

SOMRACK SUBDIVISION
VOL. R - PG. 24

S/L 2
SHARON M. READENCE
VOL. 1180 - PG. 1188
31A-17B-2

S/L 3
JOHN M. CAMPOIETI
VOL. 1145 - PG. 494
31A-17B-3

S/L 4
FRANK N. CENIN
No. 2001R057070
31A-17B-4

S/L 5
RATMOND L. &
KATHLEEN A. CANALE
No. 200136777
31A-17B-5

RONALD P. HADJUK
No. 2006R007021
31A-17-24

DAVID M. & VIVIAN C. ROWELL
No. 2004R025304
31A-17-18

PINEVALLEY SUBDIVISION
VOL 48 - PG. 17

S/L 38
PETER J. LONCAR &
ANTHONY E. BRUNETT
No. 2005R036491
31A-17-39

TOTAL - 3.745 Ac.
SPLIT "A" - 1.000 Ac.
BALANCE - 2.745 Ac.
R/W - 0.063 Ac.
NET - 2.682 Ac.
(Maple Gravel)

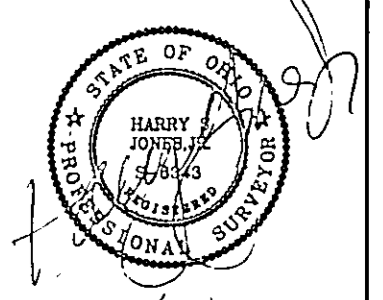
MAPLE GROVE ROAD - 60'

PINE VALLEY DRIVE - 60'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	75.00	1030.00	37.51	74.98	S00°11'47"W	04°10'19"
C2	204.85	1000.00	102.78	204.49	S03°58'44"W	11°44'13"

BEARINGS ARE BASED UPON THE CENTERLINE OF PINE VALLEY DRIVE BEING SOUTH 01°53'23" EAST AND ARE USED TO DESCRIBE ANGLES ONLY.

EXISTING UTILITIES NOTE:
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, BABCOCK, JONES AND ASSOCIATES, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.



REV. NO.	DESCRIPTION	DATE	BY	CHK'D
1	REVISED LOT SPLIT	6/12/06	B.P.	H.J.

BABCOCK, JONES AND ASSOCIATES, INC
CIVIL ENGINEERS - SURVEYORS - LAND PLANNERS
PAINESVILLE OHIO 44077

DATE 5/16/06
DESIGN BY H.J.
DRAWN BY B.P.
APPROVED BY H.J.
CREW CHIEF W.B.

PLAT OF SURVEY
FOR
DAVID ROWELL
LOT No. 7 TRACT No. 10 (P.P.# 31A-17-18)
WILLOUGHBY HILLS LAKE COUNTY STATE OF OHIO

SCALE	1"=30'
JOB NO	06-005-LS
SHEET	OF
1	1