

MADISON TOWNSHIP
LOT 5 TRACT 3

MADISON TOWNSHIP
LOT 1 TRACT 3

PPN 01A-004-026
RUCKEL-KINGWOOD NURSERIES INC.
INST.# 990031745
06-30-89

PPN 01A-004-014
HOBART A. HEJDUK tr.
INST.# 200006671
02-28-00

PPN 01A-004-013
ROBERT W. & YVONNE E. BRANDT
VOL. 496 PG. 622 O.R.
10-10-89

PPN 01A-004-023
DOUGLAS BUKOVAC
INST.# 2003R000884
01-07-03

REMAINDER
305,914 SQUARE FEET
7.0228 ACRES
301,268 SQUARE FEET
6.9162 ACRES (EXCLUSIVE OF RIGHT OF WAY)

LOT SPLIT
54,104 SQUARE FEET
1.2421 ACRES
49,264 SQUARE FEET
1.1310 ACRES (EXCLUSIVE OF RIGHT OF WAY)

ZONING CLASSIFICATION: A-1
SETBACK: 50' MIN.
SIDEYARD: 15' MIN. (SIDEYARDS MUST TOTAL 35' MIN.)
REARYARD: 40' MIN.
FRONTAGE: 100' MIN. AT SETBACK
AREA: 20,000 SQUARE FEET MIN.

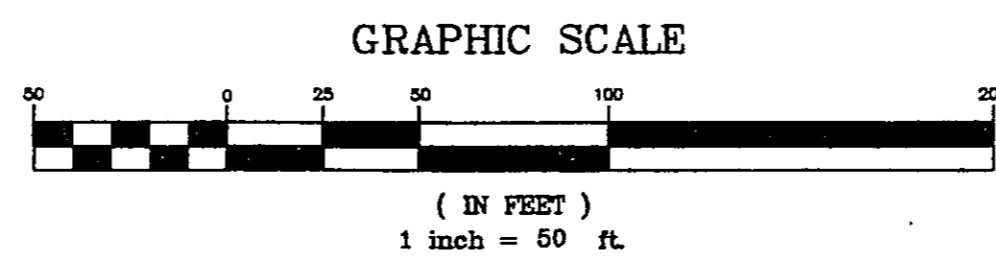
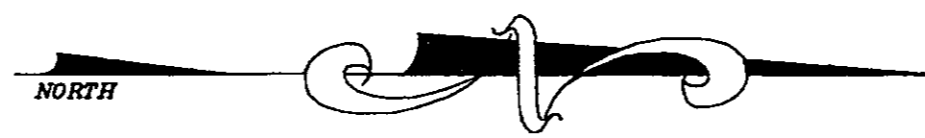
PPN 01A-004-012
WENDY K. FILUTZE
INST.# 200149301
11-05-01
8.2649 Acres - Per Survey

NO PLAT REQUIRED
ACREAGE TRANSFER
Approved by: [Signature]
Lake County Planning Commission
Log No. 00712 Date 4/13/04

PPN 01A-004-002
KLETH T. & WILLIAM M. BRAINARD
VOL. 796, PG. 1263 D.R.
10-30-74

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED, DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THIS PLAT 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 REFER TO THE CENTERLINE OF MIDDLE RIDGE ROAD -- SOUTH 55°14'00" WEST, PER DEED FOR SUBJECT PARCEL.

