

ZONING

CITY OF EASTLAKE
 1 Acre - Minimum
 Eastlake Building and Property Maintenance Department
 35150 Lakeshore Blvd.
 Eastlake, Ohio 44095

GENERAL DESCRIPTION

B1 Retail Business
 FRONT-60 feet
 SIDE-30 feet (Adj. Res.)
 REAR-10 feet

ADJACENT DISTRICT
 R-60 Single Family

USES 1147.02
 Retail / Service

CITY OF EASTLAKE

LOT AREA 1147.03
 HEIGHT 1147.06
 SETBACKS 1147.04

PLAT OF LOT SPLIT OF LAKE SHORE BOULEVARD 60' (FORMERLY LAKE SHORE DRIVE) (A PUBLIC RIGHT-OF-WAY)

34510-34620 LAKE SHORE BLVD.
 CITY OF EASTLAKE, OHIO

LEGAL DESCRIPTION

Situated in the City of Eastlake, County of Lake and State of Ohio and known as being all of Sublot Nos. 17 through 28 and 48, 49 and part of 47 through 68 of a part of Original Withaugby Township Lot No. 4, Cadd Tract as shown in the Oak Knoll Park Allotment as recorded in Volume B, Page 15 of Lake County Map Records.

I, the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Lot Split of the same.

Shoreway Circle, Inc. - Leonard Stodov, President

NOTARY

State of _____
 County of _____
 Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at _____ Ohio, this _____ day of _____, 2009.

My commission expires _____

APPROVALS

Planning Commission _____
 City Engineer _____

OWNERS ACCEPTANCE

NOTARY

State of _____
 County of _____
 Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at _____ Ohio, this _____ day of _____, 2009.

My commission expires _____

APPROVALS

Planning Commission _____
 City Engineer _____

This Plat of Lot Split is accepted and approved by the Planning Commissioner of the City of Eastlake, Ohio this _____ day of _____, 2009.

This Plat of Lot Split is accepted and approved by the Director of the City of Eastlake, Ohio this _____ day of _____, 2009.

Edward B. Dudley P.S. No. 6747
 August 23, 2009

Note: All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"

HE RECEIVED
 AUG 27 2009
 Riverstone

SURVEYOR'S CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are based on assumed meridian and are intended to indicate angles only. Distances are given in feet and decimally divided thereon. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Edward B. Dudley P.S. No. 6747
 August 23, 2009

RECOMMENDATION

Planning Commission approval of this lot split does not guarantee or imply approval of the Lake County General Health District.

APPROVED
 EASTLAKE PLANNING COMMISSION
 9-3-09

APPROVED
 EASTLAKE PLANNING COMMISSION

EDWARD B. DUDLEY, III
 REGISTERED PROFESSIONAL SURVEYOR
 STATE OF OHIO
 S-5747

GRAPHIC SCALE
 1 inch = 30 ft.

0 10 20
 (IN FEET)

DEED OF REFERENCE

Land conveyed to Shoreway Circle, Inc. by deed dated January 25, 1989 and recorded in Volume 441, Page 1076 of Lake County Deed Records.

EASEMENT

Pole line agreement recorded in Volume 71, Page 118 of Lake County Records (THIS ITEM DOES AFFECT THE SUBJECT PROPERTY BUT THE DESCRIPTION IS AMBIGUOUS AND THE EXACT LOCATION CANNOT BE ASCERTAINED, THEREFORE IT IS NOT PLOTTED HEREON.)

SURVEY REFERENCE

1) Centerline Survey Plat (LAK-MILLOWICK DRIVE)

DRAWN BY
APPROVED
 EBD P.S. NO. 6747
 09-140, PAGE 1 OF 1
 WWW.RIVERSTONEDESIGN.COM
 LAND SURVEYING - ENGINEERING - DESIGN
 2618 NORTH MOYLAND BOULEVARD
 CLEVELAND, OHIO 44123
 PHONE: (216) 491-2800 FAX: (216) 491-9640

DEED OF REFERENCE

441, Page 1076 of Lake County Deed Records.
 dated January 25, 1989 and recorded in Volume 441, Page 1076 of Lake County Deed Records.

EASEMENT

Pole Line agreement recorded in Volume 71, Page 118 of Lake County Records (THIS ITEM DOES AFFECT THE SUBJECT PROPERTY BUT THE DESCRIPTION IS AMBIGUOUS AND THE EXACT LOCATION CANNOT BE ASCERTAINED, THEREFORE IT IS NOT PLOTTED HEREON.)

SURVEY REFERENCE

1) Centerline Survey Plat (LAK-MILLOWICK DRIVE)

DRAWN BY
APPROVED
 EBD P.S. NO. 6747
 09-140, PAGE 1 OF 1
 WWW.RIVERSTONEDESIGN.COM
 LAND SURVEYING - ENGINEERING - DESIGN
 2618 NORTH MOYLAND BOULEVARD
 CLEVELAND, OHIO 44123
 PHONE: (216) 491-2800 FAX: (216) 491-9640

