

BEARINGS ARE PER THE CENTERLINE OF WEAVERLY ROAD (N01°3'40"W) PER THE WILLIAMS-MURPHY COMPANY'S WILLOWICK PARK ALLOTMENT NO. 2 AS RECORDED IN PLAT VOLUME D, PAGES 34-35 OF THE LAKE COUNTY PLAT RECORDS AND ARE USED TO DENOTE ANGLES ONLY

SPLIT
11,512 sq. ft.
0.2642 acres

REMAINDER
122,934 sq. ft.
2.8221 acres

VINE STREET 60' R/W (S.R. 640)

EAST 331ST STREET 50' R/W

WAVERLY ROAD 50' R/W

I CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

STAN LOCH
DATE 8-11-19
REG SURVEYOR #8249



CURRENT ZONING:
(R-MF) MULTI-FAMILY
MINIMUM FRONT SETBACK: 40 FEET
MINIMUM SIDE YARD: 15 FEET EACH SIDE
PLUT 5 FEET FOR EACH STORY
MINIMUM REAR YARD: 40 FEET

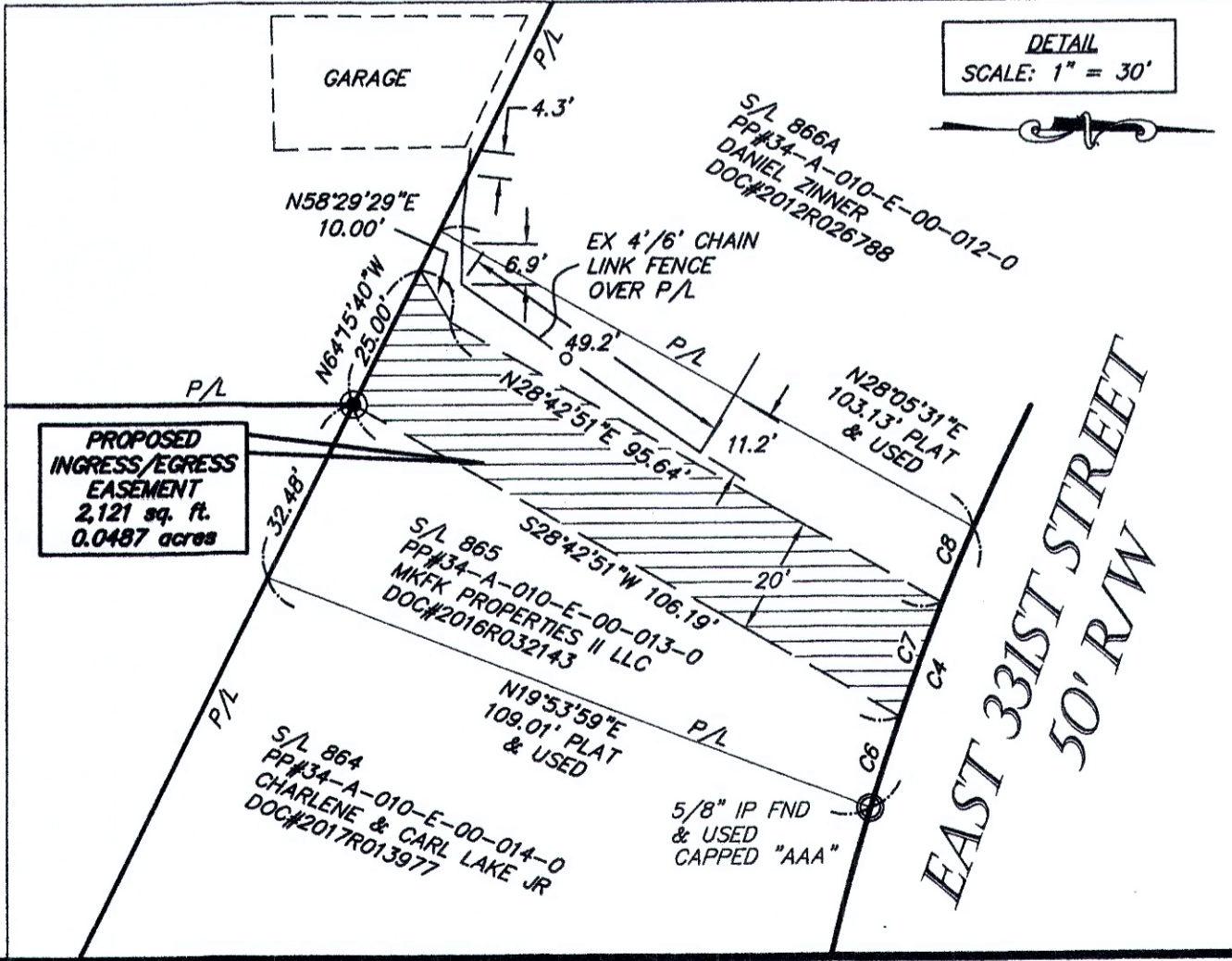
PROPOSED ZONING FOR SPLIT PARCEL:
(R-60) ONE-FAMILY "60"
MINIMUM FRONT SETBACK: 40 FEET
MINIMUM SIDE YARD: 5 FEET (15 FEET TOTAL)
MINIMUM REAR YARD: 40 FEET
MINIMUM LOT AREA: 9,000 SQ.FT.

LEGEND:
● IRON PIN FOUND
○ IRON PIPE FOUND
□ MONUMENT
⊙ IRON PIN SET

ALL IRON PINS SET ARE 5/8" x 30" REBAR CAPPED AZTECH #8249

REFERENCES:
THE WILLIAMS-MURPHY COMPANY'S WILLOWICK PARK ALLOTMENT NO. 2 PLAT VOLUME D, PAGE 34
VINE STREET (S.R. 640) WIDENING PLANS DATED: JULY, 2000

CURVE	LENGTH	RADIUS	CURVE TABLE			DELTA
			TANGENT	CHORD	BEARING	
C1	140.77'	88.36'	89.77'	128.62'	N44°14'20"E	90°18'00"
C2	112.85'	72.42'	71.51'	101.77'	N45°42'03"W	89°15'45"
C3	117.30'	410.39'	59.05'	116.90'	S82°08'08"E	16°22'35"
C4	50.00'	410.39'	25.03'	49.97'	S70°28'25"E	6°58'50"
C5	283.02'	365.39'	154.00'	286.01'	S68°33'32"E	4°33'46"
C6	16.06'	410.39'	8.03'	16.06'	S72°50'34"E	2°14'32"
C7	20.25'	410.39'	10.13'	20.25'	S70°18'29"E	2°49'39"
C8	13.69'	410.39'	6.84'	13.69'	S67°56'19"E	1°54'39"



NO.	DATE	DESCRIPTION	BY

LOT SPLIT SURVEY
FOR
MKFK PROPERTIES II LLC.
BEING PART OF ORIGINAL WILLOWICK TOWNSHIP LOT NO. 8, TRACT 16
AND BEING PART OF S/L 866 IN THE
WILLIAMS-MURPHY COMPANY'S WILLOWICK PARK ALLOTMENT NO. 2
PLAT VOLUME D, PAGE 34
SITUATED IN THE CITY OF EASTLAKE, COUNTY OF LAKE, STATE OF OHIO

5425 WARNER ROAD - SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071 FAX 216-369-0259

ENGINEERING and SURVEYING
Civil Engineering - Land Surveying

HORIZ. SCALE: 1" = 30'	VERT. SCALE:
DRAWN BY: CL	DATE: 8/17/2019
CHECKED BY: SRL	DRAWING NO.: 20153070
JOB NO.: 20153070	SHEET: 1 OF 1