

PLAT OF RE-SURVEY AND LOT SPLIT PREPARED FOR:
CHARLES A. AND MARGARET L. SCARL

P.P.N. 08-A-030-0-00-011-0 DOCUMENT NO. 2007R037167 10687 PROUTY ROAD

SITUATED IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 36, IN TRACT NO. 4 AND PART OF ORIGINAL LOT NO. 7, IN TRACT NO. 3 WITHIN SAID TOWNSHIP, AND TOWNSHIP NO. 10 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY.

ZONING INFORMATION

R-1 ZONING DISTRICT

MINIMUM ACREAGE: 0.75 ACRES

MAIN DWELLING: MINIMUM FRONTAGE: 50' (100' AT SETBACK LINE)
 FRONT BUILDING SETBACK: 80' C.L. - 50' R/W (WHICHEVER IS GREATER)
 MINIMUM SIDE YARD: 15' MINIMUM REAR YARD: 40' MAXIMUM HEIGHT: 35'
 GARAGE REQUIREMENTS: 2 - ENCLOSED PARKING SPACES (2-CAR)

MINIMUM MAIN DWELLING AREA: 1 STORY: 1,200-1,300 SQ. FT. ***
 2 STORY: 1,500-1,600 TOTAL SQ. FT. ***
 (800 SQ. FT. ON GROUND FLOOR)

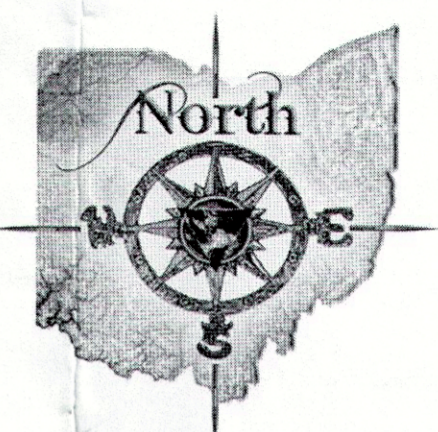
ACCESSORY BUILDINGS:
 FRONT BUILDING SETBACK: 80' C.L. - 50' R/W (WHICHEVER IS GREATER)
 MINIMUM SIDE YARD: 10' MINIMUM REAR YARD: 10' MAXIMUM HEIGHT: 20'

*** (DEPENDING ON BASEMENT AREA)

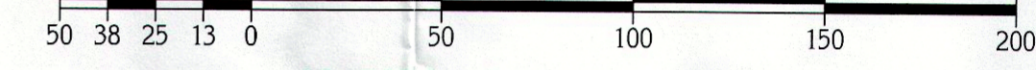
P.P.N. 08-A-030-0-00-012-0
 WARREN AND BARBARA H. BLACKMORE
 DOCUMENT NO. 2002R038687
 PARCEL NO. 1

RELOCATED
STATE ROUTE 44

BASIS OF RESEARCH AND RECORDS
 ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM.
 ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE COUNTY ENGINEER'S OFFICE.
 ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.



TRUE NORTH
ODOT VRS AND CORS GNSS NETWORK
NAD83, NGVD88, GRS80, GEOID2012A



GRAPHIC SCALE: 1" = 50'

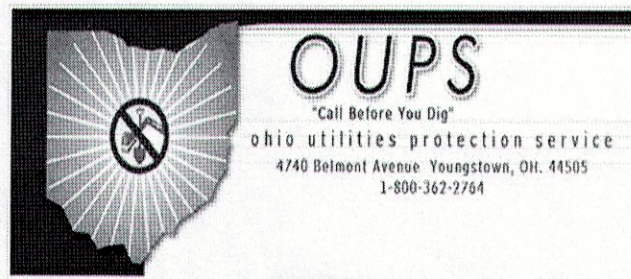
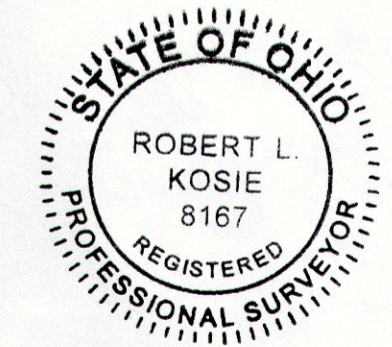
- - DENOTES 5/8" x 30" IRON (STEEL) REBAR PIN (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- - - - DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)
- - DENOTES 1" IRON PIN IN MONUMENT BOX FOUND AND USED

I CERTIFY TO:

