

# Survey and Lot Splits of PPN: 03A-004-0-00-030-0

## Prepared for Carolyn Coatoam

Situated in the Township of Perry, County of Lake & State of Ohio  
 & known as being part of Lot 50  
 August 2014 Scale 1"=60'

Hale Road 60'

### SURVEY ACREAGES

SURVEYED - PARCEL:	4.1789 ACRES TO R/W (182,033 s.f.)	3.9928 ACRES EXC R/W (173,927 s.f.)
PARCEL-A (TOTAL):	0.3085 ACRES (13,440 s.f.)	To be Attached to PPN: 03A-004-029 "Coatoam"
PARCEL-A (LESS R/W):	0.2603 ACRES (11,340 s.f.)	
PARCEL-B:	0.3705 ACRES (16,140 s.f.)	To be Attached to PPN: 03A-004-027 "Lawson"
PARCEL-C:	0.1690 ACRES (7,361 s.f.)	To be Attached to PPN: 03A-004-037 "Curtis"
REMAINDER:	3.3309 ACRES Total (145,092 s.f.)	3.1930 Acres (Exc. R/W) (139,086 s.f.)

### PERRY TOWNSHIP ZONING

Parcel 03A-004-030 is located in the Single Family Residential District.  
 Minimum Lot Area= 1 Acre (W/ Sanitary & Water= 3/4 Acre)  
 Minimum Frontage @ R/W= 150' (W/ Sanitary & Water= 100')  
 Minimum Front Setback= 50'  
 Minimum Rear Yard= 15' for Main Building & 10' for Accessory Buildings  
 Minimum Side Yard= 15' for Main Building & 10' for Accessory Buildings

