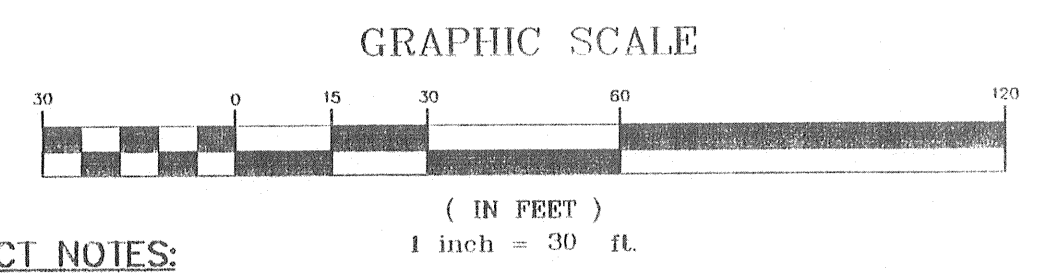
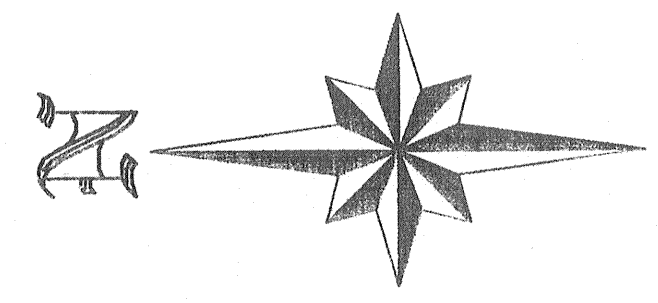


16C-83A-2

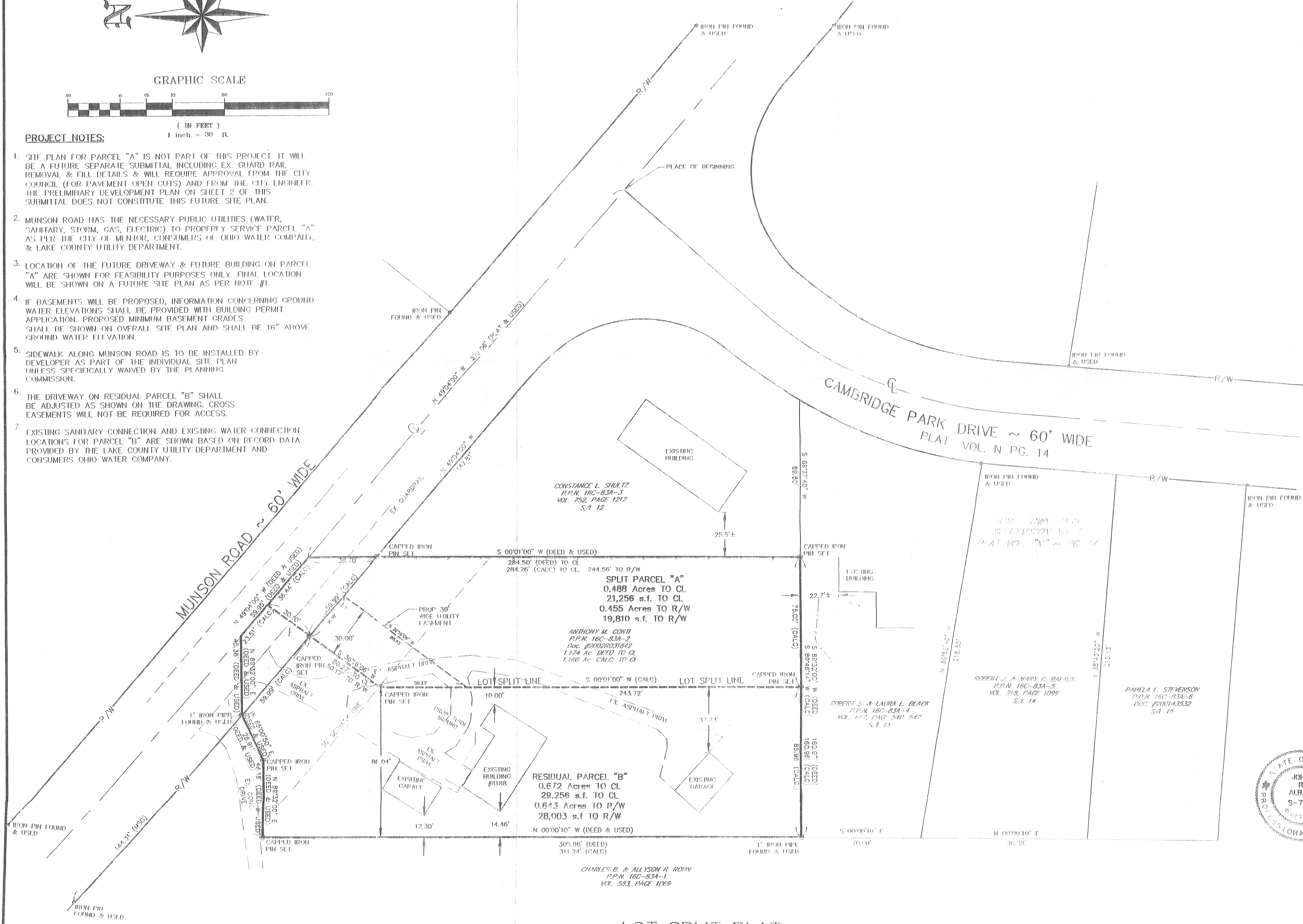
LOT SPLIT PLAT at 8188 MUNSON ROAD (P.P.N. 16C-83A-2) for ANTHONY CONTI

