

(AFN) = AUTOMATIC FILE NUMBER (OBS.) = OBSERVED DISTANCE
 (ACT.) = ACTUAL DISTANCE (O.L.) = ORIGINAL LOT LINE
 (CALC.) = CALCULATED DISTANCE (RP) = RECORDED PLAT
 (CL) = CENTERLINE (O.R.) = OFFICIAL RECORD
 (C.S.R.) = CITY SURVEY RECORDS (P.P.N.) = PERMANENT PARCEL NUMBER
 (Dd.) = RECORDED DEED DISTANCE (P.C.) = POINT OF CURVATURE
 (DOC.) = RECORDED DOCUMENT (P.T.) = POINT OF TANGENCY
 (ENCR.) = ENCROACHMENT (POB) = PLACE OF BEGINNING
 (FD.) = FOUND IN FIELD (PPOB) = PRINCIPAL PLACE OF BEGINNING
 (INST.) = INSTRUMENT (REC.) = RECORD DISTANCE
 (MEAS.) = MEASURED DISTANCE (RW) = RIGHT-OF-WAY
 (MON) = MONUMENT (TRN) = TURNED ANGLE
 (MON. BOX) = MONUMENT BOX ASS'LY (S/L) = SUBLOT

Plat of Lot Split

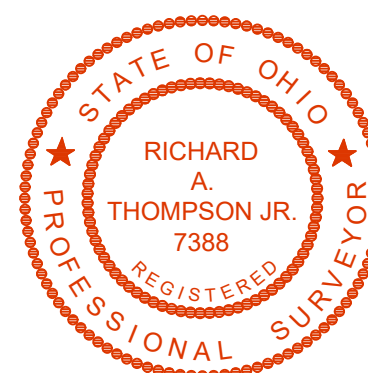
Known as Being a part of Lot 1, Tract 1, Original Madison
 Township 11 North, Range VI West of the Connecticut Western Reserve
 Township of Madison - County of Lake - Ohio
 March 2021 Scale 1"=50'

BOUNDARY CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET 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 EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

Richard A. Thompson Jr.

