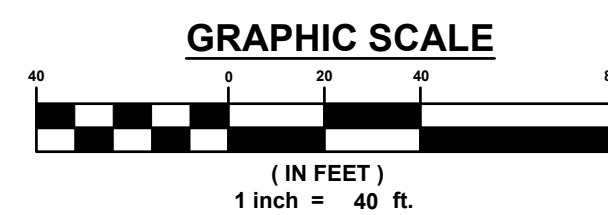


CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	47.70'	320.00'	8°32'29"	23.90'	S5°06'14"W	47.66'
C2	52.23'	320.00'	9°21'05"	26.17'	S4°41'54"W	52.17'

EXISTING ZONING:  
 R-1 RESIDENTIAL  
 MIN. LOT AREA: 22,000 SQ. FT.  
 MIN. LOT WIDTH: 100 FT.  
 FRONT SETBACK: 50 FT.  
 SIDE SETBACK: 15 FT.  
 REAR SETBACK: 40 FT.



THIS DIVISION OF LAND COMPLIES WITH THE CONCORD TOWNSHIP ZONING RESOLUTION  
 THIS \_\_\_ DAY OF \_\_\_\_\_ 20\_\_  
 BY \_\_\_\_\_, CONCORD TOWNSHIP ZONING INSPECTOR

SITUATED IN TOWNSHIP OF CONCORD, COUNTY OF LAKE AND STATE OF OHIO AND  
 KNOW AS BEING PART OF ORIGINAL CONCORD TOWNSHIP LOT No. 10 IN TRACT 4

BEARINGS USED HEREIN ARE TO DENOTE ANGULAR RELATIONSHIP ONLY AND ARE  
 BASED THE BEARING OF THE CENTERLINE OF PINECREST ROAD S 89° 26' 10" W  
 ACCORDING TO A SURVEY BY DANIEL LAUX P.S. No. S-7087 DATED 10-04-06

**CERTIFICATION :**  
 I HERBY CERTIFY THAT THIS SURVEY AND PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION ON THE 12th DAY OF  
 AUGUST, 2021. THIS SURVEY AND PLAT OF THE SURVEYED PREMISES WAS PREPARED IN ACCORDANCE WITH THE  
 PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN  
 THE STATE OF OHIO AND THE DIMENSION ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE  
 BEST OF MY KNOWLEDGE AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS 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 EXPRESS OR IMPLIED. THIS PLAT AND SURVEY 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. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY. ALL  
 PINS SET ARE 5/8" DIA., 30" LONG REBAR WITH CAP MARKED "NOVAK 7507".

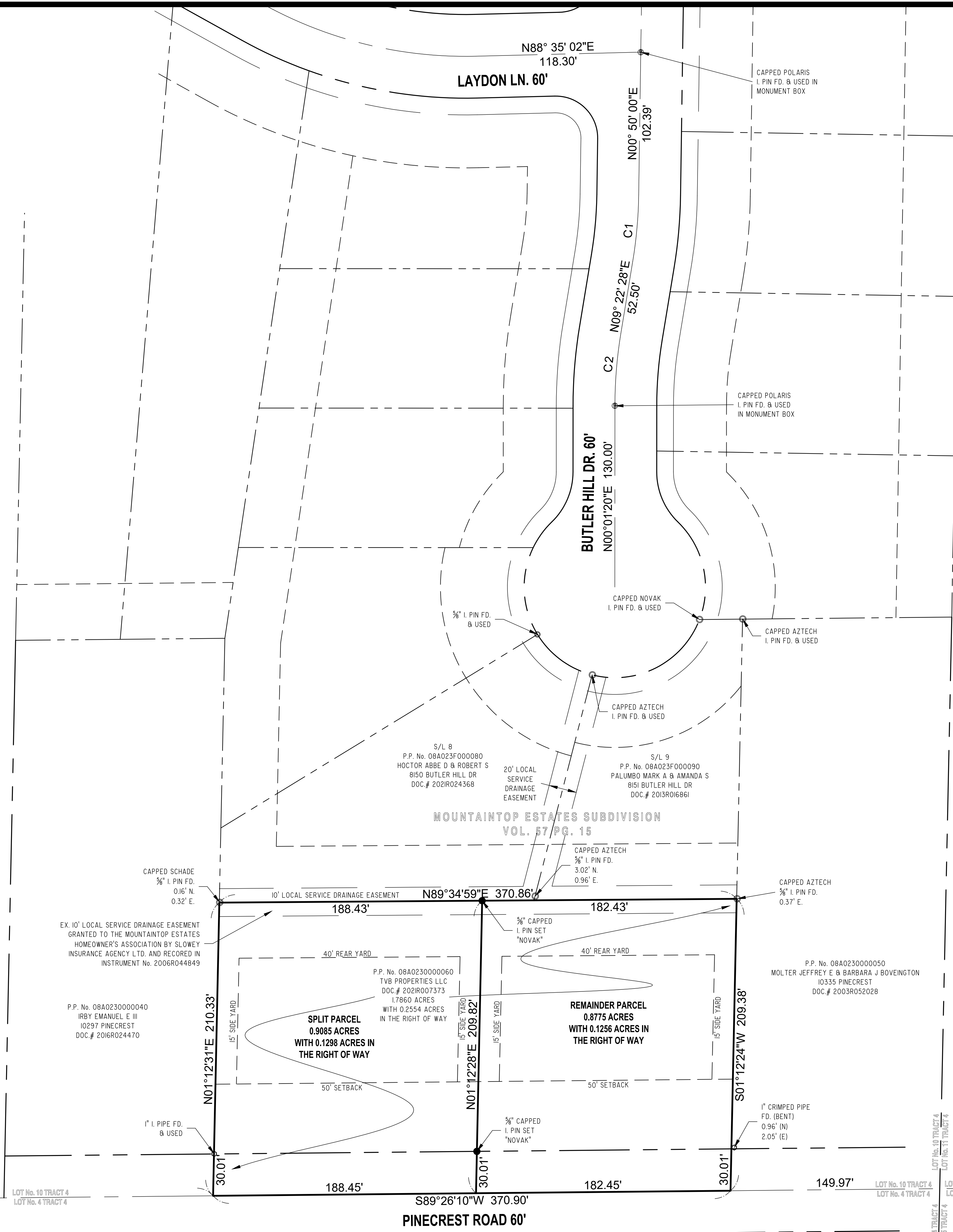
*David W. Novak*  
 DAVID W. NOVAK  
 OHIO PROFESSIONAL SURVEYOR No. 7507