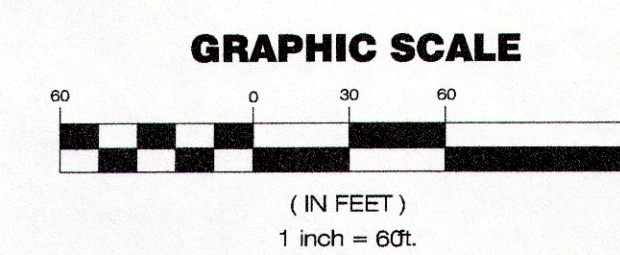
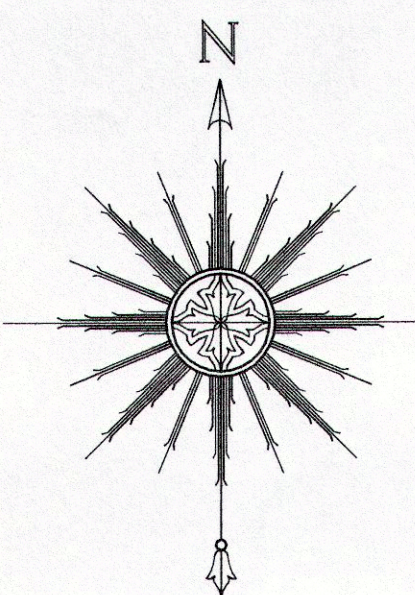
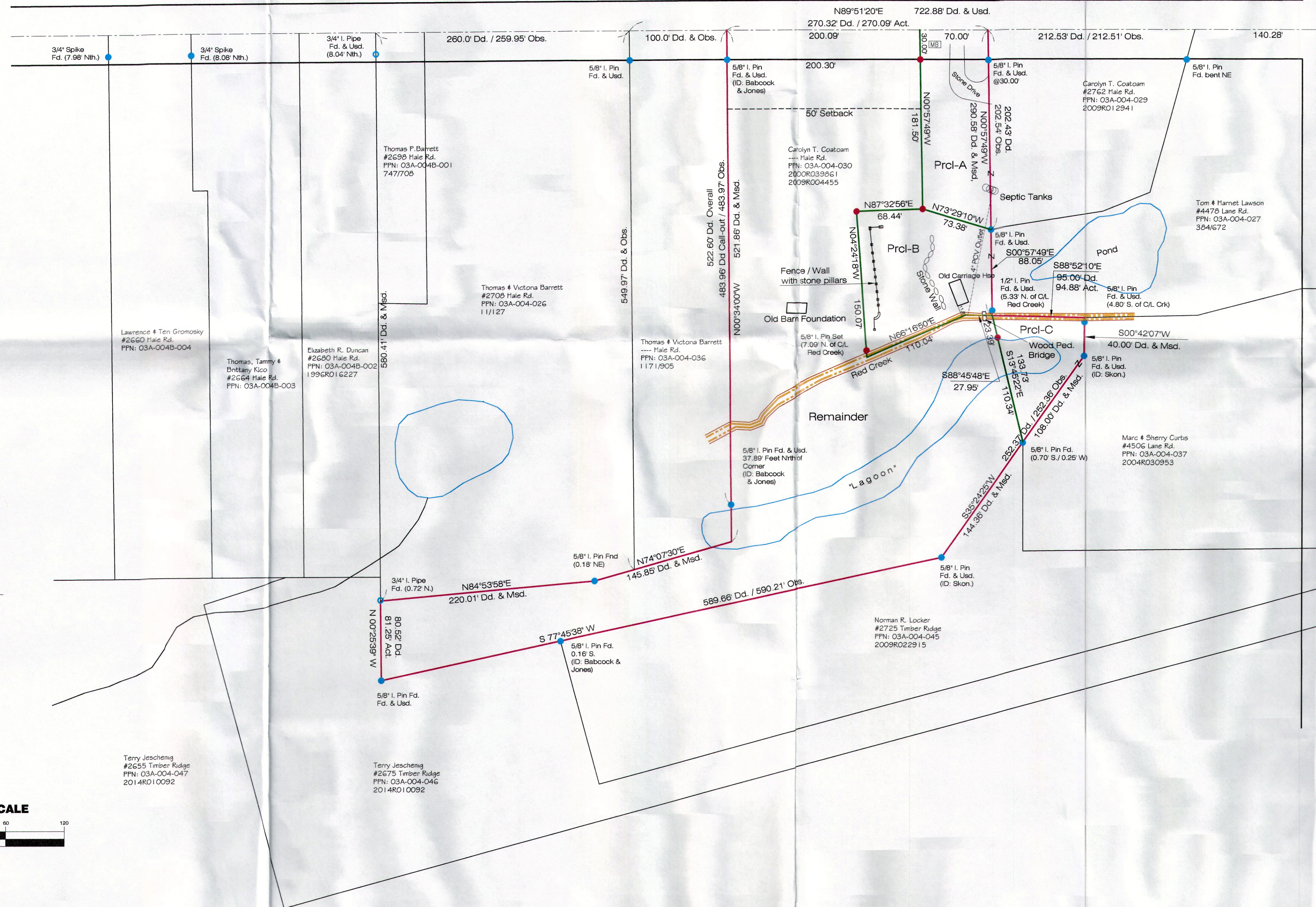
### PARCEL NOTES

Parcel- B is subject to Easements for Utilities (Septic) and Ingress & Egress to Bridge  
 Parcel- C & Remainder is subject to an Easement for Ingress & Egress  
 Basis of bearings is the centerline of Hale Road per deed of Carolyn Coatoam in Lake County Doc. #2009R004455

### Legend:

- |                          |                            |                           |
|--------------------------|----------------------------|---------------------------|
| ● I. Pin Found           | ⊕ Drill Hole Found         | ⊕ Meas. = Measured        |
| ○ I. Pin Found           | ⊖ Drill Hole Set           | ⊕ Plat = Subdivision Plat |
| ● I. Pin Set (ID: #7721) | ⊕ Horizontal Control Point | D.M. = Deed & Measured    |
| ⊕ Monument Box Found     | ⊕ Vertical Control Point   | Dd. = Deed                |
| ⊖ Monument Box Empty     | ⊕ Hub Found                | Rec. = Record             |
| ● PK Set                 | ⊕ Hub Set                  | Act. = Actual             |
| ⊕ PK Found               | ⊕ Railroad Spike Found     |                           |
| ⊕ Stone Found            | ⊕ Railroad Spike Set       |                           |

Lane Road 60'



### Survey Certification:

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. Bearings refer to an assumed meridian and are intended to indicate angles only. 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.

*James R. Pegoraro, Jr.*  
 James R. Pegoraro, Jr., P.S. #8150

