

# Plat of Lot Split Out Of Parcel A

Known as Being part of Lot 30, Tract 1, Original Painesville Township 11 N, Range 8 W  
and Part of Lot 60, Original Perry Township 11 N, Range 7 W of the Connecticut Western Reserve  
Now Situated in the Townships of Painesville and Perry  
January 2005 Scale 1" = 50'

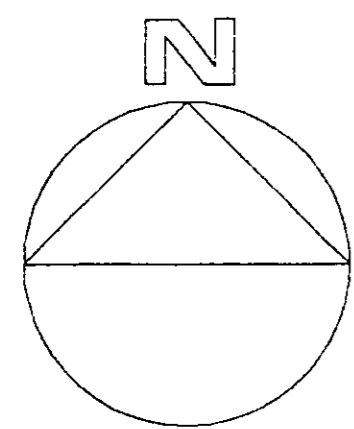
## Painesville Twp - R-1 Residential

Area: 15,000 s.f. Min.  
Lot Width: 75' Min.  
Front Setback: 50' Min.  
Rear Setback: 25' Min.  
Side Yard: 10' Min.

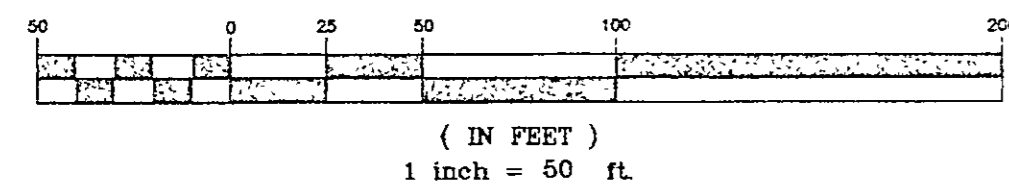
## Perry Twp - B Commercial

Commercial Zoning allows Residential use

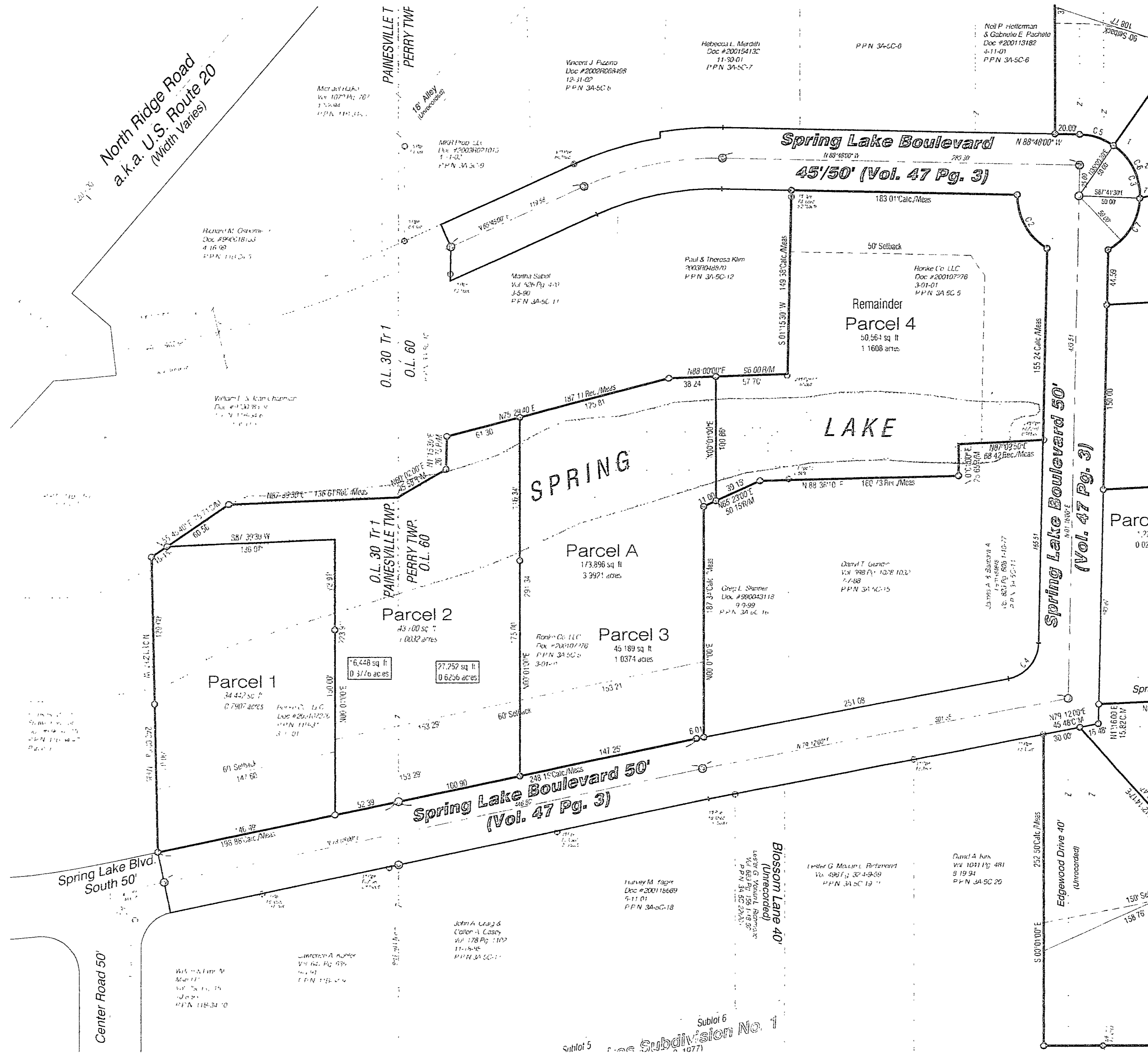
Area 1 Acre Min (without sewers)  
Lot Width 100' Min  
Front Setback 50' Min  
Rear Setback 15' Min  
Side Yard 15' Min.



