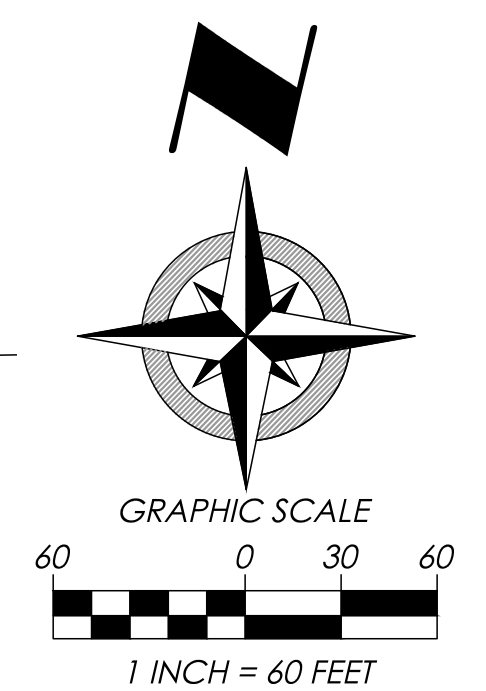
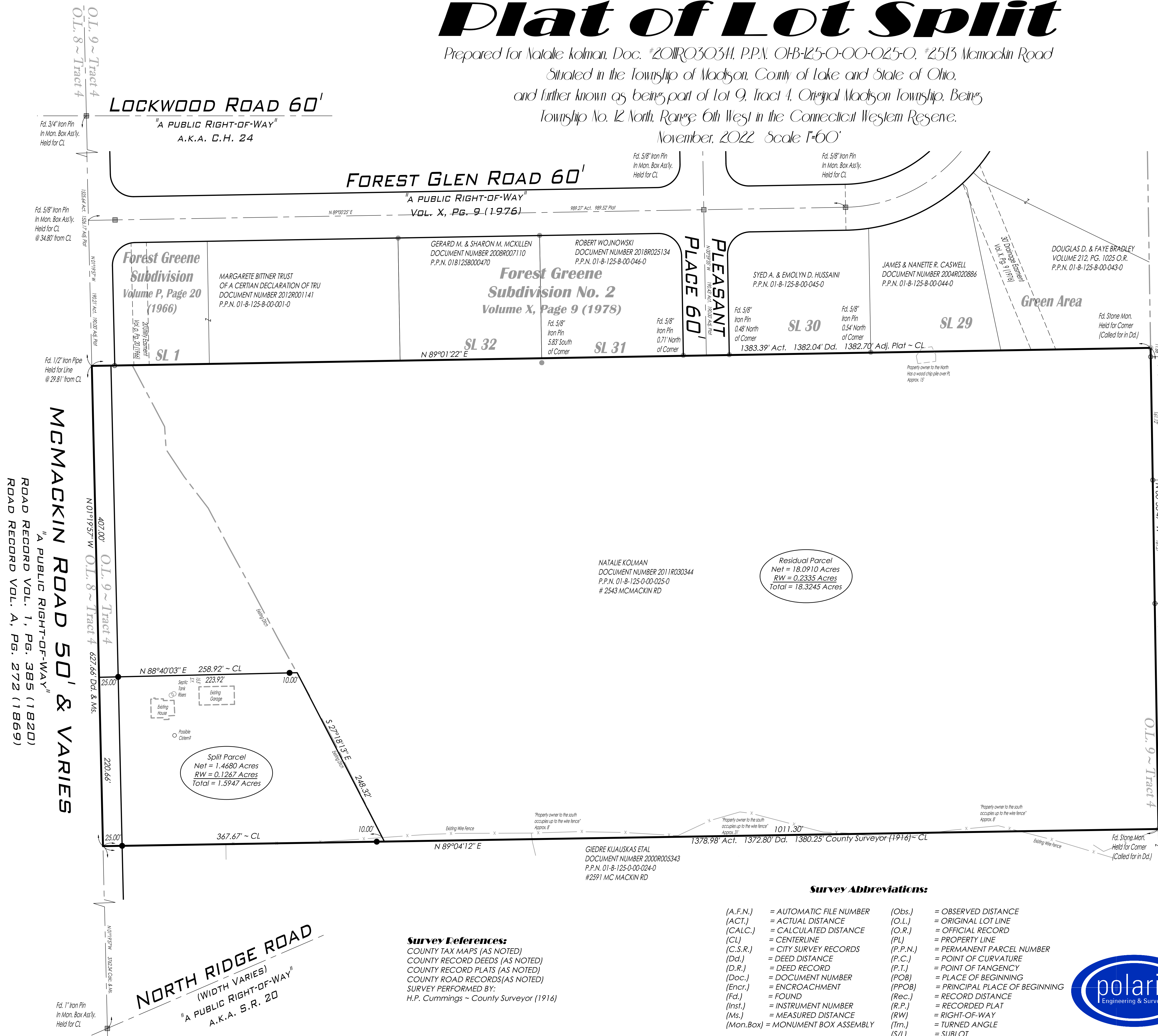


