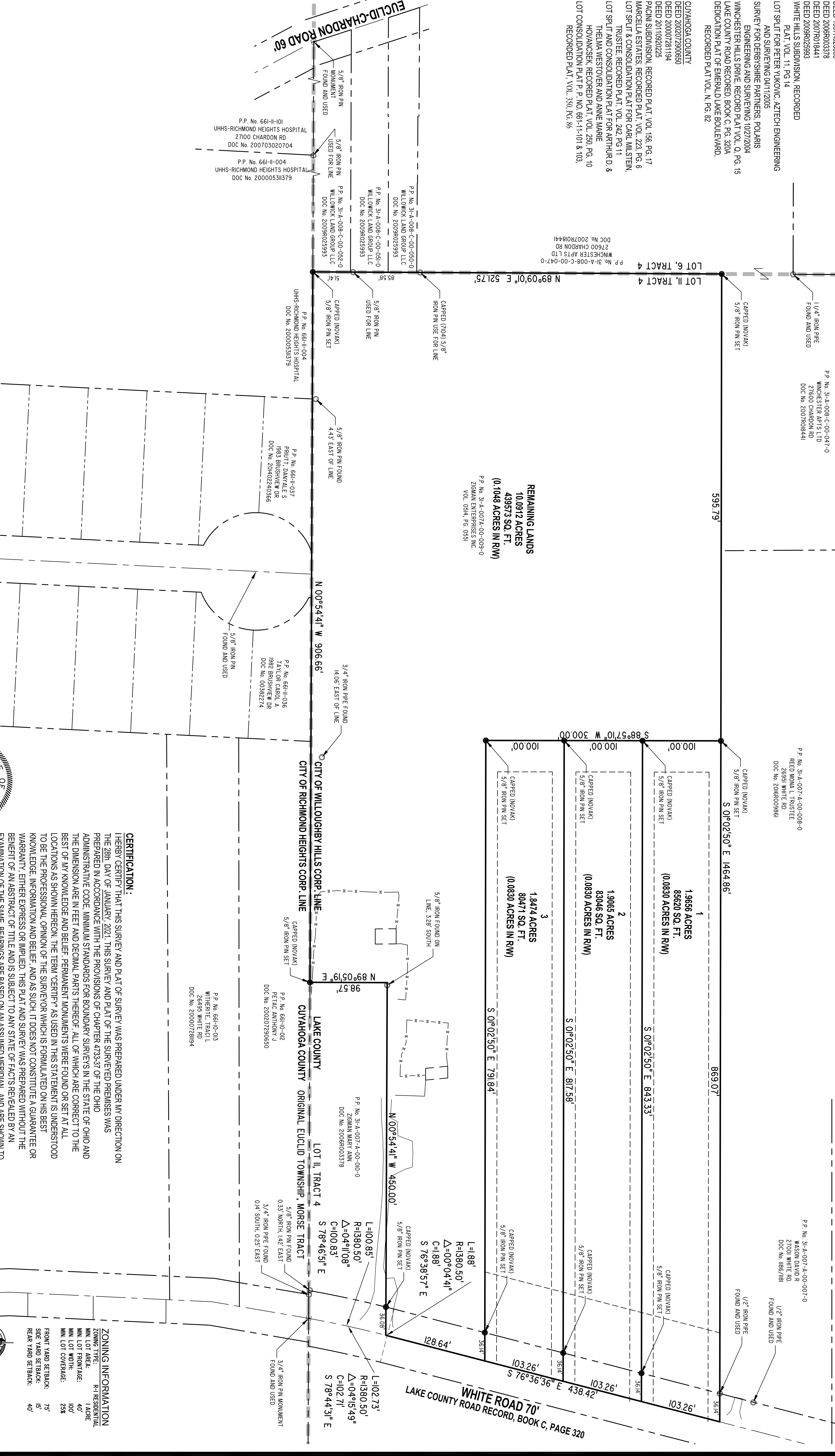
# LOT SPLIT PLAT

PPN 31A007A000090

KNOWN AS BEING A PART OF LOT 11 TRACT 4 OF ORIGINAL WILLOUGHBY TOWNSHIP NOW CITY OF WILLOUGHBY HILLS, COUNTY OF LAKE, STATE OF OHIO

