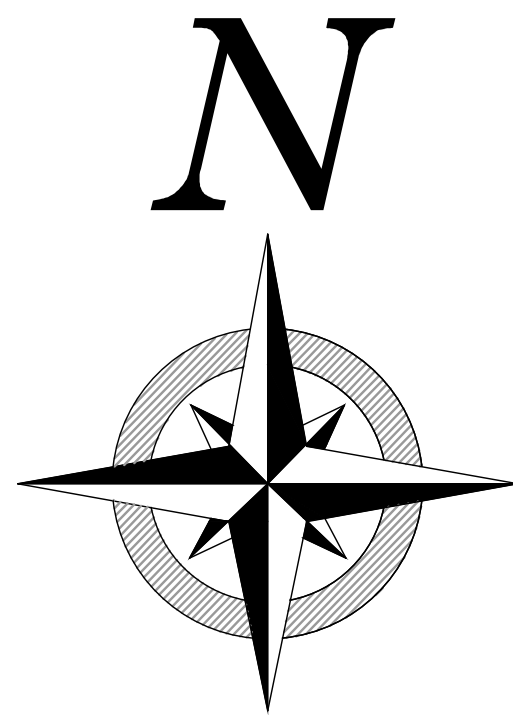


# Plat of Lot Split

Prepared for Larry Hill ~ P.P.N. 20-A-025-0-00-052-0  
 Situated in the City of Kirtland, County of Lake, and State of Ohio,  
 further known as being part of Lot 88, Tract 3, Original Kirtland Township,  
 Being Township Number 9 in the 9th Range  
 of Townships in the Connecticut Western Reserve  
 Dec., 2019 Scale 1"=30'

### SURVEY ABBREVIATIONS:

- (A.F.N.) = AUTOMATIC FILE NUMBER
- (ACT.) = ACTUAL DISTANCE
- (CALC.) = CALCULATED DISTANCE
- (CL) = CENTERLINE
- (C.S.R.) = CITY SURVEY RECORDS
- (Dd.) = DEED DISTANCE
- (D.R.) = DEED RECORD
- (DOC.) = DOCUMENT NUMBER
- (ENCR.) = ENCROACHMENT
- (FD.) = FOUND
- (INST.) = INSTRUMENT NUMBER
- (Ms.) = MEASURED DISTANCE
- (MON.BOX) = MONUMENT BOX ASS'LY
- (OBS.) = OBSERVED DISTANCE
- (O.L.) = ORIGINAL LOT LINE
- (O.R.) = OFFICIAL RECORD
- (P.L.) = PROPERTY LINE
- (P.P.N.) = PERMANENT PARCEL NUMBER
- (P.C.) = POINT OF CURVATURE
- (P.T.) = POINT OF TANGENCY
- (POB) = PLACE OF BEGINNING
- (PPOB) = PRINCIPAL PLACE OF BEGINNING
- (REC.) = RECORD DISTANCE
- (R.P.) = RECORDED PLAT
- (RW) = RIGHT-OF-WAY
- (TRN.) = TURNED ANGLE
- (S/L) = SUBLOT



