

# PLAT OF LOT SPLIT

## For: William F. Barrett Jr. Tr.

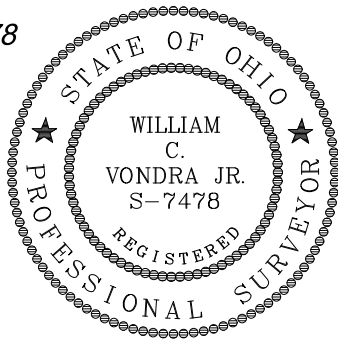
Situated in the Township of Perry, County of Lake and State of Ohio and known as being part of Original Lots 18, 28 & 38, Further known as being a lot split of land conveyed to William F. Barrett Jr. Succ. Tr. by deed recorded in Lake County Document No. 2011R004392, PPN: 03A-016-001.

September 2020 SCALE 1"=200'

### CERTIFICATION

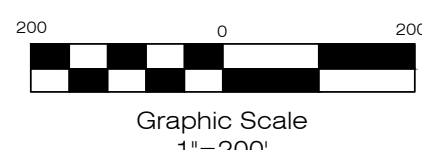
I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to Ohio North NAD 83 geoid 12B VRS network. All of which are correct to the best of my 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 a examination of the same.

*William C. Vondra, Jr.*  
William C. Vondra, Jr., P.S. #7478



### Curve Table:

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C-1	80.35	2323.81	01°58'52"	56.19	N86°36'19"E	80.35



### Line Table:

LINE	LENGTH	BEARING	NOTES
L-1	30.35	S 45°57'33" E	
L-2	159.08	N 52°43'52" E	
L-3	34.11	N 18°05'42" E	Deed & Msd.
L-4	197.28	S 08°45'58" E	Deed & Msd.
L-5	57.64	S 00°59'38" E	Deed & Msd.
L-6	147.36	S 37°46'32" E	
L-7	109.06	N 52°43'52" E	
L-8	39.53	N 00°32'01" W	
L-9	119.98	N 00°32'01" W	
L-10	79.20	N 52°43'52" E	Deed & Msd.
L-11	182.55	N 01°05'32" W	
L-12	234.60	N 87°35'45" E	
L-13	154.28	N 87°35'45" E	
L-14	22.66	N 51°46'36" E	
L-15	63.10	N 52°43'52" E	
L-16	49.55	N 52°43'52" E	

### AREAS

- Split parcel 1A: 26.4987 Acres (Total) (1,154,283 s.f.)  
25.9974 Acres (Exc. RW) (1,132,445 s.f.)
- Split parcel 1B: 8.1330 Acres (354,272 s.f.)
- Split parcel 2: 3.0423 Acres (Total) (132,524 s.f.)  
2.8832 Acres (Exc. RW) (125,594 s.f.)  
To be combined to PPN: 03A-016-016 (D. & P. Tycast)
- Split Parcel 3: 0.1845 Acres (8,035 s.f.)  
To be combined to PPN: 03A-016-012 (M. & J. Klinger)
- Split parcel 4: 31.9271 Acres (Total) (1,390,745 s.f.)  
31.7647 Acres (Exc. RW) (1,383,670 s.f.)

### ZONING

CURRENT PERRY TOWNSHIP ZONING - SUBJECT PROPERTY IS LOCATED IN ESTATE RESIDENTIAL-1  
-MINIMUM LOT AREA = 1 ACRE, (1/4 Ac. W/ Water & Sanitary)... Subject Property has septic & Water  
-MINIMUM LOT WIDTH = 150', (100' W/ septic & Water)  
-MINIMUM FRONT BLDG. SETBACK (Main Structure) = 50'  
-MINIMUM SIDE AND REAR BLDG. SETBACK (Main Structure) = 15' (Accessory Bldgs = 10')

