CAPPED (GUTOSKEY)
5/8" I. PIN FD. 0.10' N.

N 88°19'15" E 131.68'

N 88°19'10" E 113.69'

CAPPED (GUTOSKEY)
5/8" I. PIN FD. & USED

S/L 67
P.P. No. 08-A-023-E-00-067-0
JOHNSON ANDREW W &
KELLY M JOHNSON

S/L 66
P.P. No. 08-A-023-E-00-066-0
MOUNTAINSIDE FARMS LLC
22,000 SQ. FT.
0.5051 ACRES

PARCEL A
133 SQ. FT.
0.0031 ACRES

CAPPED (GUTOSKEY)
5/8" I. PIN FD. & USED

N 03°41'24" W 69.09'

S 05°28'16" E 96.84'

S/L 67A
23100 SQ. FT.
0.5303 ACRES

S/L 66A
22000 SQ. FT.
0.5050 ACRES

CAPPED 5/8" I. PIN SET

N 11°07'03" W
27.95'

19.14'

30.83'

34.12'

N 03°41'07" W 197.18'

S/L 65
P.P. No. 08-A-023-E-00-065-0
MOUNTAINSIDE FARMS LLC
(VACANT)

PROPOSED HOUSE

N 16°14'56" W 222.59'

EXIST. HOUSE

EX. CONC. DRIVE

S 11°07'03" E 49.51'

N 05°28'16" W

PROP. CONC. DRIVE

50' SETBACK

PARCEL B
133 SQ. FT.
0.0031 ACRES

15.00'

CAPPED 5/8" I. PIN SET

34.12'

30.88'
ENCROACHED AREA

104.65'

50.00'

S 36°43'27" W
7.25'

50.17'

5/8" I PIN FD. BENT

CAPPED (GUTOSKEY)
5/8" I. PIN FD.
0.06' S.
0.03' E.

12' UTILITY EASEMENT

CAPPED 5/8" I. PIN SET

CAPPED (GUTOSKEY)
5/8" I.I PIN FD. & USED

S/L 68
P.P. No. 08-A-023-E-00-068-0
KOVACICH, GARY AND MARIE

C1

N 86°18'53" E 92.38'

C2

N 05°28'16" W 30.00'

CAPPED 5/8" I. PIN SET

CAPPED (GUTOSKEY)
5/8" I. PIN SET

C3

S 86°18'53" W 144.68'

KARABOO TR. 60'

C4

DAISY HILL CT. 60'

N 03°41'07" W 240.78'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	480.00'	14.96'	14.96'	N 85°25'18" E	01°47'10"
C2	480.00'	90.30'	90.17'	N 79°08'22" E	10°46'43"
C3	450.00'	14.03'	14.03'	N 85°25'18" E	01°47'10"
C4	450.00'	147.55'	146.89'	N 76°55'16" E	18°47'13"

FORM W:\BLOCKS\FORMS\BCGA3-SHARP.DWG

W:\2011\11044SL.066\LOT SPLIT\11044-066-L3 20110711.dwg, 8/19/2011 8:55:44 AM, Copyright Barrington Consulting Group

Barrington CONSULTING GROUP, INC.

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 Inch = 30 ft.

CERTIFICATION :

I HEREBY CERTIFY THAT AN ACTUAL BOUNDARY SURVEY WAS PREPARED BY ME ON THE 11 DAY OF JULY, 2011, AND THAT THE SURVEY IS IN ACCORDANCE WITH THE OHIO REVISED CODE CHAPTER 4733-37, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. PERMANENT MONUMENTS WERE FOUND, OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET OR DECIMAL PARTS THEREOF. BEARINGS ARE TO 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".

I HEREBY CERTIFY THAT, THIS PLAT WAS PREPARED BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF."

8/19/2011

DAVID W. NOVAK, P.S. No. 7507

SITUATED IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE AND STATE OF OHIO AND KNOW AS BEING PART OF LOT NO.10, TRACT 4, CONCORD TOWNSHIP AND ALSO BEING PART OF SUBLOT 66 AND 67 OF MOUNTAINSIDE FARMS SUBDIVISION, PHASE 2, RECORDED PLAT, VOLUME 48, PAGE 33, LAKE COUNTY RECORD OF PLATS. BEARING USED HEREIN ARE BASED ON SAID MOUNTAINSIDE FARMS SUBDIVISION, PHASE 2 AND ARE TO DENOTE ANGULAR RELATIONSHIP ONLY AND DO NOT REPRESENT TRUE NORTH.

11044-066

REVISIONS	BY

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

STATE OF OHIO
DAVID W. NOVAK
8-7507
REGISTERED
SURVEYOR

LOT LINE ADJUSTMENT

S/L 66 KARABOO TR. CONCORD TWP. OHIO 44077
MOUNTAINSIDE FARMS PH. 2 VOL. 48 PG. 33

B.R. KNEZ CONSTRUCTION, INC.

DRAWN	DWN
CHECKED	DWN
DATE	AUG. 19, 2011
SCALE	1" = 30'
JOB NO	11044-066
SHEET	1 OF 1 SHEETS