BEING PART OF ORIGINAL MENTOR TOWNSHIP LOT #4 TRACT #13 IN THE
CITY OF MENTOR ~ LAKE COUNTY ~ OHIO
JULY 16, 2004



PROJECT NOTES:

1. SITE PLAN FOR PARCEL "A" IS NOT PART OF THIS PROJECT. IT WILL BE A FUTURE SEPARATE SUBMITTAL INCLUDING EX. GUARD RAIL REMOVAL & FILL DETAILS & WILL REQUIRE APPROVAL FROM THE CITY COUNCIL (FOR PAVEMENT OPEN CUTS) AND FROM THE CITY ENGINEER. THE PRELIMINARY DEVELOPMENT PLAN ON SHEET 2 OF THIS SUBMITTAL DOES NOT CONSTITUTE THIS FUTURE SITE PLAN.
2. MUNSON ROAD HAS THE NECESSARY PUBLIC UTILITIES (WATER, SANITARY, STORM, GAS, ELECTRIC) TO PROPERLY SERVICE PARCEL "A" AS PER THE CITY OF MENTOR, CONSUMERS OF OHIO WATER COMPANY, & LAKE COUNTY UTILITY DEPARTMENT.
3. LOCATION OF THE FUTURE DRIVEWAY & FUTURE BUILDING ON PARCEL "A" ARE SHOWN FOR FEASIBILITY PURPOSES ONLY. FINAL LOCATION WILL BE SHOWN ON A FUTURE SITE PLAN AS PER NOTE #1.
4. IF BASEMENTS WILL BE PROPOSED, INFORMATION CONCERNING GROUND WATER ELEVATIONS SHALL BE PROVIDED WITH BUILDING PERMIT APPLICATION. PROPOSED MINIMUM BASEMENT GRADES SHALL BE SHOWN ON OVERALL SITE PLAN AND SHALL BE 16" ABOVE GROUND WATER ELEVATION.
5. SIDEWALK ALONG MUNSON ROAD IS TO BE INSTALLED BY DEVELOPER AS PART OF THE INDIVIDUAL SITE PLAN UNLESS SPECIFICALLY WAIVED BY THE PLANNING COMMISSION.
6. THE DRIVEWAY ON RESIDUAL PARCEL "B" SHALL BE ADJUSTED AS SHOWN ON THE DRAWING. CROSS EASEMENTS WILL NOT BE REQUIRED FOR ACCESS.
7. EXISTING SANITARY CONNECTION AND EXISTING WATER CONNECTION LOCATIONS FOR PARCEL "B" ARE SHOWN BASED ON RECORD DATA PROVIDED BY THE LAKE COUNTY UTILITY DEPARTMENT AND CONSUMERS OHIO WATER COMPANY.

