BASIS OF BEARINGS
ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF FAIRLAWN AVENUE (40' R/W), SOUTH 00°51'04" EAST

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REFERENCE DOCUMENTS:
- DEEDS OF RECORD ON FILE AT THE LAKE COUNTY RECORDER'S OFFICE.
- ODOT PLANS FOR STATE ROUTE 2, TITLED "LAK-2-14.22", DATED 1961

MON. BOX FND. INTERSECTION OF FAIRLAWN AND RIDGELAWN

FAIRLAWN AVENUE (40')

S00°51'04"E 1192.57'

3/4" I.PIPE FND. & MON. BOX @ INTERSECTION OF CHESTER AND LAWNVIEW

CHESTER STREET (60')

S65°16'26"W 474.31'

23.95

20.00 S89°08'56"W

S65°16'26"W 35.56'

S00°51'04"E 345.29'

3/4" I.PIPE FND. (Pinched top) AND USED

3/4" I.PIPE FND. AND USED

56.00 IPS | 56.00 IPS | 56.00 IPS | 75.00 IPS | 102.29 IPS

S/L 91

25' BLDG. SETBACK LINE | 25' BLDG. SETBACK LINE | 25' BLDG. SETBACK LINE | 10' BLDG. SETBACK LINE | 10' BLDG. SETBACK LINE

ORIGINAL SUBLOT LINE | ORIGINAL SUBLOT LINE | ORIGINAL SUBLOT LINE | ORIGINAL SUBLOT#91 LINE

N88°42'34"E 115.70' | N88°42'34"E 115.70' | N88°42'34"E 115.70' | N88°42'34"E 115.70'

10' SY. | 10' SY. | 10' SY. | 10' SY. | 10' SY. | 10' SY. | 10' SY. | 10' SY.

Existing Drive

R-1 DESIGN REVIEW

Existing Building RES.#479

R-1 DESIGN REVIEW

Lot A
0.2398 acres
10,447 s.f.

35' REAR SETBACK LINE | 35' REAR SETBACK LINE | 35' REAR SETBACK LINE | 15.5' | 35' REAR SETBACK LINE

S54°08'19"E 46.53'

IPS

RES.#505 PP #15D-016A-0-00-069-0

RES.#501
JIMMIE M. ARMSTEAD
Doc. #960024684
PP #15D-016A-0-00-070-0

R-1

Lot E
0.1487 acres
6,477 s.f.

Lot D
0.1487 acres
6,477 s.f.

R-1 DESIGN REVIEW
Lot C
0.1487 acres
6,477 s.f.

Lot B
0.1992 acres
8,677 s.f.

S/L 96 | S/L 95 | S/L 94 | S/L 93 | S/L 92

56.00 IPS | 56.00 IPS | 56.00 IPS | 75.00 IPS | 26.66' IPS

39.87 S21°07'34"E

2 1/2" I.PIPE FND. AND USED FOR NORTH LINE, (0.16' West)

S00°51'04"E 269.66'

R-1
JAMES P. MANGES
Doc. #200135255
PP #15D-016A-0-00-081-0

R-1 DESIGN REVIEW

STATE ROUTE 2 LIMITED ACCESS LINE "L/A"

Existing Chain Link Fence

STATE ROUTE 2

RICHMOND STREET (ROW Varies)

NO PLAT REQUIRED
APPROVED BY
City of Painesville, Lake County
City Planning Commission
Planning Commission Secretary
Date 6/10/04

LOT SPLIT PLAT

SITUATED IN CITY OF PAINESVILLE, COUNTY OF LAKE, STATE OF OHIO, BEING A PAIT OF LOT No. 5 OF KERR COLE'S ET AL SURVEY IN TRACT No. 3, ALSO BEIN SUBLOT No.'s 91-94 OF JOHN W. TAYLORS "FRUITLAND PARK" SUBDIVISION AS RECORDED IN PLAT VOLUME G, PAGE 46, IN THE LAKE COUNTY RECORDR'S OFFICE, ALSO BEING IN TOWNSHIP 11N, RANGE 8W, OF THE CONNECTICUT WESTERN RESERVE. CURRENT DEED OF RECORD BEING DCUMENT# 2004R002344, PP #15D-016A-0-00-075-0

SURVEYORS STATEMENT

THIS PLAT WAS PREPARED BY ME AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS SPECIFIED IN THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

STATE OF OHIO JAMES PEZAR 7772 REGISTERED PROFESSIONAL SURVEYOR

JAMES A. PEZAR, P.S. OHIO #7772

6-2-04
DATE

NOTE:
ALL AREAS OUTLINED HEREON ARE IN A R-1 ZONING DISTRICT, AND MAY ADDITIONALLY BE WITHIN A RICHMOND STREET DESIGN REVIEW DISTRICT.

IPS = 5/8" DIAMETER X 30" LONG REBAR SET WITH A PLASTIC CAP STAMPED "PEZAR PS 7772".

Prepared For:
LAKE COUNTY COMMUNITY DEVELOPMENT CORPORATION
101 CARMODY DRIVE, PAINESVILLE OHIO 44077
(440) 357-4400
CONTACT: CHUCK JONES

Prepared By:
JAMES A. PEZAR
4670 WHITE ANGEL DR., PERRY OHIO 44081
(440) 259-5725

DATE: MARCH 24, 2004 SCALE: 1"=20'