

LEGEND

- ADJACENT PROPERTY LINE
- SUBJECT PROPERTY LINE
- LOT LINE
- PROPOSED LOT SPLITS

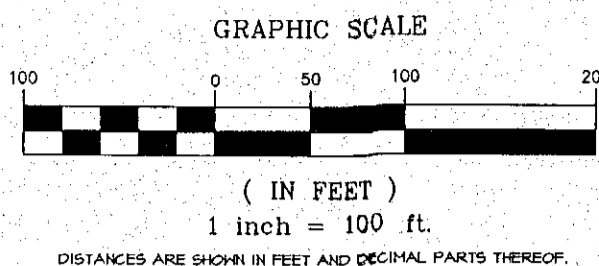
MONUMENTS FOUND (AS NOTED)

IPS - 5/8" X 30" REBAR SET
"SLANDGRAF PS #8085"

MAP OF SURVEY AND LOT SPLIT

OF LAND OWNED BY PAUL AND
LINDA HOFER

SITUATED IN THE VILLAGE OF NORTH PERRY, COUNTY OF LAKE, STATE OF OHIO,
RANGE 7 TOWNSHIP 11 OF THE CONNECTICUT WESTERN RESERVE
AND KNOWN AS BEING PART OF LOT 103 OF ORIGINAL PERRY TOWNSHIP



BEARINGS ARE TO AN ASSUMED
MERIDIAN AND INDICATE ANGLES ONLY.

LOCKWOOD RD.

1" IRON PIN
IN MONUMENT BOX
FOUND & USED
FOR CENTERLINE
OF R/W

1728.09' (REC. & USED)

THOMAS & LYDIA
ERKKILA
PPN 05-A-012-0-00-015-0
DOC. 1998RC43678
7.7863 AC. (REC.)

5/8" IRON
PIN FOUND
0.2'W

JACKIE & JOYCE HAYES
PPN 05-A-012-0-00-025-0
DOC. 2012R024218
0.84 AC. (REC.)

1" IRON
PIPE FOUND
5.0'N & 2.8'E

RICHARD & MARY ANN
RIDEOUT
PPN 05-A-012-0-00-020-0
V. 1119 P. 319
0.84 AC. (REC.)

5/8" IRON
PIN FOUND
2.1'W

BRYAN & JENNIFER WALKER
PPN 05-A-012-0-00-018-0
DOC. 2011R003646
1.398 AC. (REC.)

1" IRON
PIPE FOUND LOOSE
0.8'N & 0.4'E

PARCEL TWO
0.7501 AC.

PARCEL ONE
0.7501 AC.

PAUL & LINDA HOFER
PPN 05-A-012-0-00-016-0
V. 749 P. 1033
17.7 AC. (REC.)

18.0124 AC. (OBS.) PRIOR TO SPLITS (0.1791 AC. IN R/W)
16.5710 AC. (OBS.) REMAINDER AFTER SPLITS (0.014 AC. IN R/W)

1" IRON
PIPE FOUND LOOSE
0.8'N & 0.4'E

380.00' (REC.)
380.02' (OBS.)

321.00'

(N588°01'06"W) 321.00'

(N588°01'06"W) 321.00'

N88°01'06"E 1346.45'

212.00'
(REC. & USED)

1" IRON
PIPE FOUND
0.4'E

N01°52'51"W 504.42'

1" IRON
PIPE FOUND
& USED

CEI
PPN 05-A-888-0-12-100-0
V. 634 P. 242 & V. 849 P. 167

LOT 103

LOT 93

CEI
PPN 05-A-888-0-03-100-0
V. 766 P. 722

3/4" IRON
PIPE FOUND
1.3'N

588°15'33"W

1722.46'

430.43'

2" IRON
PIPE FOUND
ON LINE

419.07' TO R/W

LOT 103

LOT 102

LOT 92

POINT OF
COMMENCEMENT

RONALD & REBEKAH WALTERS
PPN 05-A-011-0-00-001-0
DOC. 2004R031093
4.4658 AC. (REC.)

LAUREN AND MARGARET
REICHARD, TRUSTEES
PPN 05-A-011-0-00-028-0
DOC. 2007R030103
1.6006 AC. (REC.)

5/8" IRON
PIN FOUND
2.5'S

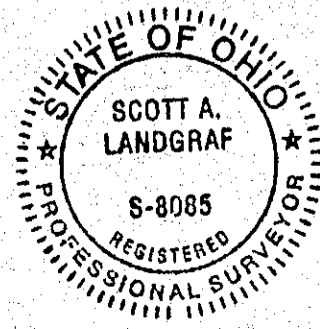
5/8" IRON
PIN FOUND
0.6'W
CAPPED
BABCOCK & JONES

5/8" IRON
PIN FOUND
0.6'W
BENT

This plat represents a survey which meets the minimum standards for a boundary survey in the State of Ohio as specified in the Administrative Code Chapter 4733-31 and is subject to all legal highways and easements of record. Distances are in feet and decimal parts thereof. Surveyed in October, 2014 by Scott A. Landgraf, Professional Surveyor #8085.

Scott A. Landgraf P.S. #8085 12/17/14

PREPARED BY:
SCOTT LANDGRAF
216 276-3206
6801 HOPKINS ROAD
MENTOR, OHIO 44060



LOT SPLIT WAS APPROVED BY THE
NORTH PERRY PLANNING COMMISSION

ON 4/21/15

SIGNED [Signature] ZONING INSPECTOR

1" IRON PIN
IN MONUMENT BOX
FOUND & USED
FOR CENTERLINE
OF R/W

NORTH RIDGE RD.