GRAPHIC SCALE



CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	69.69	45.00	88.4100	44.02	N42.5000°E	62.93
C2	52.30	50.00	59.5550	28.83	N28.4605°W	49.95
C3	131.46	50.00	150.3830	193.87	N14.0315°W	96.74
C4	40.84	30.00	77.5600	24.26	N40.1400°E	37.73
C5	30.01	50.00	34.2300	15.17	N72.1100°W	29.56
C6	50.00	50.00	57.1800	27.32	N26.2030°W	17.95
C7	51.45	50.00	58.5730	26.25	N31.1735°E	19.21



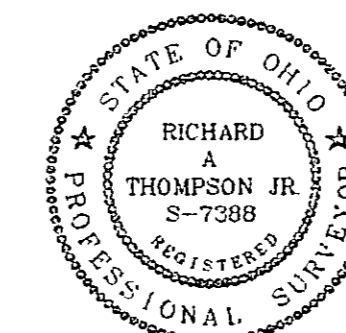
### LEGEND

- ⊙ 5/8" x 3/32" Iron Pin Set (With yellow Plastic Cap "LDC, Inc.")
- \*Alter Construction
- Meas = Measured
- Plat = Subdivision Plat
- D/M = Deed & Measured
- Deed = Deed
- Rec = Record
- Act = Actual

**LAND DESIGN consultants**  
www.LDCinc.com  
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1502 Lear Industrial Park, Suite 1A, Avon, Ohio 44011  
TEL: (440) 937-5801 (440) 937-5802



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 Spring Lake Dedication Plat as recorded in Vol. 47, Page 3 of Lake County Records. 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 all facts revealed by an examination of the same.

Richard A. Thompson, Jr., P.S. #7388

DATE	3/10/05
SCALE	HOR. 1"=50'
VERT.	
FILENAME	
COMPUTER	S
FIELD CREW	SAS

DATE	BY	CHK'D

REV. No.	
SHEET	1
OF	1
CONTRACT No.	RONKR-9802