GRAPHIC SCALE  
 30 0 15 30  
 1 INCH = 30 FEET

PPN: 20-A-025-0-00-011-0  
 CHARLES C. & JUDITH A. SNYDER  
 7381 EUCLID CHARDON RD  
 DOC: 2013R017707

### ZONING SUMMARY:

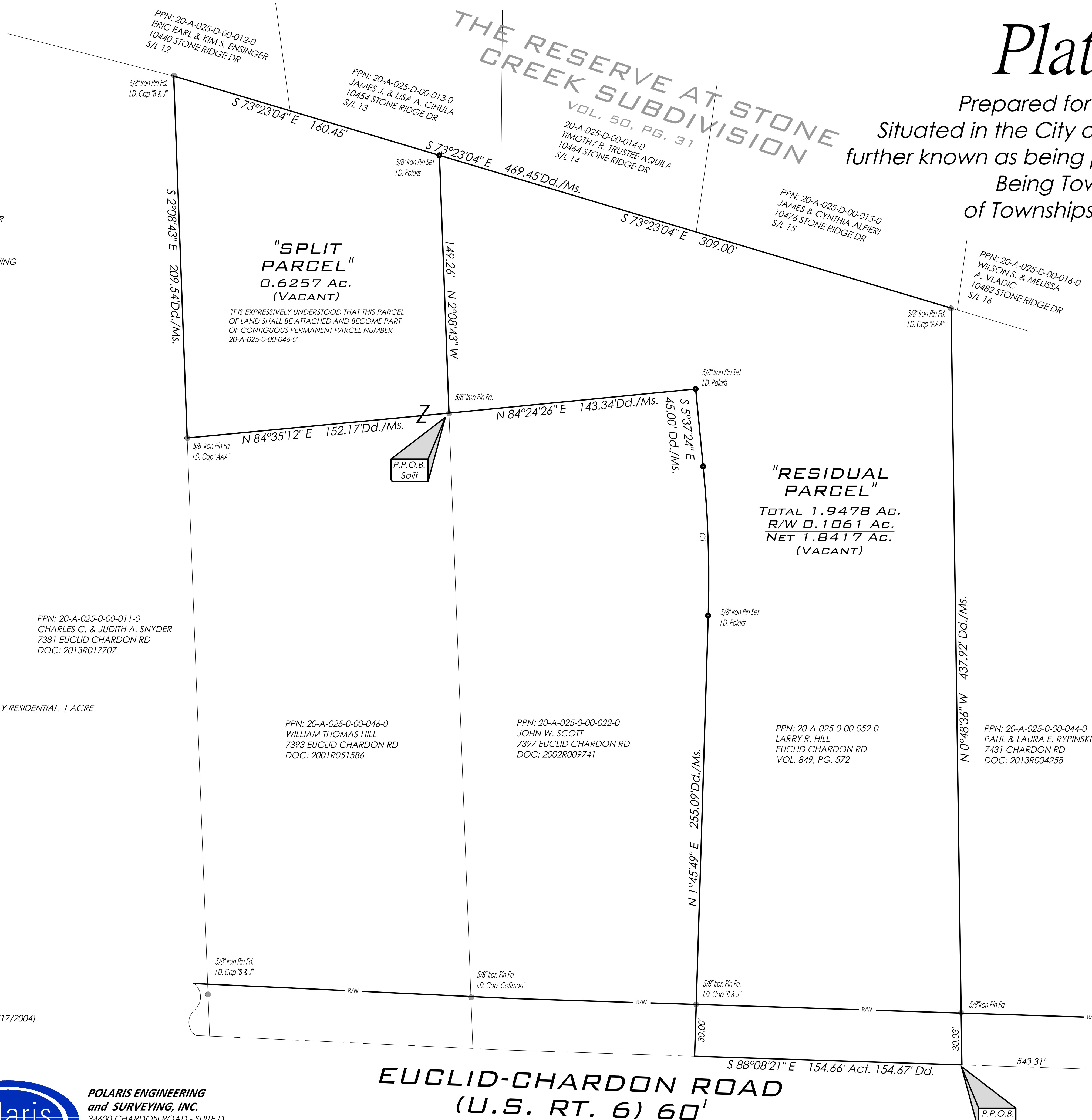
SUBJECT PROPERTY = R-3A SINGLE FAMILY RESIDENTIAL, 1 ACRE  
 MINIMUM AREA = 1 ACRE  
 MINIMUM SETBACK = 50'  
 MINIMUM SIDERYARD = 20'  
 MINIMUM REARYARD = 50'  
 MINIMUM WIDTH AT SETBACK = 130'  
 MINIMUM WIDTH AT R/W = 130'

### SURVEY LEGEND:

- MONUMENT BOX ASSEMBLY FOUND - SEE SURVEY FOR DETAILS
- STONE FOUND - SEE SURVEY FOR DETAILS
- IRON PIPE FOUND - SEE SURVEY FOR DETAILS
- IRON PIN FOUND - SEE SURVEY FOR DETAILS

### SURVEY REFERENCES:

LAKE COUNTY TAX MAPS  
 LAKE COUNTY RECORD DEEDS  
 LAKE COUNTY RECORD PLATS  
 LAKE COUNTY ROAD RECORDS  
 SURVEY PERFORMED BY:  
 AAA LAND SURVEYING, INC. (DATED 12/17/2004)