CHARLES A. AND MARGARET L. SCARL

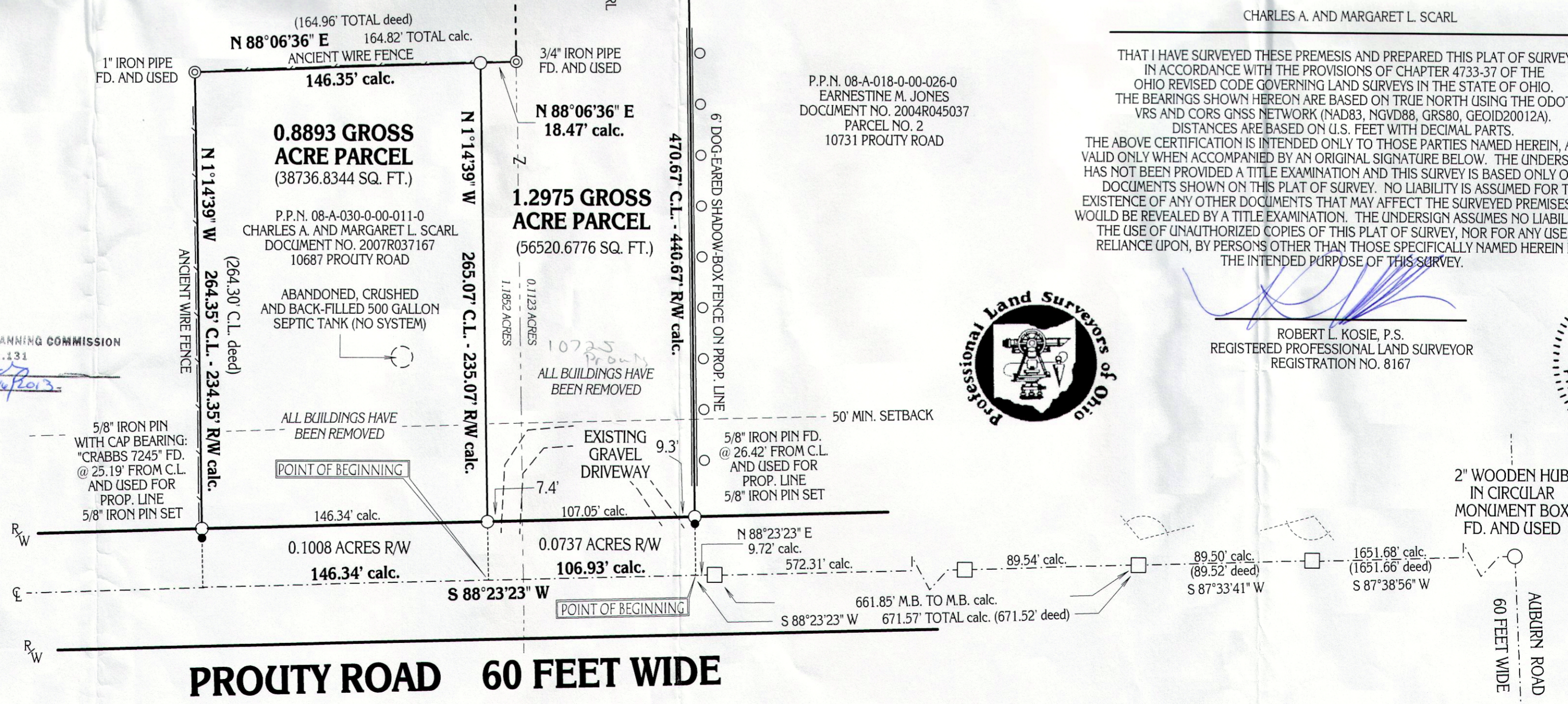
THAT I HAVE SURVEYED THESE PREMISES AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISED CODE GOVERNING LAND SURVEYS IN THE STATE OF OHIO. THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83, NGVD88, GRS80, GEOID2012A). DISTANCES ARE BASED ON U.S. FEET WITH DECIMAL PARTS. THE ABOVE CERTIFICATION IS INTENDED ONLY TO THOSE PARTIES NAMED HEREIN, AND IS VALID ONLY WHEN ACCOMPANIED BY AN ORIGINAL SIGNATURE BELOW. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. NO LIABILITY IS ASSUMED FOR THE EXISTENCE OF ANY OTHER DOCUMENTS THAT MAY AFFECT THE SURVEYED PREMISES THAT WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGNED ASSUMES NO LIABILITY FOR THE USE OF UNAUTHORIZED COPIES OF THIS PLAT OF SURVEY, NOR FOR ANY USE, OR RELIANCE UPON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED HEREIN FOR THE INTENDED PURPOSE OF THIS SURVEY.

(Signature)
 ROBERT L. KOSIE, P.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 8167



APPROVED BY LAKE COUNTY PLANNING COMMISSION
 No Plat Recd. No. 08-C-711.131
 Approved by *(Signature)*
 Log No. 4520.00 Date: 8/16/2013

This plat was prepared by
D.B. Kosie & Associates
 Professional Land Surveying
 11040 Madison Road
 Montville, Ohio 44064
440.286.2131
 Fax 440.968.3578
 www.dbksurveys.com



DBK PLAT NO. 695 2013