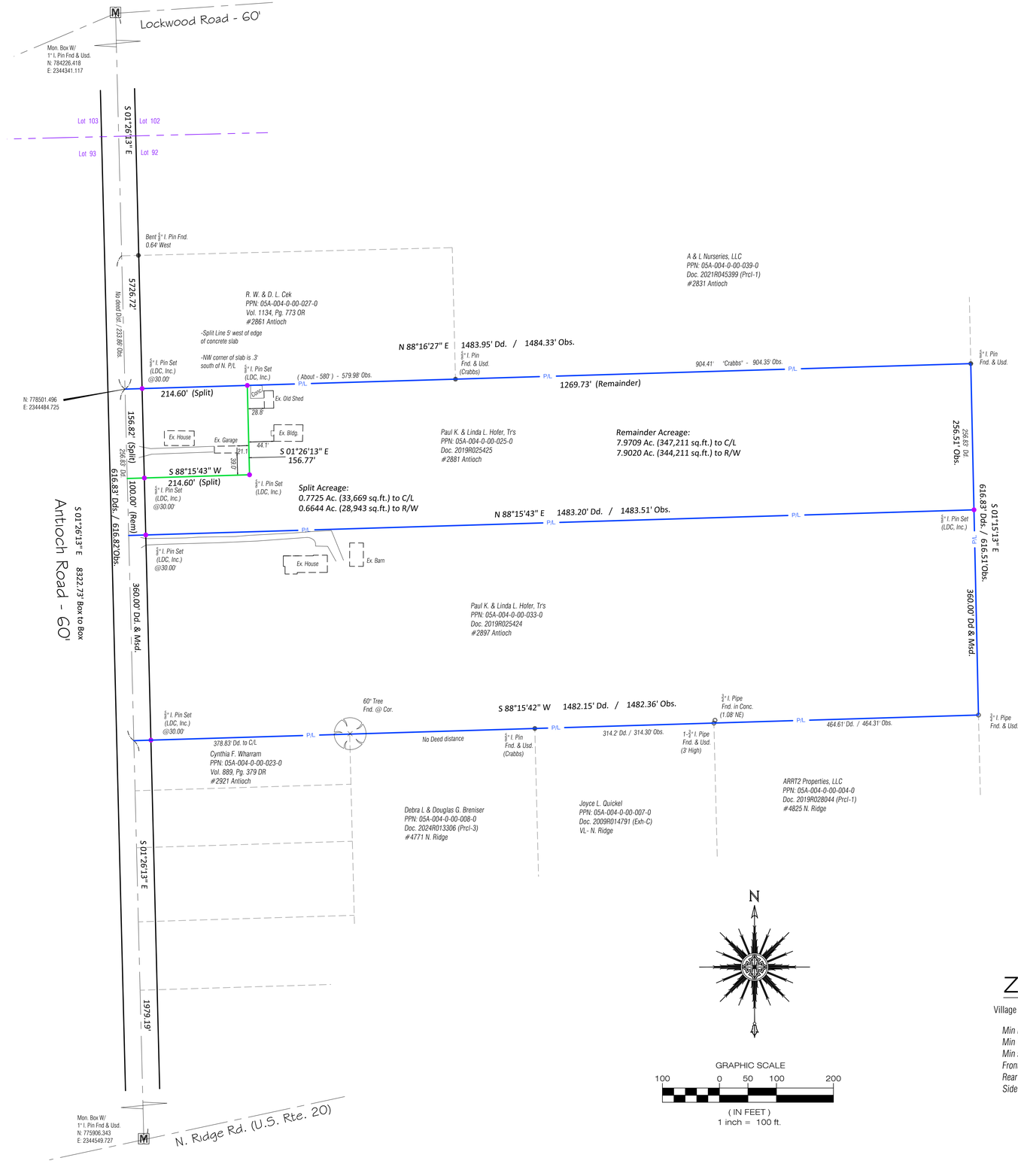


Plat of Lot Split

For: Paul & Linda Hofer

Situated in the Village of North Perry, County of Lake and State of Ohio & known as being part of Original Lot 92.

August 2026 Scale: 1"=100'

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
9/24/2026

STATE OF OHIO · WILLIAM C. VONDRA JR. S-7478 · REGISTERED PROFESSIONAL SURVEYOR

Zoning:

Village of North Perry: R-1 Residential District

Min Lot Area: ¾ acres (33,000 sq.ft.)
Min Width of lot @ building area: 100'
Min street frontage: 100'
Front Setback: 75' Min.
Rear Yard: 75'
Side Yards: 15' Min.

LEGEND

- Iron Pin Found
- Iron Pipe Found
- 5/8" Iron Pin Set (LDC, Inc.)
- Monument Box Found
- Monument Box Empty
- PK Set
- PK Found
- Stone Found
- Drill Hole Found
- Drill Hole Set
- Horizontal Control Point
- Vertical Control Point
- Hub Found
- Hub Set
- Railroad Spike Found
- Railroad Spike Set
- Angle Iron Found
- Fence post in concrete

Meas. = Measured
Plat = Subdivision Plat
D./M. = Deed & Measured
Dd. = Deed
Rec. = Record
Act. = Actual

PPN: 05A-004-0-00-025-0 &
PPN: 05A-004-0-00-033-0

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
8565 East Avenue Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND
(440) 354-6938 FAX: (440) 255-9575
L.D.C. Inc. d.b.a.

DATE 09/24/26
SCALE: HOR. 1"=100
VERT.
FILENAME Splt-Ant.
COMPUTER S:
TAB NAME Plat

Plat of Lot Split
Paul & Linda Hofer
Village of North Perry - Lake County - Ohio

SHEET 1 OF 1
CONTRACT No.
HOFEP1-2601