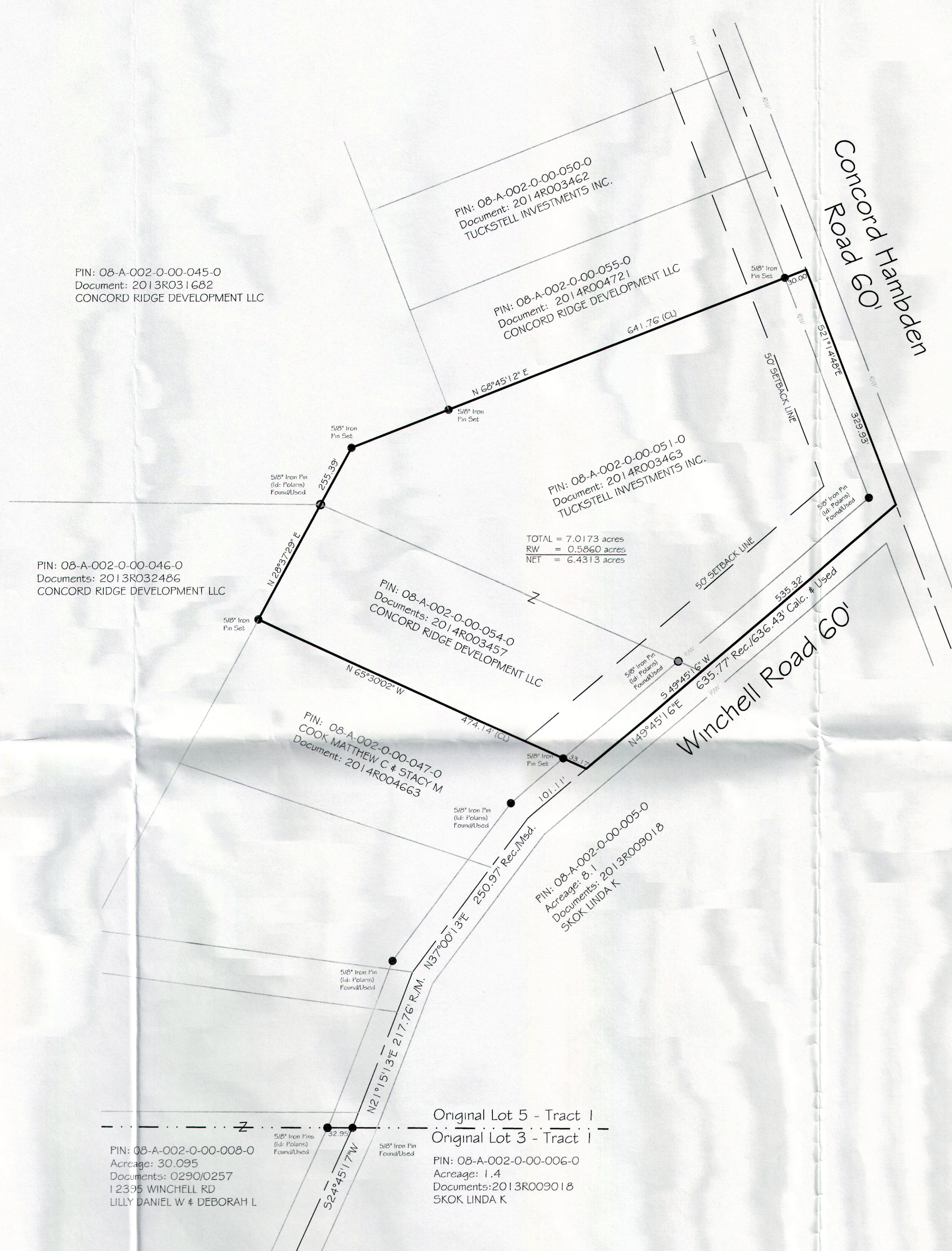


CONSOLIDATION PLAT
 PPN 08-A-002-0-00-051-0 # 054
 KNOWN AS BEING A PART OF ORIGINAL LOT 5, TRACT 1
 TOWNSHIP 10 NORTH, RANGE VIII WEST OF THE
 CONNECTICUT WESTERN RESERVE
 CONCORD TOWNSHIP - LAKE COUNTY - OHIO
 MARCH 2014 SCALE 1"=100'