RICHARD A. THOMPSON, JR.
 OHIO PROFESSIONAL SURVEY #7388

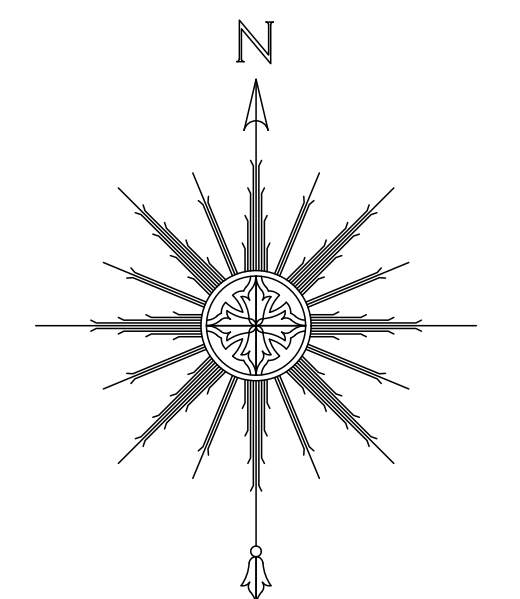
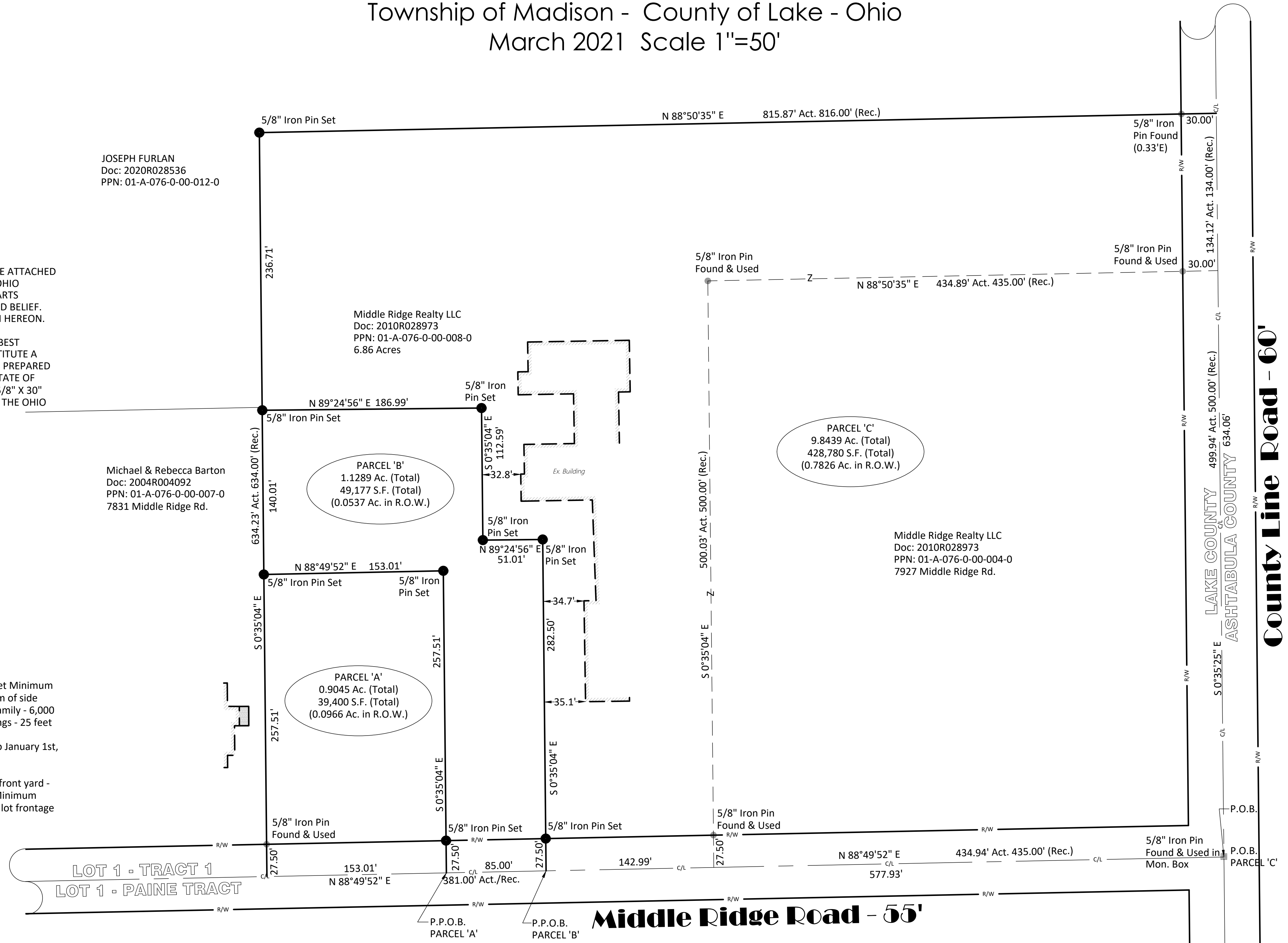


Surveyed property is Zoned R-4 "Multiple Dwelling"

109.4.2 MULTI-FAMILY Maximum height of main building - 3 stories, 40 feet Minimum depth of front yard - 40 feet Minimum either side yard - 30 feet Width of, sum of side yards - 60 feet Minimum depth of rear yard - 50 feet Minimum lot area per family - 6,000 square feet per unit Minimum lot frontage - 85 feet Distance between buildings - 25 feet

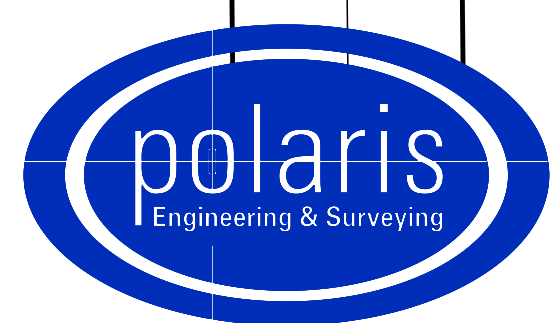
109.4.3 SINGLE FAMILY DEVELOPMENT (Property must be R-4 zoned prior to January 1st, 1996)

Maximum height of main building - 2 1/2 stories, 35 feet Minimum depth of front yard - 40 feet Minimum either side yard - 10 feet Sum total of side yards - 25 feet Minimum depth of rear yard - 30 feet Minimum lot area - 12,000 square feet Minimum lot frontage - 85 feet



BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT
 GRAPHIC SCALE
 50 0 25 50
 (IN FEET)
 1 INCH = 50 FEET
 ● = 5/8 X 30 INCH IRON PIN SET W/YELLOW I.D. CAP STAMPED "POLARIS"

DATE: 3/08/21
 SCALE: HOR. 1"=50'
 VERT. N/A
 FOLDER: Survey
 FILE: Survey Base
 TAB: 01 - Plat of Survey



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CONTRACT No.	
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