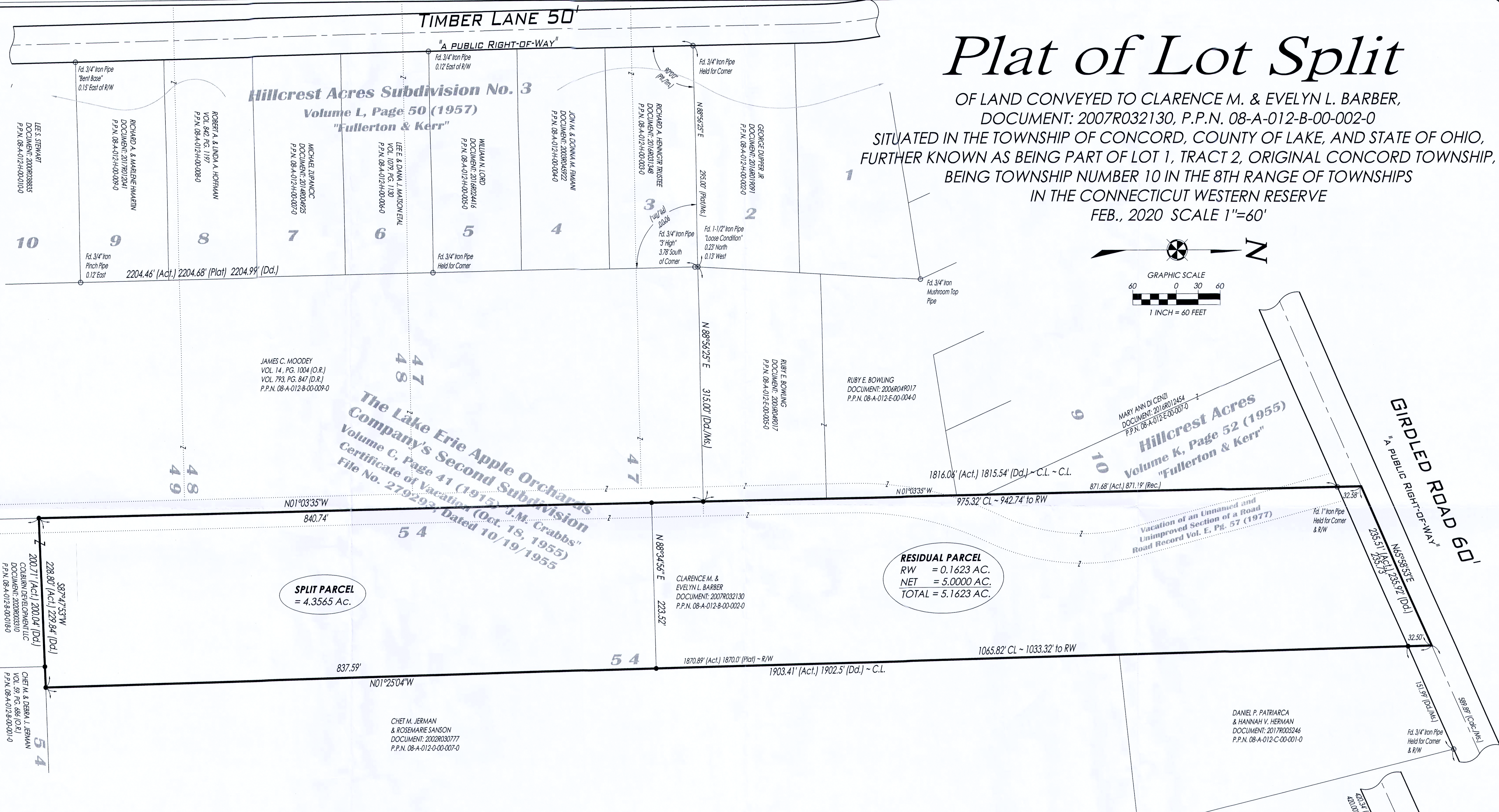
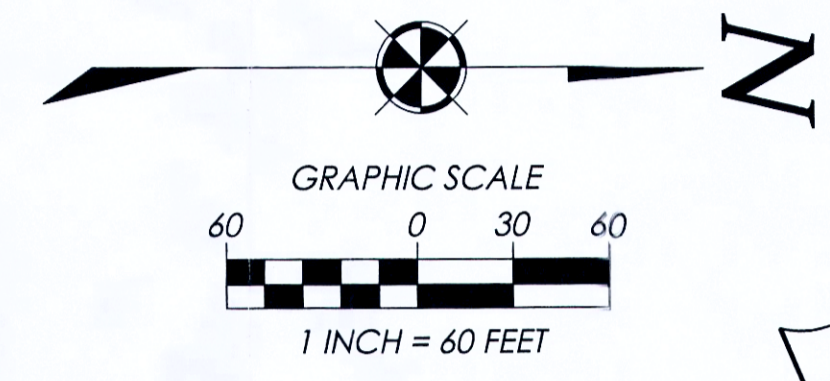