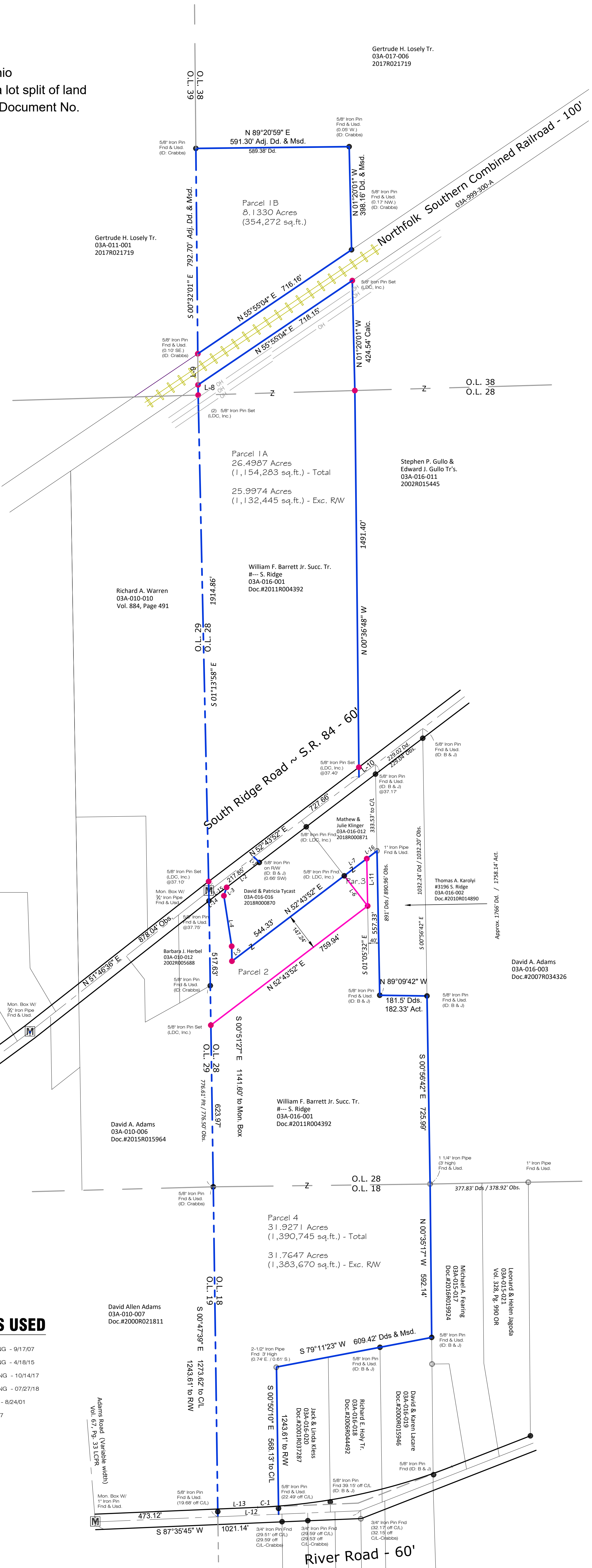
### PERTINENT DOCUMENTS USED

- SURVEY OF LANDS OF ADAMS - CRABBS SURVEYING - 9/17/07
- SURVEY OF LANDS OF ADAMS - CRABBS SURVEYING - 4/18/15
- SURVEY OF LANDS OF LOSELY - CRABBS SURVEYING - 10/14/17
- SURVEY OF LANDS OF LOSELY - CRABBS SURVEYING - 07/27/18
- SPLIT OF LANDS OF BARRETT - BABCOCK & JONES - 8/24/01
- SPLIT OF LANDS OF BARRETT - LDC, INC - 2/16/2017
- DEEDS OF PERTINENT PROPERTIES

### Legend:

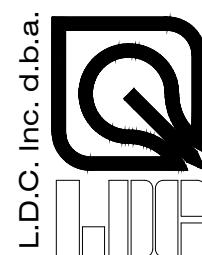
- 1" Iron Pin Found
- 1" Pipe Found
- 1" Pin Set
- ⊠ Monument Box Found
- Monument Box Empty
- ▲ PK Set
- ⊙ Stone Found
- ⊕ Drill Hole Found
- ⊕ Drill Hole Set
- ⊙ Horizontal Control Point
- ⊙ Vertical Control Point
- ⊕ Hub Found
- ⊕ Hub Set
- ⊕ Railroad Spike Found
- ⊕ Railroad Spike Set
- Meas. = Measured
- Plat = Subdivision Plat
- D.M. = Deed & Measured
- Dd. = Deed
- Rec. = Record
- Act. = Actual

● = 5/8" Iron Pin Set (LDC, Inc.)



William F. Barrett Jr. Trust  
PPN: 03A-016-001  
Township of Perry - Lake County - Ohio

DATE: 09/22/2020  
SCALE: HOR. 1"=200'  
VERT. 1"=200'  
FILENAME: Survey  
COMPUTER: S:  
TAB NAME: Split



LAND DESIGN consultants  
www.LDCinc.net  
ENGINEERS PLANNERS SURVEYORS  
9025 Osborn Drive Mentor, Ohio 44060  
TEL: (440) 255-8463 (440) 951-LAND  
FAX: (440) 255-9575

Lot Split

SHEET 1 OF 1  
CONTRACT NO. BARRW1-1701