

**ZONING:**  
 SUBJECT PARCEL IS CURRENTLY ZONED B "COMMERCIAL DISTRICT" (HEALTH CARE FACILITIES ARE PERMITTED WITHIN COMMERCIAL DISTRICTS) & ER-2 "ESTATE RESIDENTIAL DISTRICT" - COMMERCIAL DISTRICT INCLUDES APPROX. THE 1000' ADJACENT TO SOUTH RIDGE ROAD, NO EXACT DIMENSION GIVEN. PER PERRY TOWNSHIP ZONING CODE, THE FOLLOWING APPLY:

**MINIMUM LOT AREA:**  
 COMMERCIAL - 1/2 ACRE PER BUSINESS  
 HEALTH CARE - 1 ACRE  
 RESIDENTIAL - 2 ACRES PER DWELLING

**MINIMUM FRONTAGE:**  
 COMMERCIAL - 100'  
 HEALTH CARE - OUT PATIENT CENTERS - 100', RESIDENT NURSING CENTERS AND HOSPITALS - 500'  
 RESIDENTIAL - 150'

**HEALTH CARE SETBACKS:**  
 RESIDENT NURSING CENTERS AND HOSPITALS - 100' FROM R/W & ANY P/L  
 OUT PATIENT CENTERS - 50' FROM R/W, 25' FROM ANY P/L

**SIDE YARD SETBACK:**  
 COMMERCIAL - 25', 100' WHEN ABUTTING RESIDENTIAL  
 RESIDENTIAL - 15' MAIN, 10' ACCESSORY BLDG.

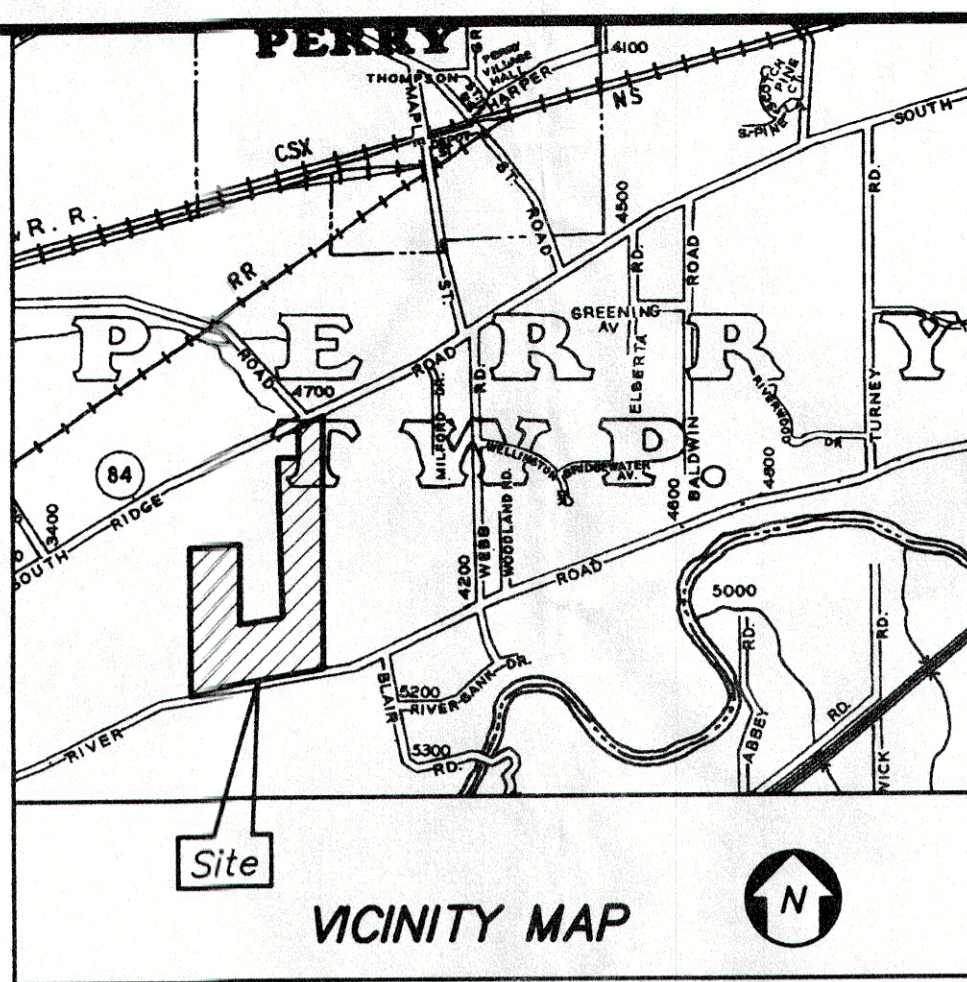
**REAR YARD SETBACK:**  
 COMMERCIAL - 25'  
 RESIDENTIAL - 15' MAIN, 10' ACCESSORY BLDG.

