

**Plat of Lot Splits and Consolidations**

For: SPS Mountain, LLC &  
Slowey Insurance Agency, LTD

Situated in the Township of Concord, County of Lake and State of Ohio, known as being part of Original Township Lot 10, Tract 4, Further known as being a Lot Split of PPN:8A-23-02 And PPN:8A-23-06 and subsequent Consolidations and Lot splits.

- PPN:8A-23-02 (SPS): 9.3814 Ac. (408,654 SF)
- Lotsplit (SPS): 0.2921 Ac. (12,725 SF)
- Remainder (SPS): 9.0893 Ac. (395,929 SF)
- PPN:8A-23-06 (Slowey): 2.9175 Ac. (127,086 SF)
- Lotsplit (Slowey): 1.4236 Ac. (62,014 SF)
- Remainder (Slowey): 1.4939 Ac. (65,072 SF)

- Consolidation - 1:
- Remainder (Slowey): 1.4939 Ac. (65,072 SF)
- + Lotsplit (SPS): 0.2921 Ac. (12,725 SF)
- New South Parcel: 1.7860 Ac. (77,797 SF)

- Consolidation - 2:
- Remainder (SPS): 9.0893 Ac. (395,929 SF)
- + Lotsplit (Slowey): 1.4236 Ac. (62,014 SF)
- New North Parcel: 10.5129 Ac. (457,943 SF)

