

DATE	02/06/12
DESIGN BY	H.J.
DRAWN BY	H.J.
APPROVED BY	H.J.
CREW CHIEF	W.B.

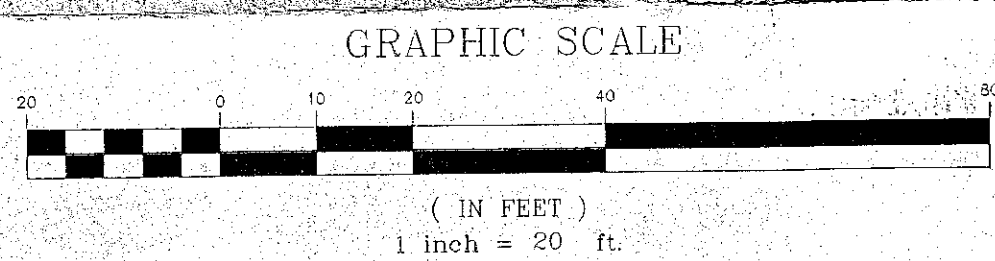
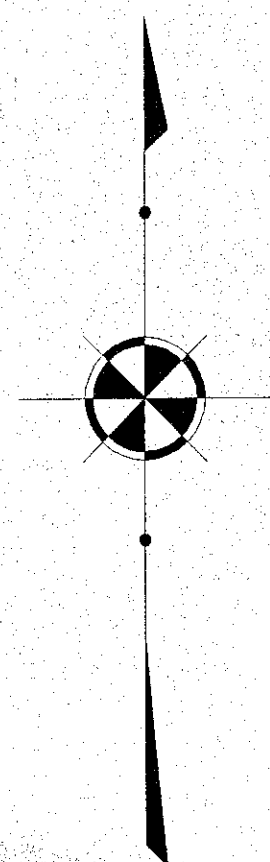
Prospect Street - Width Varies

PLAT OF LOT SPLIT

PREPARED FOR KATHLEEN COTTER

BEING S/L'S 9 & 42 OF THE HIGLEY SUBDIVISION OF LOT 1
 FAIRPORT HARBOR VILLAGE - LAKE COUNTY - OHIO
 FEB. 2012 SCALE 1"=20'

Jones Surveying, LLC
 ENGINEERS - SURVEYORS - PLANNERS
 1924 MENTOR AVE., PAINESVILLE, OHIO
 (PH.) 440-357-1811 (FAX) 440-357-9173
 (E-MAIL) hjonesurveying@yahoo.com



Curve	Length	Radius	Chord	Bearing	Delta
C1	20.91'	20.00'	19.97'	S29°56'48"E	59°53'35"

PIN: 14-A-004-0-00-051-0
 FAIRPORT HARBOR VILLAGE
 VOL. 167 PG. 31 D.R.

PIN: 14-A-004-0-00-050-0
 FAIRPORT HARBOR VILLAGE
 VOL. 167 PG. 31 D.R.

PIN: 14-A-004-0-00-040-0
 ADDRESS: 414 PROSPECT ST
 BACKUS KEITH A & JILL G
 DOCUMENT: 2005R022905

PIN: 14-A-004-0-00-041-0
 FAIRPORT LAKEFRONT
 RENTALS LLC
 DOCUMENT: 2000R024802

Higley Subdivision
 Vol. A Pg. 15

PIN: 14-A-004-0-00-042-0
 420 PROSPECT ST
 POPP KATHRYN J
 DOCUMENT: 1985R031562

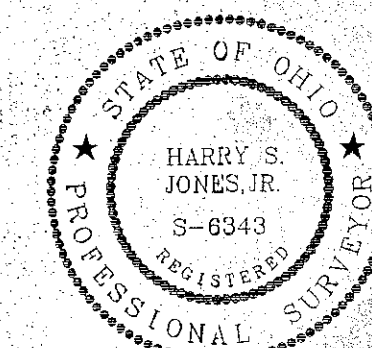
PIN: 14-A-004-0-00-030-0
 416 SECOND ST
 STANGE EDWARD J JR & SABRINA
 DOCUMENT: 0879/1169

PIN: 14-A-004-0-00-029-0
 419 SECOND ST
 FAIRPORT LAKEFRONT
 RENTALS LLC
 DOCUMENT: 2000R024802

PIN: 14-A-004-0-00-028-0
 425 SECOND ST
 FAIRPORT LAKEFRONT
 RENTALS LLC
 DOCUMENT: 2000R024802

PIN: 14-A-004-0-00-027-0
 429 SECOND ST
 POPP KATHRYN J
 DOCUMENT: 2003R004279

0.0614 Ac. Lot Split
 0.2500 Ac. P.P.N. 14A-04-29
 0.3114 Ac. New Parcel
 (13,563 S.F.)



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. 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. All Iron Pins Set are 5/8" x 30" long rebar and capped "Babcock Jones & Associates". Bearings are based on the Centerline of Second Street being N 90°00'00" E and are used to denote angles only.