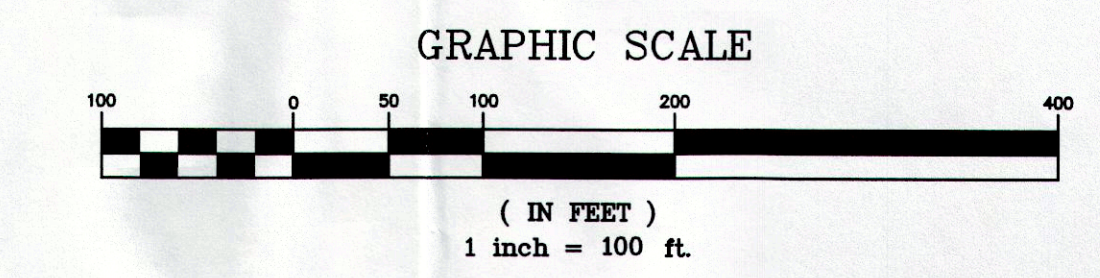


SUBJECT PROPERTY IS ZONED = "R-4"

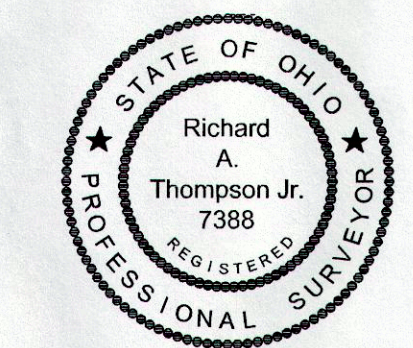
FRONT SETBACK = 50' (R/W, 80' (CL))
 SIDE SETBACK = 15'
 REAR SETBACK = 40'
 MINIMUM FRONTAGE = 50'
 MIN. WIDTH AT SETBACK = 100'
 MINIMUM LOT SIZE = 1.0 ACRE (43,560 S.F.)

(SOURCE: THE CONCORD TOWNSHIP ZONING RESOLUTION SECTION XVIII - 18.04 THROUGH 18.07)

* = WHICHEVER IS GREATER



THIS IS TO DECLARE THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED THE LAND AS SHOWN HEREON, CONTAINING 22.9763 ACRES OF LAND. AT ALL POINTS SO INDICATED MONUMENTS WERE EITHER FOUND OR SET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT. ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO DECLARE THAT THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES WHEN COMPUTED FROM FIELD MEASUREMENTS ARE ACCURATE TO WITHIN A MINIMUM PRECISION OF 1:10,000 BEFORE BALANCING THE SURVEY, AND ALL REQUIRED MONUMENTS ARE CORRECTLY SHOWN HEREON AND THOSE WHICH ARE NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE ON THE SITE WITH ANY REMAINING SURVEY MONUMENTS TO BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". THIS PLAT 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.



Richard A. Thompson Jr.
 RICHARD A. THOMPSON JR., P.S. 7388 03/06/14

REV. No.	DATE	BY	CHKD	DATE:
				3/6/14
				SCALE: HOR. 1"=100'
				VERT. 1"=0'
				FOLDER: Surveys
				FILENAME: Minor Subd. 4
				TAB: Minor Subd. Plat. 4
				DRAWN: RAT

	POLARIS ENGINEERING & SURVEYING, INC. 34600 CHARDON ROAD - SUITE D WILLOUGHBY HILLS, OHIO 44094 (440) 944-4433 (440) 944-3722 (Fax) www.polaris-es.com	MINOR SUBDIVISION Concord Township - Lake County - Ohio	CONTRACT No.	
			13048	
			SHEET	OF
			01	01