

Plat of Consolidation
For: Joseph Hoza

Situated in the Village of North Perry, County of Lake and
State of Ohio & known as being part of Original
Township Lot 114.

July 2025 Scale: 1"=30'

ZONING

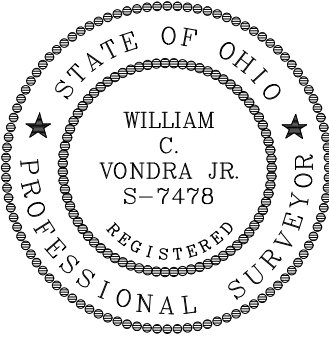
The surveyed property is zoned R-1, Single
Family District.

Minimum Lot Area: 33,000 sq.ft.
Min. Lot Frontage: 100'
Min Lot Width: 100'
Front Setback: 75'
Rear Setback: 75'
Side Setback: 15' (Each)

Survey Certification:

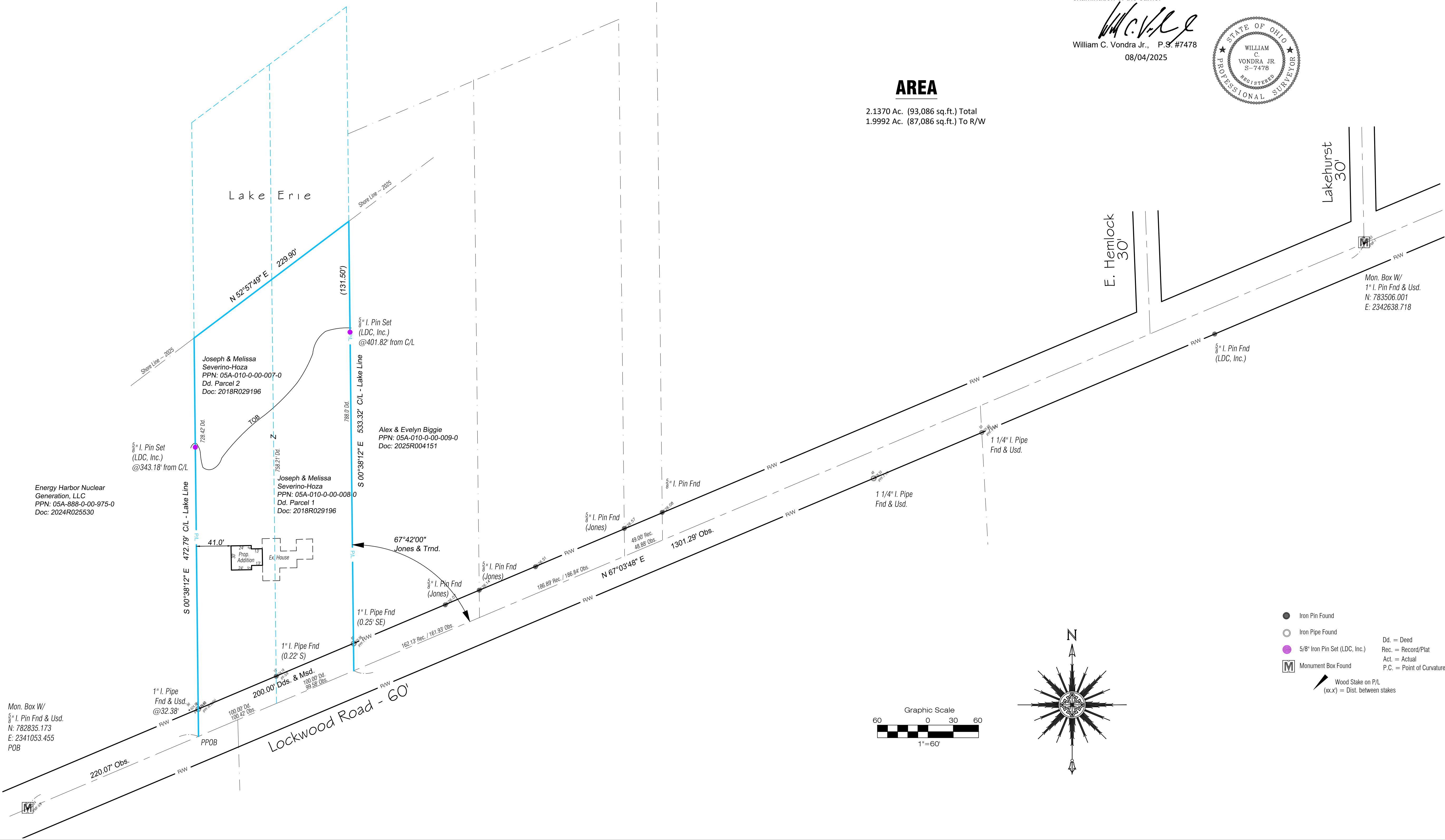
I hereby certify that this plat was prepared from a field survey made
under my direct supervision. Monuments were found or set as indicated.
Dimensions are expressed in feet and decimal parts thereof. Bearings
refer to Ohio North NAD 83(2011) geoid 12B ODOT VRS Network. All of
which are correct to the 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.
William C. Vondra Jr., P.S. #7478
08/04/2025



AREA

2.1370 Ac. (93,086 sq.ft.) Total
1.9992 Ac. (87,086 sq.ft.) To R/W



Boundary Survey

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
9025 Osborn Drive Mentor, Ohio 44060
TEL: (440) 259-8465 (440) 961-LAND
FAX: (440) 259-9675
L.D.C. Inc. d.b.a. **LDC**

DATE	8/04/2025
SCALE: HOR.	1"=60'
VERT.	
FILENAME	Sur-L' Wood
COMPUTER S:	
TAB NAME	Plat

Joseph Hoza

Village of North Perry - Lake County - Ohio

SHEET	OF
1	1
CONTRACT No. HOZAJ1-2501	