Harry S. Jones Jr. P.S. #6343

FAIRPORT LAKEFRONT RENTALS, LLC DOES HEREBY GRANT UNTO THE BOARD OF LAKE COUNTY COMMISSIONERS, ITS AGENCIES AND ASSIGNS ("GRANTEE BOARD"), THE ILLUMINATING COMPANY, THE VILLAGE OF FAIRPORT HARBOR, THE AMERITECH TELEPHONE COMPANY, THE DOMINION EAST OHIO GAS COMPANY AND AT&T BROAD BAND COMPANY, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEEES) AND ANY OTHER COMMUNICATION ENTITIES FRANCHISED TO SERVE THE COMMUNITY, A PERMANENT RIGHT-OF-WAY AND EASEMENT TWENTY (20) FEET IN WIDTH, UNLESS OTHERWISE SPECIFIED ON SAID PLAT, UNDER OVER AND THROUGH AS HEREON SHOWN AND DELINEATED BY DASHED LINES LABELED "UNDERGROUND UTILITY EASEMENT", FOR THE PURPOSE OF INSTALLING AND MAINTAINING UTILITIES, SUCH AS, BUT NOT LIMITED TO, SEWER AND WATER LINES AND THEIR APPURTENANCES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATION SYSTEM CABLES, DUCTS, CONDUITS, PIPES, MANHOLES, SURFACE OR BELOW GROUND INSTALLED TRANSFORMERS, PEDESTALS, CONCRETE PADS, REGULATING AND METERING EQUIPMENT, SURFACE MARKERS AND OTHER BELOW AND ABOVE GROUND FACILITIES, FIXTURES AND APPURTENANCES AS ARE NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSMITTING AND TRANSPORTING ELECTRICITY, GAS AND COMMUNICATION SYSTEMS AND SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT AREA AND PREMISES.

THE GRANTEE SHALL HAVE THE RIGHT WITHOUT LIABILITY TO REMOVE TREES, LANDSCAPING AND LAWNS WITHIN THE EASEMENT AREA AS MAY BE REQUIRED TO INSTALL, MAINTAIN, REPAIR OR OPERATE SAID STRUCTURE, PIPELINE SYSTEM, ELECTRIC, GAS AND COMMUNICATION SYSTEMS.

THE GRANTEE SHALL BE RESPONSIBLE TO RESTORE LAWNS, AND PAVEMENT WITHIN THE EASEMENT AREA TO AS REASONABLE A CONDITION AS POSSIBLE TO THE CONDITION PRIOR TO ANY OPERATIONS CONTEMPLATED BY THIS EASEMENT.

UTILITIES EASEMENT APPROVAL:

THE LAKE COUNTY COMMISSIONERS
 BY: _____ DATE _____
 AMERITECH TELEPHONE COMPANY
 BY: _____ DATE _____

RAYMOND E. SINES
 PRINT NAME: _____

ROBERT E. AUFULDISH
 BY: _____ DATE _____
 AT & T BROADBAND
 BY: _____ DATE _____

DANIEL P. TROY
 PRINT NAME: _____

THE VILLAGE OF FAIRPORT HARBOR
 BY: _____ DATE _____
 CONSUMERS OHIO WATER COMPANY
 BY: _____ DATE _____

PRINT NAME: _____

THE CLEVELAND ELECTRIC ILLUMINATING CO.
 BY: _____ DATE _____
 DOMINION EAST OHIO GAS COMPANY
 BY: _____ DATE _____

PRINT NAME: _____

PRINT NAME: _____

PLUM STREET - 80'

LOT 1
 LOT 2

Second Street - 80'

VINE STREET - 82.5'

SCALE	1"=20'
JOB NO.	11-023
SHEET	OF
1	1