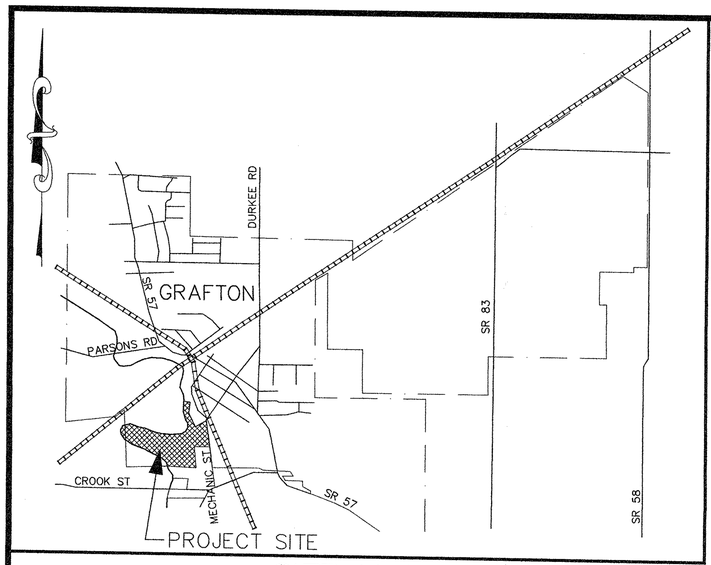


SITE MAP

(NO SCALE)

ZONING REQUIREMENTS

	REQUIRED	PROPOSED SPLIT PARCEL 1	PROPOSED REMAINDER
LOT AREA	17,100 SQ. FT.	11,298 SQ. FT.	114,205 SQ. FT.
LOT WIDTH	90'	110.97' R/W	206.76' R/W
FRONT YARD SETBACK	50'	COMPLIES	COMPLIES
REAR YARD SETBACK	40'	COMPLIES	COMPLIES
SIDE YARD SETBACK	10'	COMPLIES	COMPLIES

VARIANCE REQUIRED FOR LOT AREA OF SPLIT PARCEL

GENERAL NOTES:

THE PROPOSED LOT SPLIT IS AN EXCHANGE OF PROPERTY BETWEEN ADJOINING LANDOWNERS AND IS NOT INTENDED TO CREATE ANY ADDITIONAL BUILDING LOTS. THE PROPOSED SPLIT PARCEL WILL PROVIDE A MEANS OF ACCESS (INGRESS AND EGRESS) FROM MECHANIC STREET TO ADJOINING PROPERTIES OF THE GRANTEE.

THE PROPOSED LOT SPLIT PARCEL 1 SHALL BE SUBJECT TO ALL COVENANTS AND RESTRICTIONS, ZONING REQUIREMENTS AND EASEMENTS AS ARE REQUIRED OF ALL SUBLOTS WITHIN THE RIVER ESTATES SUBDIVISION.

REFER TO RIVER ESTATE SUBDIVISION PLAT VOLUME 83, PAGE 33 FOR ADDITIONAL INFORMATION REGARDING FLOOD PLAIN LIMITS.

SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE LANDS SHOWN HEREON IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS ESTABLISHED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. IRON PIN MONUMENTS WERE EITHER FOUND OR SET AS INDICATED HEREON. MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE PURPOSE OF DESCRIBING ANGLES ONLY.