**SURVEY REFERENCE DOCUMENTS**

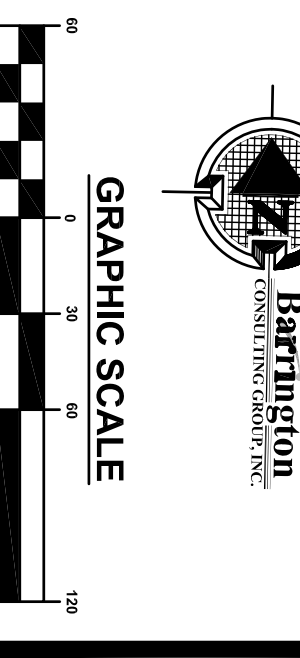
- LAKE COUNTY DEED 2016R009861
- DEED 1997R023006
- DEED 2006R003378
- DEED 2007R01841
- DEED 2006R025893
- WHITE HILLS SUBDIVISION, RECORDED PLAT VOL. 11, PG. 14
- LOT SPLIT FOR PETER YUKOVIC, AZTECH ENGINEERING AND SURVEYING 04/11/2005
- SURVEY FOR DERBYSHIRE PARTNERS, POLARIS ENGINEERING AND SURVEYING 10/27/2004
- WINCHESTER HILLS DRIVE, RECORD PLAT VOL. 0, PG. 15
- LAKE COUNTY ROAD RECORDED BOOK C, PG. 320A
- DEDICATION PLAT OF EMBALD LAKE BOULEVARD, RECORDED PLAT VOL. N, PG. 82
- CUYAHOGA COUNTY DEED 2002072900650
- DEED 200007281194
- DEED 20110920225
- PACINI SUBDIVISION, RECORDED PLAT VOL. 158, PG. 17
- MARCELLA ESTATES, RECORDED PLAT VOL. 223, PG. 6
- LOT SPLIT & CONSOLIDATION PLAT FOR CARL MILSTEIN, TRUSTEE, RECORDED PLAT VOL. 242, PG. 11
- LOT SPLIT AND CONSOLIDATION PLAT FOR ARTHUR D. & HELMA WESTOVER AND ANNE MARIE HOVANGSEK, RECORDED PLAT VOL. 250, PG. 10
- LOT CONSOLIDATION PLAT P. NO. 661-11-101 & 103, RECORDED PLAT VOL. 350, PG. 86



DAVID W. NOVAK  
 CHIO PROFESSIONAL SURVEYOR No. 7507

**CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS SURVEY AND PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION ON THE 28th DAY OF JANUARY, 2021. THIS SURVEY AND PLAT OF THE SURVEYED PREMISES WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-33 OF THE OHIO ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AND THE DIMENSION ARE IN FEET AND DECIMAL PARTS THEREOF. 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 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. BEARINGS ARE BASED ON 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.

**ZONING INFORMATION**  
 ZONING TYPE: R-1 RESIDENTIAL  
 MIN. LOT AREA: 1 ACRE  
 MIN. LOT FRONTAGE: 40'  
 MIN. LOT WIDTH: 100'  
 MIN. LOT COVERAGE: 25%  
 FRONT YARD SETBACK: 75'  
 SIDE YARD SETBACK: 10'  
 REAR YARD SETBACK: 40'



REVISIONS	BY

**PROBUILT HOMES, INC.**  
 GEORGE DAVIS  
 P.O. BOX 384  
 MENTOR, OH 44060  
 (440) 255-6535

**Barrington CONSULTING GROUP, INC.**  
 9114 TYLER BLVD., MENTOR, OHIO 44060  
 PHONE 440.205.1260 FAX 440.205.1262  
 www.BarringtonCGI.com

**LOT SPLIT**  
 WHITE ROAD - PPN 31A007A000090  
 WILLOUGHBY HILLS, OHIO  
**ZIGMAN ENTERPRISES, INC.**

DATE: FEB. 23, 2021  
 SCALE: 1" = 60'  
 SHEET: 11 OF 11