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LAKE BREEZE PARK SUBDIVISION
VOLUME D, PAGE 8

SUBLOT 48

P.P.#01-A-091-A-00-047-0
PATRICK J. CHRISTIE
VOL.73, PG.1315
SUBLOT 50
5/8"IP FND & USED

P.P.#01-A-091-A-00-049-0
TERRY L. ZIRKLE
VOL.684, PG.582
1/2"IP FND CAPPED "PETER" 0.55'S, 0.78'W

P.P.#01-A-091-A-00-050-0
MARK E. & BRENDA K. STOUT
DOC.#1996R025493
SUBLOT 47

P.P.#01-A-091-A-00-051-0
JEFFREY P. & PATRICIA M. RANKS
VOL.821, PG.765
SUBLOT 46
1/2"IP FND CAPPED "PETER" 0.53'S, 0.87'W

P.P.#01-A-091-A-00-052-0
MARY ELLEN SCHRADER
DOC.#1996R002295
SUBLOT 45

P.P.#01-A-091-A-00-053-0
MARY ELLEN SCHRADER
VOL.1017, PG.610
SUBLOT 44

P.P.#01-A-091-A-00-054-0
THOMAS W. FOBELL
DOC.#1999R035867
SUBLOT 43
1"IPp FND IN CONC

235.42' CALC
1"IPp FND & USED IN CONC

SUBLOT 49

N03°22'00"E 335.90' PLAT & USED

IP SET

S/L 48
P.P.#01-A-089-C-00-009-0
CHRISTOPHER T. & VANESSA BROWN
DOC.#2000R044980

S82°50'45"E 121.37' PLAT 121.38' CALC

90°33'15" PLAT & USED

SUBLOT 13
P.P.#01-A-089-G-00-013-0
ALLEN J. & BRENDA D. RADOLOVIC
DOC.#2006R037026
5/8" IP FND CAPPED "ALBAN 7651"

N25°24'51"E 255.49' CALC

PARCEL 3
23,058 sq. ft.
0.5293 acres

PART OF S/L 49
P.P.#01-A-089-C-00-010-0
VINCENT HOMES, LLC
DOC.#2007R000515

100.00'
57' BUILDING SETBACK

IP SET

N54°23'02"E 57.05' CALC

1" IPp FND 0.23'N, 0.32'W

PARCEL 2
33,829 sq. ft.
0.7766 acres

PART OF S/L 49
P.P.#01-A-089-C-00-010-0
VINCENT HOMES, LLC
DOC.#2007R000515

C1

IP SET

5/8" IP FND 0.40'W, 0.38'N

N86°04'45"W 174.47' PLAT & USED

129.68' CALC

SUBLOT 12
P.P.#01-A-089-G-00-012-0
DANIEL O. HENNESSEY
DOC.#2006R013105

102.08'

IP SET

SPLIT
61 sq. ft.
0.0014 acres

C2

NORTON DRIVE 50' R/W

C4

S05°29'34"W 75.00' PLAT & USED

IP SET

N07°09'15"E 193.31' CALC

57.00' CALC

N09°20'14"E 57.07' CALC

IP SET

300.78' REC

300.85' OBS

64.77' DEED & USED

5/8"IP FND CAPPED "J.ALVIN #7651"

PARCEL 1
17,565 sq. ft.
0.4032 acres

PART OF S/L 50
P.P.#01-A-089-C-00-020-0
VINCENT HOMES, LLC
DOC.#2007R000633

40' BUILDING SETBACK

104.71'

C3

5/8" IP FND CAPPED "SLAY #5298" 0.26'N, 0.15'E

5/8" IP FND CAPPED "SLAY #5298" 0.39'N, 0.11'E

IP SET

S07°09'15"W 215.00' DEED & USED

S43°09'25"W 49.25' DEED & USED

S47°19'44"E 40.00' DEED & USED

5/8"IP FND CAPPED "SLAY #5298" 0.27'N, 0.30'E

PART OF S/L 50
P.P.#01-A-089-C-00-011-0
VINCENT HOMES, LLC
DOC.#2007R000633

SUBLOT 11
P.P.#01-A-089-G-00-011-0
JEFFREY N. & LESLIE J. SMITH
DOC.#2003R079652

MOORE'S LANDING SUBDIVISION
VOLUME 35, PAGE 16-3

S07°01'15"W 774.88' CALC

N60°10'15"E 403.67' PLAT 403.77' CALC

5/8"IP FND & USED CAPPED "BABCOCK & JONES"

