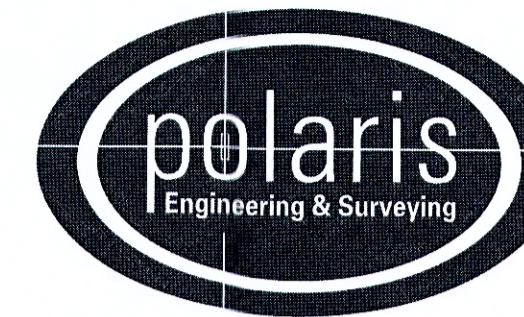


Plat of Lot Split

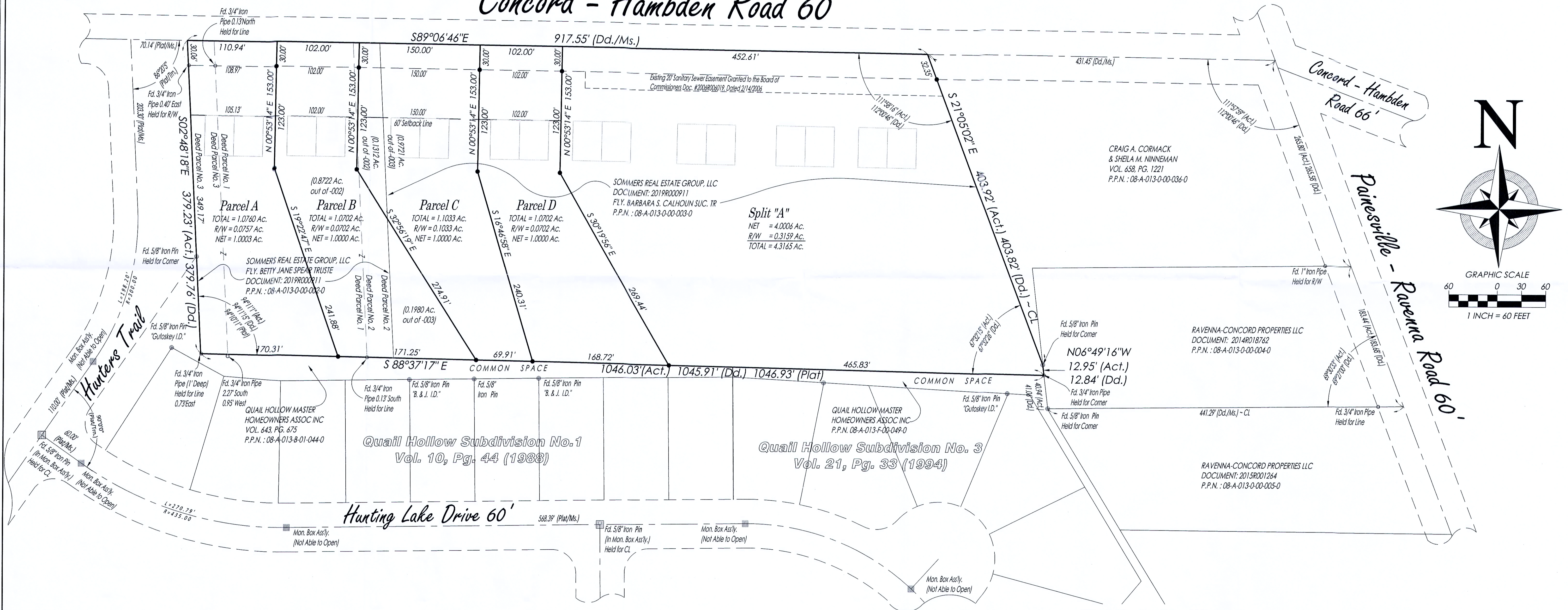
P.P.N. : 8-A-013-0-00-002-0 & -003-0

Known as Being a part of Lot 4, Tract 2 of Original Concord
Township 10 North, Range 8 West of the Connecticut Western Reserve
Concord Township - County of Lake - State of Ohio
Aug. 2019 Scale 1"=60'

Concord - Hambden Road 60'



**POLARIS ENGINEERING
and SURVEYING, INC.**
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com



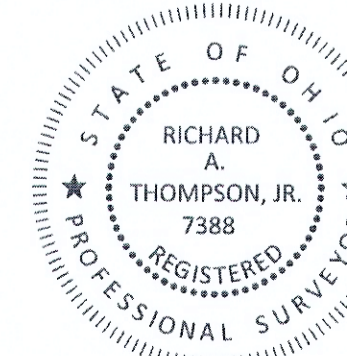
DATE: 8/26/19
SCALE: HOR. 1"=60'
VERT. 1"=00'
FOLDER: Survey
FILENAME: Minor Subd. Plat
TAB: 01 - Minor Subd (01)

LOT REQUIREMENTS R-1 ZONING:

MINIMUM SETBACK = 50' (60' PROVIDED)
MINIMUM AREA = 1.0000 ACRE (DUPLEX)
MINIMUM LOT WIDTH = 100' *
MINIMUM REAR YARD = 40'
MINIMUM SIDEYARD = 15'
* = 3 OR MORE DUPLEXES THAT SHARE CONTIGUOUS FRONTAGE, EVERY THIRD DUPLEX SHALL BE LOCATED UPON A LOT HAVING A WIDTH OF AT LEAST 150' AT THE BUILDING SETBACK LINE AND HAVING FRONTAGE OF AT LEAST 85' ON THE R/W LINE.

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 AND 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 A EXAMINATION OF THE SAME. BEARINGS REFER TO THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 - NORTH ZONE - 1986 ADJUSTMENT. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS" AS SHOWN HEREON (●).



Richard A. Thompson, Jr.
RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 8/27/19

CONTRACT No.	
17308	
SHEET	OF
01	01