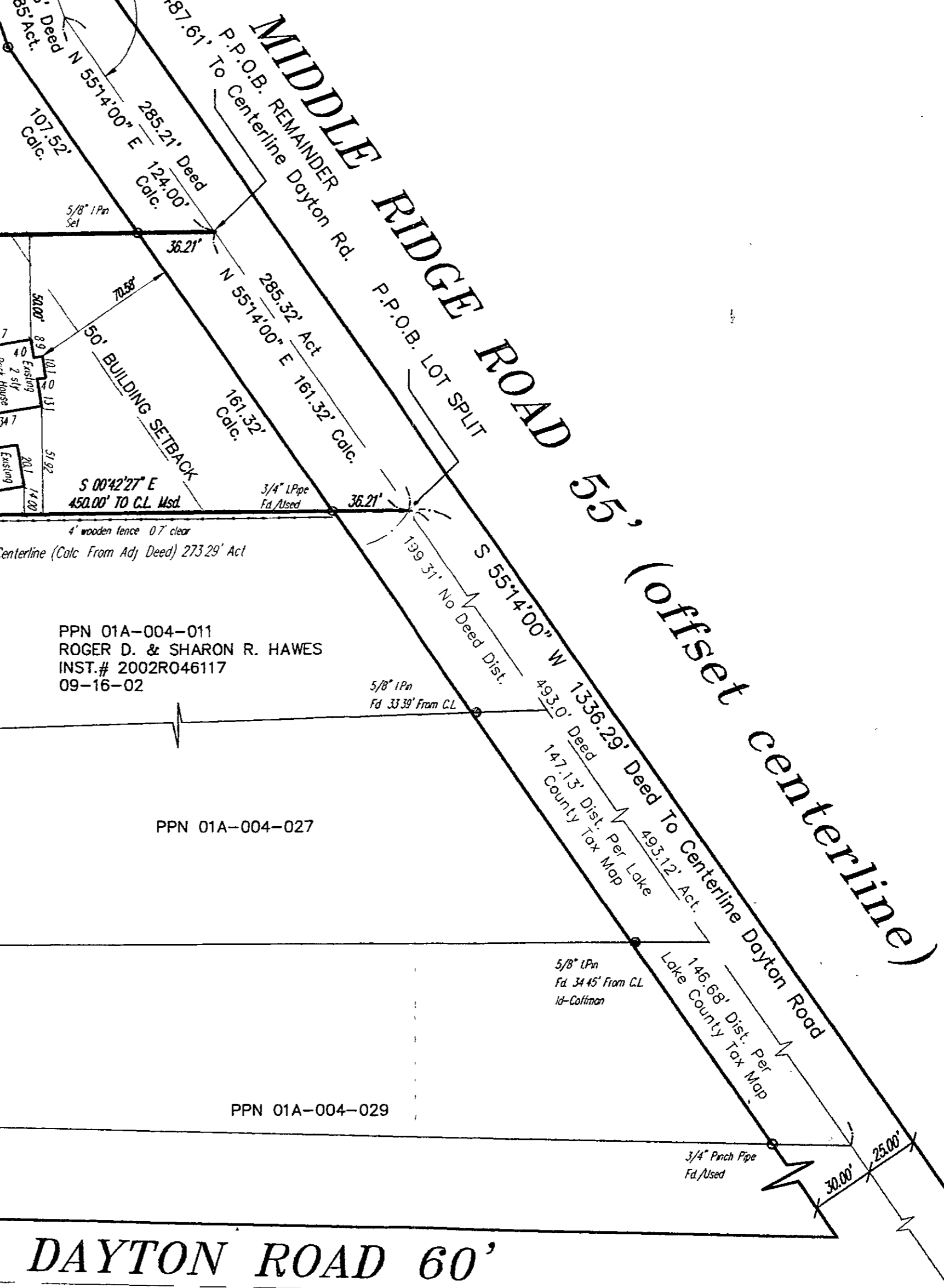
Michael P. Spellacy 2-11-04
Michael P. Spellacy P.S. No. 8769



PLAT OF LOT SPLIT

SITUATED IN THE TOWNSHIP OF MADISON, COUNTY OF LAKE, AND STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL MADISON TOWNSHIP LOT NO. 1 IN TRACT 3 FURTHER KNOWN AS BEING A LOT SPLIT OF PPN 01A-004-012.

SCALE 1 INCH EQUALS 50 FEET
FEBRUARY, 2004



REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
www.LDCinc.net
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(440) 354-6938 FAX (440) 255-9575

1471 Lear Industrial Park Area, Ohio 44011
TEL (440) 937-5601 FAX (440) 937-5602
TEL (440) 937-5603 FAX (440) 937-5603

PLAT OF LOT SPLIT
FILUTZE PROPERTY
MADISON TOWNSHIP - LAKE COUNTY - OHIO

DATE FEBRUARY 11th, 2004
SCALE: HOR 1" = 50'
VERT none
FILENAME 21104 REV-DWG
COMPUTER MPS
FIELD CREW

MADISON TOWNSHIP
LOT NO. 1 - TRACT 3

SHEET	OF
1	1
CONTRACT No	
FILUJ1-0301	