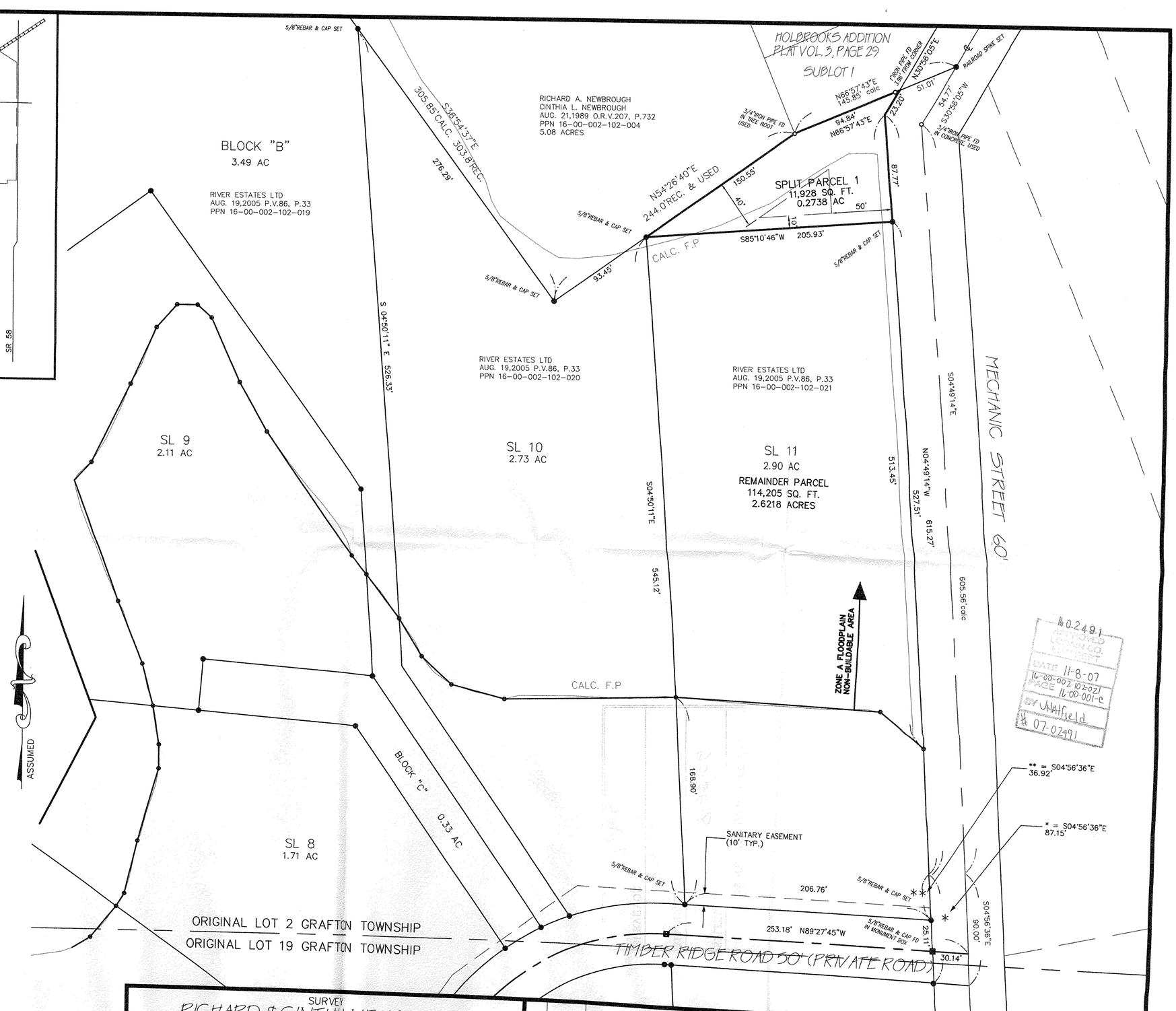
PHIL A. ROSEBECK, REGISTERED SURVEYOR NO.6696

STATE OF OHIO
8/23/06
PHILLIP A. ROSEBECK
No. 6696
REGISTERED SURVEYOR

GRAPHIC SCALE

0' 40' 80' 120'

SCALE: 1" = 40'



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APPROVED
LORAIN CO.
SURVEYOR
DATE 11-8-07
16-00-002.102-021
PAGE 16-00-001-e
BY JWalfield
07-02491

SURVEY
RICHARD & CINTHIA NEWBROUGH
PART SUBLOT 11, RIVER ESTATES SUBDIVISION, P.V.86,P.33
OF PART OF ORIGINAL GRAFTON TOWNSHIP LOT 2,
VILLAGE OF GRAFTON, LORAIN COUNTY, STATE OF OHIO
AUGUST 23, 2006

NO.	DATE	DESCRIPTION	PAR
0	11/15/01	ORIGINAL ISSUE	

P.A. ROSEBECK & ASSOCIATES
REGISTERED SURVEYOR
705 WILLOW CREEK DRIVE

SHEET
1