Plat of Lot Split

Prepared for Natalie Kolman, Doc. #2011R030344, P.P.N. 01-B-125-0-00-025-0, #2543 McMackin Road
 Situated in the Township of Madison, County of Lake and State of Ohio,
 and further known as being part of Lot 9, Tract 4, Original Madison Township, Being
 Township No. 12 North, Range 6th West in the Connecticut Western Reserve.
 November, 2022 Scale 1"=60'

- Monument Legend:**
- ☐ MON. BOX ASSEMBLY FOUND (AS NOTED)
 - ☐ EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
 - ⊙ STONE FOUND (AS NOTED)
 - IRON PIPE FOUND (AS NOTED)
 - IRON PIN FOUND (AS NOTED)
 - 5/8" IRON PIN FOUND I.D. CAP POLARIS #7388
 - 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
 - ⊙ DRILL HOLE FOUND (AS NOTED)
 - ⊙ DRILL HOLE SET (AS NOTED)
 - ▲ P.K. NAIL FOUND (AS NOTED)
 - ▲ P.K. NAIL SET (AS NOTED)

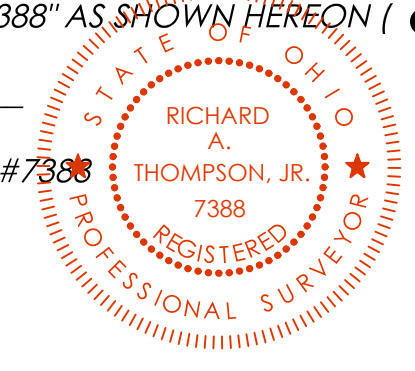


Zoning Summary:
 SURVEYED PROPERTY = A-1 Agricultural
 MINIMUM AREA = 20,000 S.F.
 MINIMUM SETBACK = 50'
 MINIMUM SIDEYARD = 15' (TOTAL OF 35')
 MINIMUM REARYARD = 40'
 MINIMUM WIDTH AT SETBACK = 100'
 MINIMUM WIDTH AT R/W = 100'
 MINIMUM CORNER SETBACK =

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. 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 AN EXAMINATION OF THE SAME. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH LONG REBAR WITH IDENTIFICATION CAP "POLARIS 7388" AS SHOWN HEREON (●).

Richard A. Thompson, Jr.
 RICHARD A. THOMPSON, JR.
 OHIO PROFESSIONAL SURVEYOR #7388
 DATE: 11/30/22

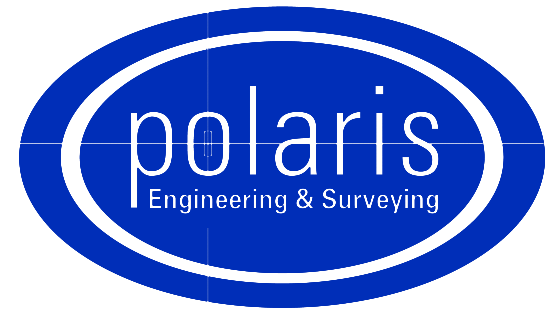


- Survey Abbreviations:**
- (A.F.N.) = AUTOMATIC FILE NUMBER
 - (ACT.) = ACTUAL DISTANCE
 - (CALC.) = CALCULATED DISTANCE
 - (CL) = CENTERLINE
 - (C.S.R.) = CITY SURVEY RECORDS
 - (Dd.) = DEED DISTANCE
 - (D.R.) = DEED RECORD
 - (Doc.) = DOCUMENT NUMBER
 - (Encr.) = ENCROACHMENT
 - (Fcd.) = FOUND
 - (Inst.) = INSTRUMENT NUMBER
 - (Ms.) = MEASURED DISTANCE
 - (Mon.Box) = MONUMENT BOX ASSEMBLY
 - (Obs.) = OBSERVED DISTANCE
 - (O.L.) = ORIGINAL LOT LINE
 - (O.R.) = OFFICIAL RECORD
 - (PL) = PROPERTY LINE
 - (P.P.N.) = PERMANENT PARCEL NUMBER
 - (P.C.) = POINT OF CURVATURE
 - (P.T.) = POINT OF TANGENCY
 - (P.O.B.) = PLACE OF BEGINNING
 - (PPOB) = PRINCIPAL PLACE OF BEGINNING
 - (RCD) = RECORDED DISTANCE
 - (R.P.) = RECORDED PLAT
 - (R/W) = RIGHT-OF-WAY
 - (Trn.) = TURNED ANGLE
 - (S/L) = SUBLOT

Survey References:
 COUNTY TAX MAPS (AS NOTED)
 COUNTY RECORD DEEDS (AS NOTED)
 COUNTY RECORD PLATS (AS NOTED)
 COUNTY ROAD RECORDS (AS NOTED)
 SURVEY PERFORMED BY:
 H.P. Cummings ~ County Surveyor (1916)

DATE: 11/30/22
 SCALE: HOR. 1"=60'
 VERT. 1"=00'
 FOLDER: Survey Base
 FILENAME: 22149 Lot Split
 TAB: 01 - Boundary Survey

NORTH RIDGE ROAD
 (WIDTH VARIES)
 "A PUBLIC RIGHT-OF-WAY"
 A.K.A. S.R. 20



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 www.polaris-es.com

CONTRACT No.	
22149	
SHEET	OF
01	01