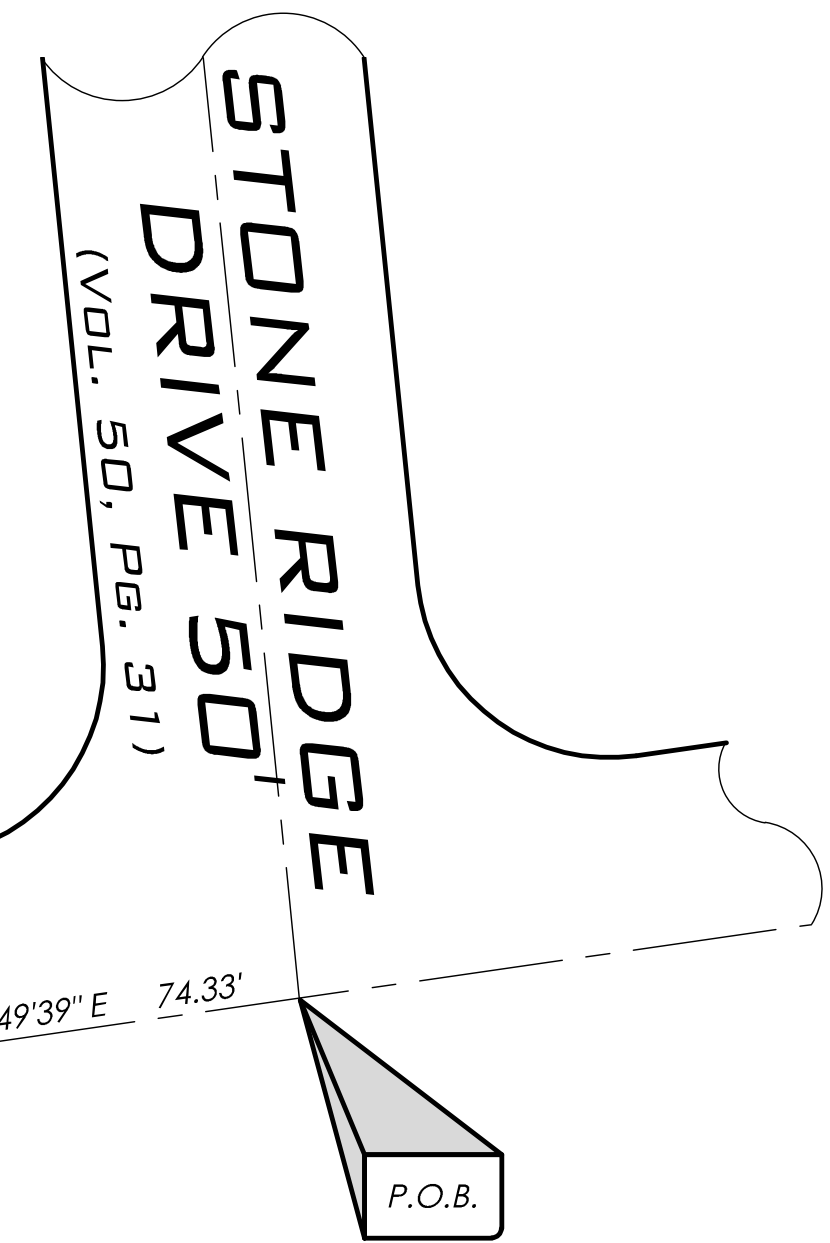
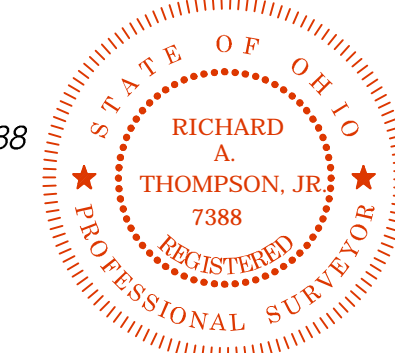


PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	86.38'	670.00'	7°23'13"	86.32'	N1°55'47"W	43.25'

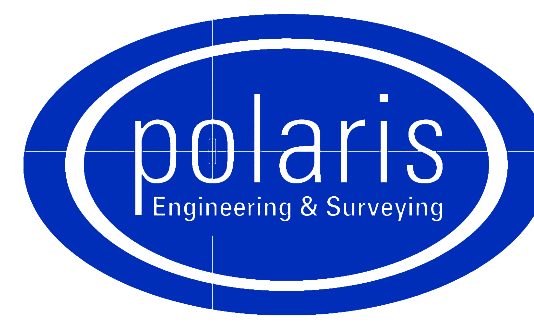
### BOUNDARY CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET 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 EXPRESSED OR IMPLIED. 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. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) WITH THE 1986 ADJUSTMENT. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP AS SHOWN HEREON ( ● ).

*Richard A. Thompson Jr.*  
 RICHARD A. THOMPSON, JR.  
 OHIO PROFESSIONAL SURVEYOR #7388  
 DATE: 12/16/19



DATE: 12/16/19  
 SCALE: HOR. 1"=30'  
 VERT. 1"=00'  
 FOLDER: Survey  
 FILENAME: 19239 Sur\_Base  
 TAB: 01 - Lot Split



**POLARIS ENGINEERING and SURVEYING, INC.**  
 34600 CHARDON ROAD - SUITE D  
 WILLOUGHBY HILLS, OHIO 44094  
 (440) 944-4433 (440) 944-3722 (Fax)  
 www.polaris-es.com

**EUCLID-CHARDON ROAD**  
 (U.S. RT. 6) 60'

CONTRACT No.  
 19239  
 SHEET OF  
 01 01