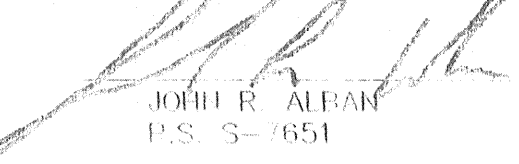


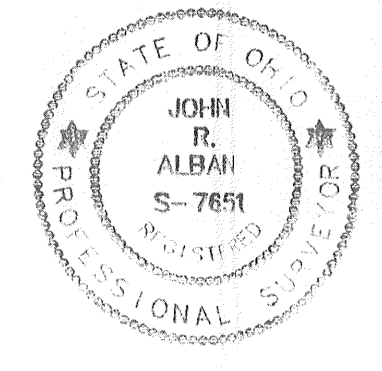
SURVEY BIBLIOGRAPHY

1. RECORDED DEEDS OF:
P.P.N. 16C-83A-01 III VOL. 583 PG. 1069
P.P.N. 16C-83A-02 III Doc. #2002R031842
P.P.N. 16C-83A-03 III VOL. 712 PG. 1211
P.P.N. 16C-83A-04 III VOL. 697 PG. 540-542
2. LAKE COUNTY RECORDED SUBDIVISION PLAT:
HOME TOWN PARK SUBDIVISION II, E. VOL. "H" ~ PG. 14
3. LAKE COUNTY TAX MAP: 16C-83A

SURVEYORS CERTIFICATION

THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO PURSUANT TO CHAPTER 4733-57 OF THE OHIO ADMINISTRATIVE CODE AND WAS PREPARED FROM A FIELD SURVEY UNDER MY SUPERVISION AND FROM RECORDED INFORMATION. EMERSON'S SHOWS OF THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS, HEREOF, OF WHICH I BELIEVE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


 JOHN R. ALBAN
 P.S. 5-7651
 DATE: 7-15-04

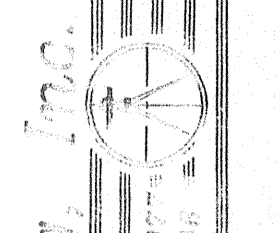


ALL CAPPED IRON PINS 1/2" DIA. AND 30" IN LENGTH

LOT SPLIT PLAT
SCALE: 1" = 30'

Rev.	Description	Date	By	CH'D.
1	REVISIONS AS PER DEPARTMENT OF COUNTY ENGINEERING			
2	REVISIONS AS PER DEPARTMENT OF COUNTY ENGINEERING			
3	REVISIONS AS PER DEPARTMENT OF COUNTY ENGINEERING			
4	REVISIONS AS PER DEPARTMENT OF COUNTY ENGINEERING			
5	REVISIONS AS PER DEPARTMENT OF COUNTY ENGINEERING			

Drawn By: JRS
Checked By:
Approved By:
Date: 7/16/04


 Creighton Construction, Inc.
 17575 Aurora Road, Unit 9, Aurora, OH 44202
 Phone: (440) 362-4794 Fax: (440) 362-4796
 E-mail: jrb@creightonconstruction.com

Scale:	Horizontal	1" = 30'
Vertical	1" = 10'	
Sheet No.	01	01