**FRONT YARD SETBACK:**  
 COMMERCIAL & RESIDENTIAL - 50' FROM ROAD R/W

**MAX. HEIGHT:** - 35'

**IN RESIDENTIAL DISTRICTS NO BLDG. SHALL BE ERECTED WITHIN 100' OF ANY ACTIVE GAS OR OIL WELL, STORAGE TANK, OR SEPARATOR UNIT.**

**PERRY TOWNSHIP SHOULD BE CONTACTED REGARDING ALL QUESTIONS OF VARIANCES, ZONING COMPLIANCE, ETC.**



**BASIS OF BEARING:**  
 STATE PLANE COORDINATES BASED UPON:  
 LAKE COUNTY GEODETIC MONUMENT #38  
 NORTH: 758,552.775 FT.  
 EAST: 2,334,920.153 FT.  
 NAVD 88 ELEVATION: 739.12 FT.

SCALE FACTOR: 1.000008152

GRID BEARING: 103°29'E  
 GROUND BEARING: 103°29'E

DATE	REVISIONS	BY

**MAP OF LOT SPLIT/CONSOLIDATION MADE FOR AND AT THE INSTANCE OF PERRY RIVER ROAD, LLC**

BEING PART OF ORIGINAL PERRY TOWNSHIP  
 LOTS 26 AND 36  
 NOW IN TOWNSHIP OF PERRY  
 LAKE COUNTY, OHIO

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF; BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN, AND ARE USED TO INDICATE ANGLES ONLY. ALL OF THE ABOVE WHICH IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF.



*Michael A. Ackerman*  
 MICHAEL A. ACKERMAN  
 REGISTERED SURVEYOR NO. 8196  
 DATE: 5/4/2017

**OWNERS ACCEPTANCE**

BE IT KNOWN THE UNDERSIGNED, PERRY RIVER ROAD, LLC, OWNERS OF THE LAND SHOWN HEREON AS AUDITORS PARCEL NUMBERS 03A-033-0-00-001-0 & 03A-033-0-00-006-0, DO HEREBY ACCEPT THIS LOT SPLIT/CONSOLIDATION, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST.

PERRY RIVER ROAD LLC

BY: NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**NOTARY**

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID ENTITY AND BY AUTHORITY OF SAID ENTITY, AND WHO ACKNOWLEDGED THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AND AS SUCH AUTHORIZED REPRESENTATIVE, THE FREE ACT AND DEED OF SAID ENTITY.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