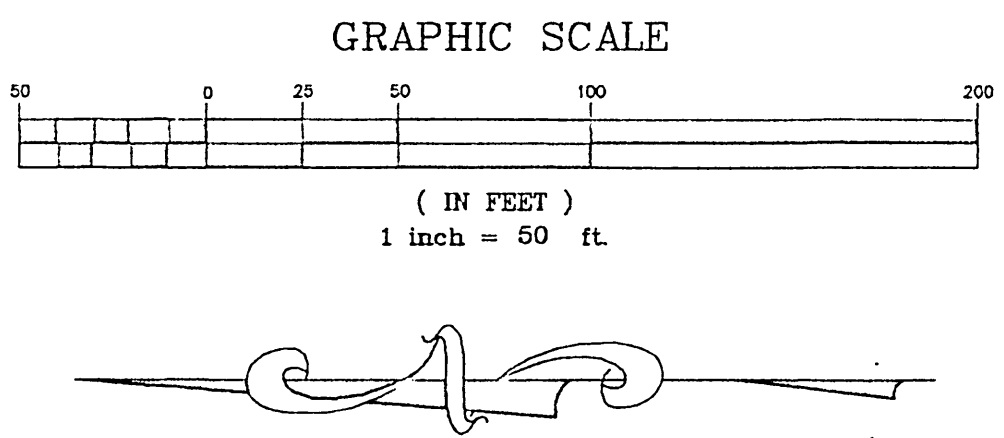
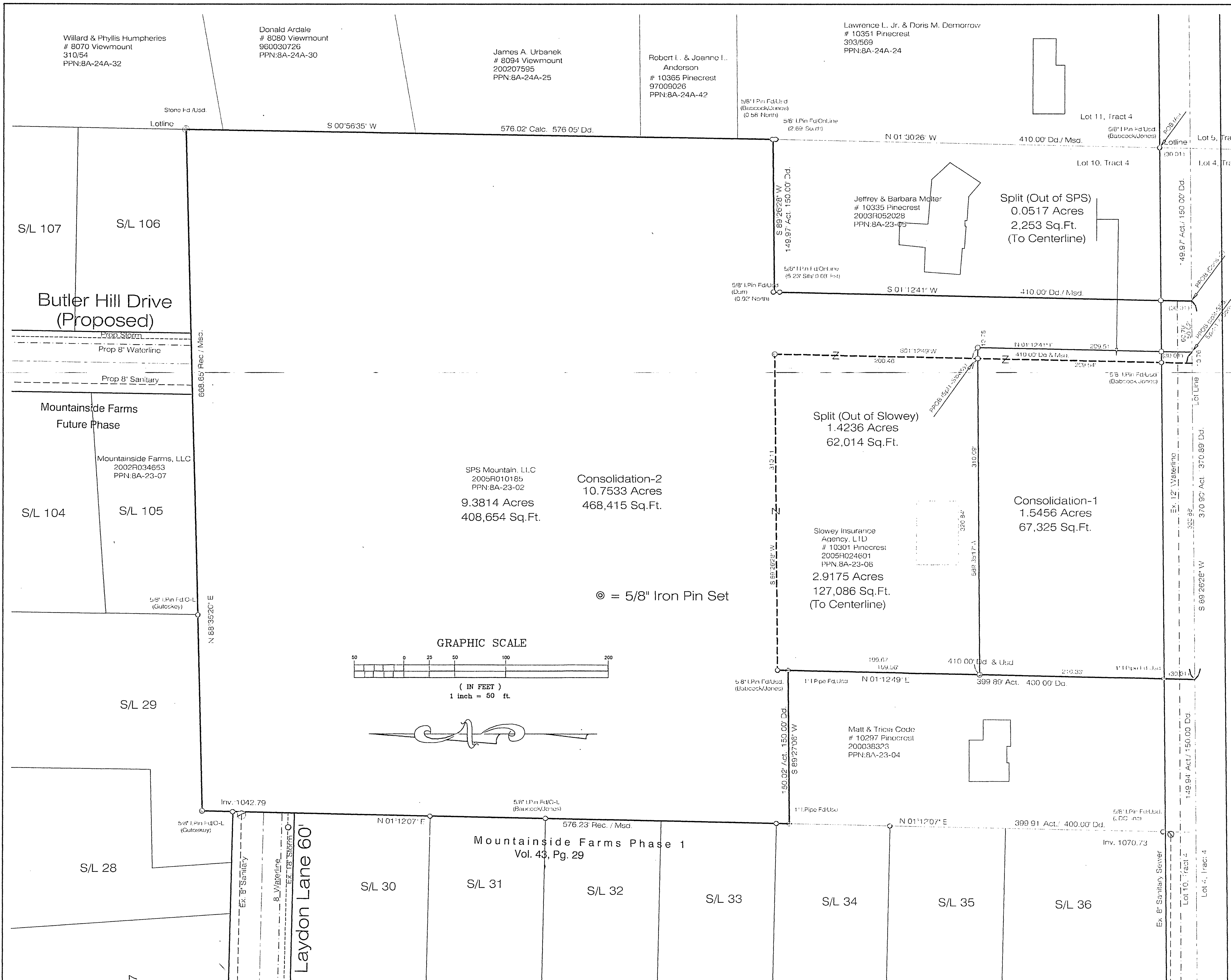
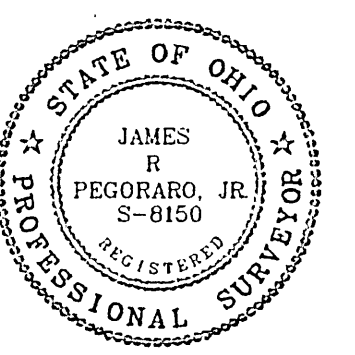
- New South Parcel: 1.7860 Ac. (77,797 SF)
- Split-1: 0.5111 Ac. (22,262 SF)
- Split-2: 0.5102 Ac. (22,223 SF)
- Split-3: 0.5093 Ac. (22,185 SF)

Current Zoning: R-1  
Min. Acreage: 22,000 Sq. Ft.  
(Sewered)  
Min. Setback: 50'  
Min. Width @ SB: 100'  
Min. Frontage: 50'

Existing sanitary sewer must be extended along future lots down Pincrest Road from Mountainside Farms.

I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to an assumed meridian and are intended to indicate angles only. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. 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.

*James R. Pegoraro, Jr.*  
James R. Pegoraro, Jr., P.S. #8150



⊙ = 5/8" Iron Pin Set

REV. No.	DATE	BY	CHKD

**LAND DESIGN consultants**  
www.LDCinc.net  
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**Slowey Insurance Agency, LTD**  
& SPS Mountain, LLC  
Concord Township - Lake County - Ohio

DATE: 1/9/05  
SCALE: HOR: 1"=50'  
VERT:                      
FILENAME: Lotsplit  
COMPUTER: S:  
TAB NAME: split-2

SHEET / OF	
1	1
CONTRACT No.	
SPSMO1-0501	

Lot Splits & Consolidations