

Plat of Lot Split & Consolidation
For: Jacob Heath

Situated in the Township of Perry, County of Lake and State
of Ohio & known as being part of Original
Township Lot 84.

August 2025 Scale: 1"=30'

ZONING

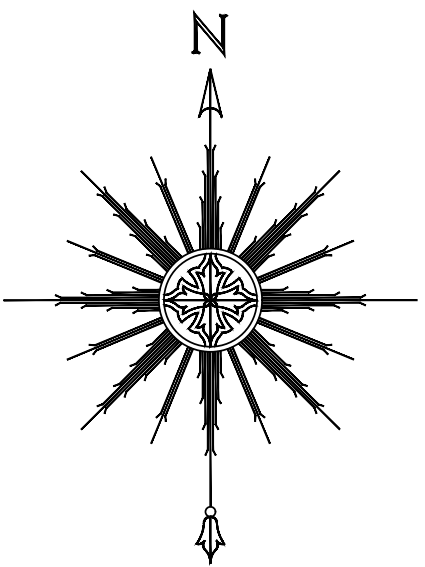
The surveyed property is zoned SR, Single Family
Residential District.

Minimum Lot Area: 1 Acres, $\frac{3}{4}$ Acre (W/Sewers)
Min. Lot Frontage: 150'
Min Lot Width: 150'
Front Setback: 50'
Rear Setback: 15'
Side Setback: 15' (Each)

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 Ohio North NAD 83(2011) geoid 12B ODOT 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., P.S. #7478
09/09/2025

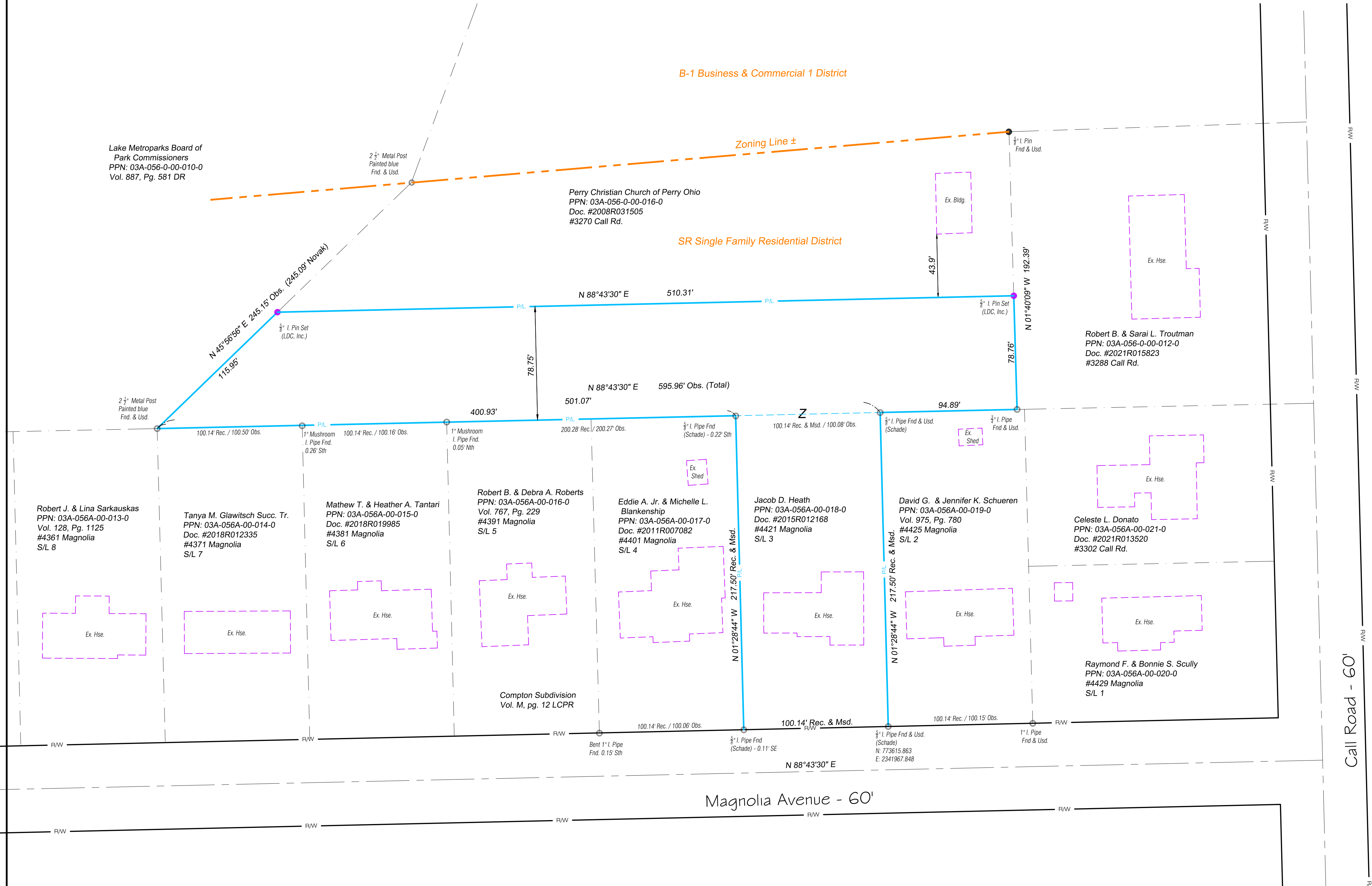


Graphic Scale
40 0 20 40
1"=40'

AREAS:

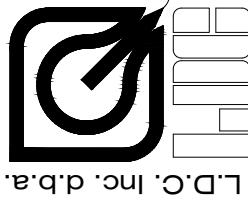
SPLIT: 1.0000 Ac. (43,560 sq.ft.)
COMBINATION: 1.5000 Ac. (65,340 sq.ft.)

- Iron Pin Found
- Iron Pipe Found
- 5/8" Iron Pin Set (LDC, Inc.)
- Monument Box Found
- Wood Stake on P/L (xx.x) = Dist. between stakes
- Dd. = Deed
- Rec. = Record/Plat
- Act. = Actual
- P.C. = Point of Curvature



Lot Split

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS



DATE 9/09/2025
SCALE: HOR. 1"=40'
VERT.
FILENAME Sur-Mag.
COMPUTER S:
TAB NAME Plat

Jacob Heath

Township of Perry - Lake County - Ohio

SHEET 1 OF 1

CONTRACT No.
HEATJ1-2501