

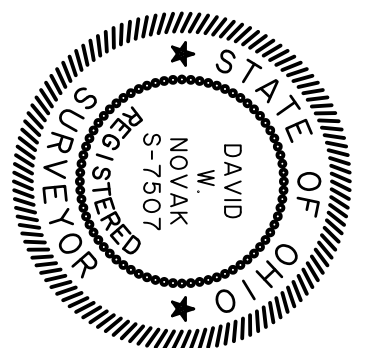
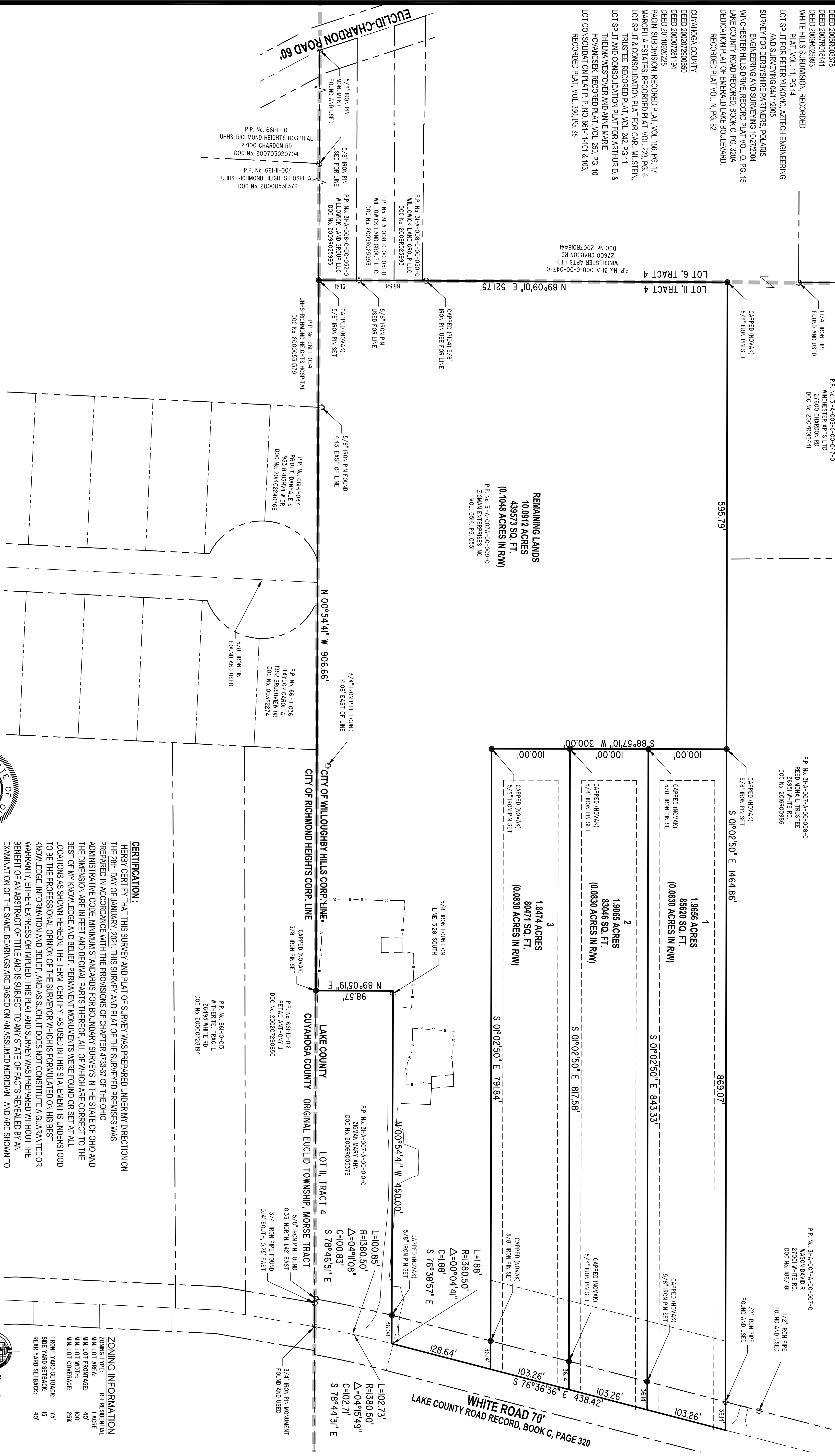
SURVEY REFERENCE DOCUMENTS