PART OF S/L 50
P.P.#01-A-089-C-00-021-0
VINCENT HOMES, LLC
DOC.#2007R000633

SUBLOT 10
P.P.#01-A-089-G-00-010-0
EASTWOOD RESIDENTAIL SERVICES INC.
DOC.#2000R046007

5/8"IP FND CAPPED "BABCOCK & JONES"

1"IPp FND

5/8"IP FND & USED CAPPED "BENCHMARK #7044"

N07°09'15"E 223.30' CALC

1"IPp FND

53°01'00" PLAT & USED

R/W

ASHVIEW DRIVE 50' R/W

P.O.B.
MAG NAIL SET

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	60.00'	75.00'	31.71'	58.41'	S15°45'07"E	45°50'12"
C2	60.00'	75.00'	31.71'	58.41'	S61°35'19"E	45°50'12"
C3	69.15'	75.00'	37.25'	66.72'	N69°04'51"E	52°49'29"
C4	2.17'	75.00'	1.09'	2.17'	S83°40'35"E	1°39'40"
C5	57.83'	75.00'	30.44'	56.40'	S60°45'29"E	44°10'32"

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

LEGEND
- ○ = IRON PIN FND
- ◉ = 5/8"x30" IP SET CAPPED "AZTECH #8249"
- ◐ = IRON PIPE FND

REFERENCES:
1. COUNTY TAX MAPS
2. COUNTY DEED RECORDS
3. ARCOLE ESTATES SUBDIVISION NO. 2 PLAT VOLUME J, PAGE 87
4. MOORE'S LANDING SUBDIVISION PLAT VOLUME 35, PAGE 16-3
5. LOT SPLIT SURVEY BY CHAGRIN VALLEY ENGINEERING, LTD DATED DECEMBER, 2003

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

ZONING REQUIREMENTS:
DISTRICT: R-2 SINGLE FAMILY
MAXIMUM HEIGHT OF MAIN BUILDING: 35 FEET
MINIMUM SIDE YARD: 10 FEET
MINIMUM TOTAL SIDE YARD: 25 FEET
MINIMUM DEPTH OF REAR YARD: 30 FEET
MINIMUM LOT AREA PER FAMILY: 17,500 SQ.FT.
MINIMUM LOT FRONTAGE: 60 FEET @ R/W
100 FEET @ BUILDING SETBACK
MINIMUM SETBACK: 40 FEET

STATE OF OHIO
STAN R. LOCH
8249
REGISTERED PROFESSIONAL SURVEYOR

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.

7-31-08
STAN LOCH DATE
REG SURVEYOR #8249

38879 MENTOR AVENUE SUITE A
WILLOUGHBY OHIO 44094
440-602-9071
FAX 602-9401
AZTECH
ENGINEERING and SURVEYING
Civil Engineering · Land Surveying

SHEET CONTENT

LOT SPLIT & CONSOLIDATION SURVEY FOR VINCENT HOMES, LLC BEING SUBLOT 49 AND PART OF SUBLOT 50 IN THE ARCOLE ESTATES SUBDIVISION NO. 2 AS RECORDED IN PLAT VOLUME J, PAGE 87 P.P.#01-A-089-C-00-010-0 & P.P.#01-A-089-C-00-020-0 SITUATED IN THE TOWNSHIP OF MADISON COUNTY OF LAKE STATE OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

HORIZ. SCALE: 1" = 30'	VERT. SCALE:
DRAWN BY: CL	DATE: 7-29-08
CHECKED BY: SRL	DRAWING NO: 161922
JOB NO: 161922	SHEET: 1 OF 1