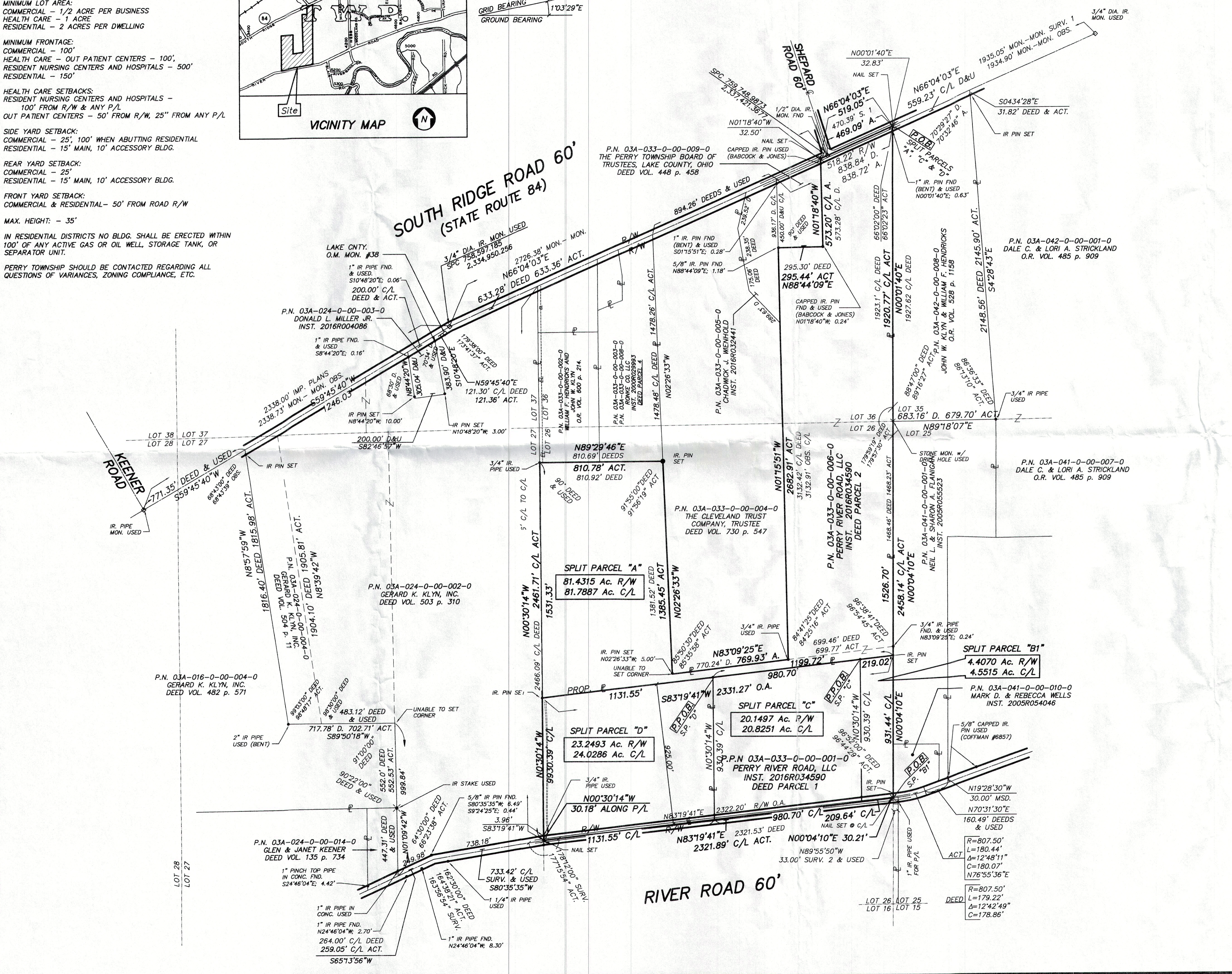
NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**INTENT:**

- IT IS THE INTENT OF THIS PLAT TO:
- 1) CONSOLIDATE PARCELS 03A-033-0-00-001-0 AND 03A-033-0-00-006, NOW OWNED BY PERRY RIVER ROAD, LLC.
  - 2) SPLIT CONSOLIDATED PARCEL INTO SPLIT PARCEL "A", SPLIT PARCEL "B1", SPLIT PARCEL "C" AND SPLIT PARCEL "D"
  - 3) FURTHER SPLIT, SPLIT PARCEL "C" INTO SPLIT PARCELS 2 THROUGH 6 AS SHOWN ON SHEET 2.
  - 4) FURTHER SPLIT, SPLIT PARCEL "D" INTO SPLIT PARCELS 7 THROUGH 11 AS SHOWN ON SHEET 2.

**NOTES:**

1. "IR. PIN SET" INDICATES 5/8 DIAMETER BY 30" LONG REBAR WITH IDENTIFICATION "D.G. BOHNING ASSOC."



**DONALD G. BOHNING & ASSOCIATES, INC.**  
 CIVIL ENGINEERING & SURVEYING  
 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125  
 PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE 1"=300'	DRN M.D.	CKD M.A.	DATE APRIL, 2017	1/2
OR. SCALE 1"=150'	FILE NO. 3890P-LC	ORDER NO. 3890-P		