LAKE COUNTY
 DEED 2016R009861
 DEED 1997R023006
 DEED 2006R003378
 DEED 2007R01841
 DEED 2006R025893
 WHITE HILLS SUBDIVISION, RECORDED
 PLAT VOL. 11, PG. 14
 LOT SPLIT FOR PETER YUKOVIC, AZTECH ENGINEERING
 AND SURVEYING 04/11/2005
 SURVEY FOR DERBYSHIRE PARTNERS, POLARIS
 ENGINEERING AND SURVEYING 10/27/2004
 WINCHESTER HILLS DRIVE, RECORD PLAT VOL. 0, PG. 15
 LAKE COUNTY ROAD RECORDED BOOK C, PG. 320A
 DEDICATION PLAT OF EMBALD LAKE BOULEVARD,
 RECORDED PLAT VOL. N, PG. 82
 CUYAHOGA COUNTY
 DEED 200207290650
 DEED 200007281194
 DEED 20110920225
 PAGINI SUBDIVISION, RECORDED PLAT VOL. 158, PG. 17
 MARCELLA ESTATES, RECORDED PLAT VOL. 223, PG. 6
 LOT SPLIT & CONSOLIDATION PLAT FOR CARL MILSTEIN,
 TRUSTEE, RECORDED PLAT VOL. 242, PG. 11
 LOT SPLIT AND CONSOLIDATION PLAT FOR ARTHUR D. &
 HELMA WESTOVER AND ANNE MARIE
 HOVANSCEK, RECORDED PLAT VOL. 250, PG. 10
 LOT CONSOLIDATION PLAT P. NO. 661-11-101 & 103,
 RECORDED PLAT VOL. 350, PG. 86

LOT SPLIT PLAT

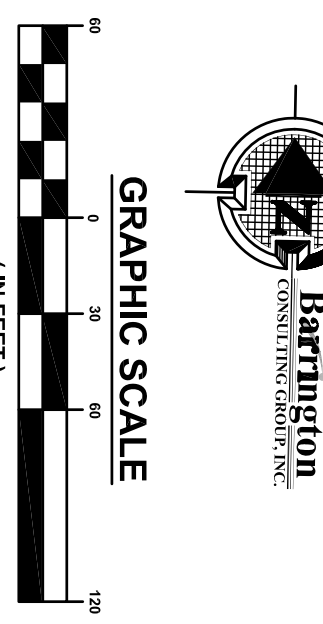
PPN 31A007A000090

KNOWN AS BEING A PART OF LOT 11 TRACT 4 OF ORIGINAL WILLOUGHBY
 TOWNSHIP NOW CITY OF WILLOUGHBY HILLS, COUNTY OF LAKE, STATE OF OHIO



DAVID W. NOVAK
 CHIO PROFESSIONAL SURVEYOR No. 7507

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS SURVEY AND PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION ON
 THE 28th DAY OF JANUARY, 2021. THIS SURVEY AND PLAT OF THE SURVEYED PREMISES WAS
 PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-33 OF THE OHIO
 ADMINISTRATIVE CODE. MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AND
 THE DIMENSION ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE
 BEST OF MY KNOWLEDGE AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL
 LOCATIONS AS SHOWN HEREON. THE TERM "CERTIFY" AS USED IN THIS STATEMENT IS UNDERSTOOD
 TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST
 KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR
 WARRANTY, EITHER EXPRESS OR IMPLIED. THIS PLAT AND SURVEY WAS PREPARED WITHOUT THE
 BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN
 EXAMINATION OF THE SAME. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, AND ARE SHOWN TO
 INDICATE ANGLES ONLY. ALL PINS SET ARE 5/8" DIA., 30" LONG REBAR WITH CAP MARKED NOVAK
 7507.



ZONING INFORMATION

ZONING TYPE:	R-1 RESIDENTIAL
MIN. LOT AREA:	1 ACRE
MIN. LOT FRONTAGE:	40'
MIN. LOT WIDTH:	100'
MIN. LOT COVERAGE:	25%
FRONT YARD SETBACK:	75'
SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	40'

LOT SPLIT
 WHITE ROAD - PPN 31A007A000090
 WILLOUGHBY HILLS, OHIO
ZIGMAN ENTERPRISES, INC.

PROBUILT HOMES, INC.
 GEORGE DAVIS
 P.O. BOX 384
 MENTOR, OH 44060
 (440) 255-6535

Barrington
 CONSULTING GROUP, INC.
 9114 TYLER BLVD., MENTOR, OHIO 44060
 PHONE 440.205.1260 FAX 440.205.1262
 www.BarringtonCGI.com

REVISIONS	BY