Plat of Lot Split

OF LAND CONVEYED TO CLARENCE M. & EVELYN L. BARBER,
DOCUMENT: 2007R032130, P.P.N. 08-A-012-B-00-002-0

SITUATED IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE, AND STATE OF OHIO,
FURTHER KNOWN AS BEING PART OF LOT 1, TRACT 2, ORIGINAL CONCORD TOWNSHIP,
BEING TOWNSHIP NUMBER 10 IN THE 8TH RANGE OF TOWNSHIPS
IN THE CONNECTICUT WESTERN RESERVE
FEB., 2020 SCALE 1"=60'



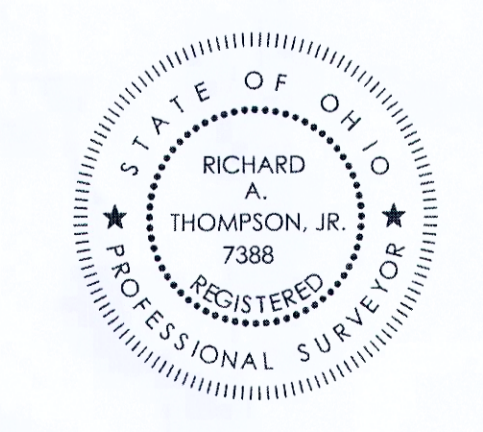
SPLIT PARCEL
= 4.3565 Ac.

RESIDUAL PARCEL
RW = 0.1623 AC.
NET = 5.0000 AC.
TOTAL = 5.1623 AC.

ZONING SUMMARY:
R-1 ZONING
MINIMUM SETBACK = 50'
MINIMUM SIDEYARD = 15'
MINIMUM REAR YARD = 40'
MINIMUM AREA = 22,000 S.F. (0.5051 AC.)
MINIMUM LOT FRONTAGE = 50'
MINIMUM LOT WIDTH = 100'

SURVEY LEGEND:
 MON. BOX ASSEMBLY FOUND - REFER TO SURVEY
 STONE FOUND - REFER TO SURVEY
 IRON PIPE FOUND - REFER TO SURVEY
 IRON PIN FOUND - REFER TO SURVEY

BOUNDARY CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET 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 EXPRESSED OR IMPLIED. 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. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) WITH THE 1986 ADJUSTMENT. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP AS SHOWN HEREON (●).



Richard A. Thompson Jr.
RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 02/10/20

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Engineering & Surveying
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

DATE: 02/10/20
SCALE: HOR. 1"=60'
VERT. 1"=00'
FOLDER: Survey
FILENAME: Bndy_Sur.
TAB: 01 - Barber Lot Split

SUNSUN DRIVE 60'
"A PUBLIC RIGHT-OF-WAY"
The Nature Preserve South
Volume 49, Page 24 (2005)

CONTRACT No.	
19134	
SHEET	OF
01	01