(MOUNTAINSIDE FARMS SUBDIVISION PH. 1 VOL. 48 PG. 29)  
**HUMPHREY HILL DR. 90'**

3/8" CAPPED GUTOSKEY  
 I. PIN FD. & USED  
 IN MONUMENT BOX  
 S01° 03' 10"W  
 30.01'

MOUNTAINSIDE FARMS SUBDIVISION PH. 1  
 VOL. 48 PG. 29



EX. 10' LOCAL SERVICE DRAINAGE EASEMENT  
 GRANTED TO THE MOUNTAINTOP ESTATES  
 HOMEOWNER'S ASSOCIATION BY SLOWEY  
 INSURANCE AGENCY LTD. AND RECORDED IN  
 INSTRUMENT No. 2006R044849

P.P. No. 08A0230000040  
 IRBY EMANUEL E III  
 10297 PINECREST  
 DOC.# 2016R024470

S/L 8  
 P.P. No. 08A023F000080  
 HOCTOR ABBE D & ROBERT S  
 8150 BUTLER HILL DR  
 DOC.# 2021R024368

S/L 9  
 P.P. No. 08A023F000090  
 PALUMBO MARK A & AMANDA S  
 8151 BUTLER HILL DR  
 DOC.# 2013R016861

P.P. No. 08A0230000050  
 MOLTER JEFFREY E & BARBARA J BOVEINGTON  
 10335 PINECREST  
 DOC.# 2003R052028

LOT No. 4 TRACT 4  
 LOT No. 5 TRACT 4  
 LOT No. 6 TRACT 4  
 LOT No. 7 TRACT 4  
 LOT No. 8 TRACT 4  
 LOT No. 9 TRACT 4  
 LOT No. 10 TRACT 4  
 LOT No. 11 TRACT 4

REVISIONS	BY

**Barrington CONSULTING GROUP, INC.**  
 9114 TYLER BLVD., MENTOR, OHIO 44060  
 PHONE 440.205.1260  
 www.BarringtonCGI.com

**PROBUILT HOMES, INC.**  
**GEORGE DAVIS**  
 P.O. BOX 384  
 MENTOR, OHIO 44060  
 PH: 440-255-6535/FAX: 440-974-8360

**LOT SPLIT SURVEY**  
 P.P. No. 08A0230000060 PINECREST ROAD  
 CONCORD TWP., OHIO 44077

DRAWN: WSO  
 CHECKED: DWN  
 DATE: NOV. 18, 2021  
 SCALE: 1" = 40'  
 JOB NO: 21085  
 SHEET: 11 OF 11