

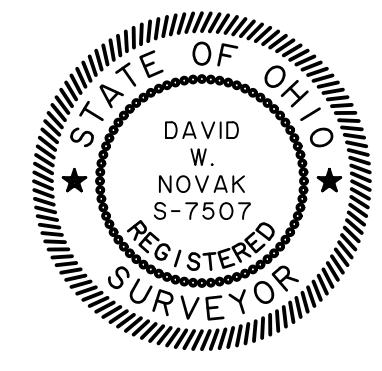
**EXISTING ZONING:**  
 B-1 COMMERCIAL  
 MIN. LOT AREA: 44,000 SQ. FT.  
 MIN. LOT WIDTH: 100 FT.  
 FRONT SETBACK: 100 FT.  
 SIDE SETBACK: 25 FT.  
 REAR SETBACK: 25 FT.

THIS DIVISION OF LAND COMPLIES WITH THE PERRY TOWNSHIP ZONING RESOLUTION  
 THIS \_\_\_ DAY OF \_\_\_\_\_ 20\_\_  
 BY \_\_\_\_\_, PERRY TOWNSHIP ZONING INSPECTOR

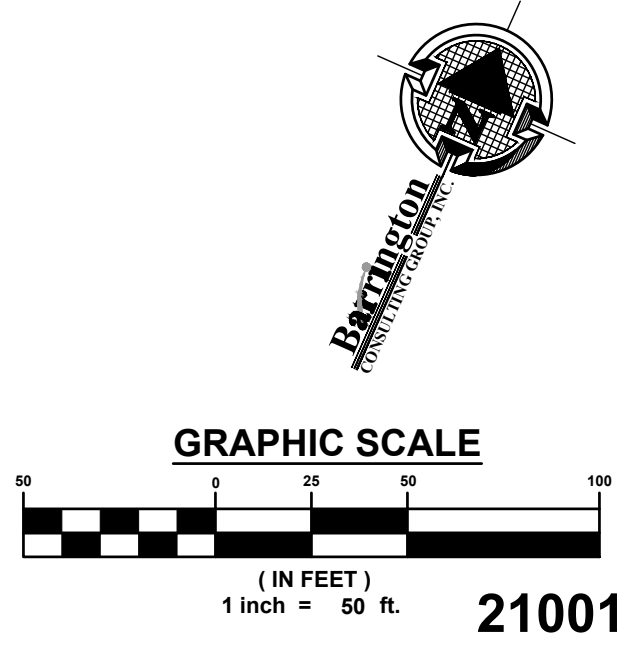
SITUATED IN TOWNSHIP OF PERRY, COUNTY OF LAKE AND STATE OF OHIO  
 AND KNOW AS BEING PART OF ORIGINAL PERRY TOWNSHIP LOT 36.

BEARINGS USED HEREIN ARE TO DENOTE ANGULAR  
 RELATIONSHIP ONLY AND ARE BASED THE BEARING OF THE  
 CENTERLINE OF SOUTH RIDGE ROAD AS N 66°04'03" E ACCORDING  
 TO A SURVEY BY DONALD G. BOHNING & ASSOCIATES, INC., A MAP  
 OF LOT SPLIT/CONSOLIDATION MADE FOR AND AT THE INSTANCE  
 OF PERRY ROAD, LLC, DATED MARCH 27, 2019.

**CERTIFICATION:**  
 I HERBY CERTIFY THAT THIS SURVEY AND PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION ON THE 23rd DAY OF MARCH, 2021. THIS SURVEY AND PLAT OF THE SURVEYED PREMISES WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AND THE DIMENSION ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS 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 EXPRESS OR IMPLIED. THIS PLAT AND SURVEY 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. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY. ALL PINS SET ARE 5/8" DIA., 30" LONG REBAR WITH CAP MARKED "NOVAK 7507".



*David W. Novak*  
 DAVID W. NOVAK  
 OHIO PROFESSIONAL SURVEYOR No. 7507



REVISIONS	BY

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**LOT SPLIT**  
 SOUTH RIDGE ROAD  
 PERRY TOWNSHIP, OH

P.P. No. 03-A-033-0-00-011-0

DRAWN SPR
CHECKED DWN
DATE MAR. 23, 2021
SCALE 1" = 100'
JOB NO. 21001
SHEET
11
OF SHEETS