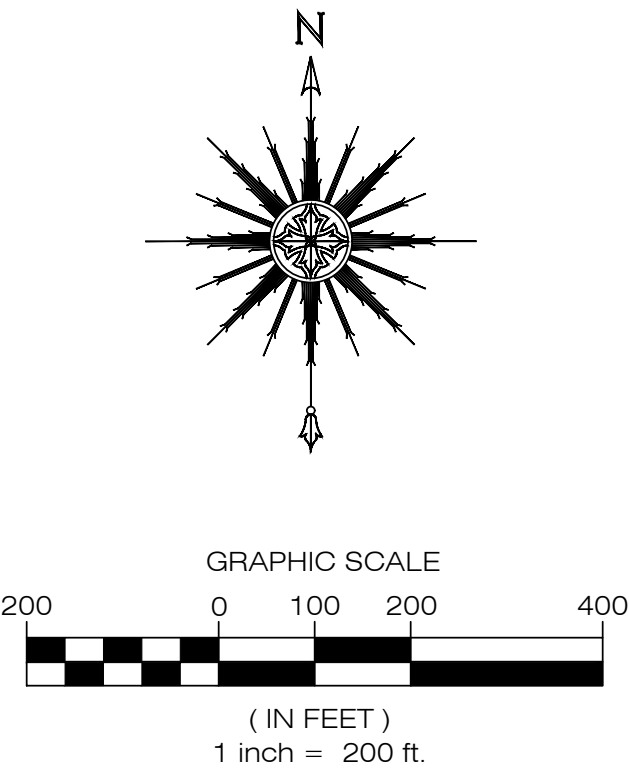


Plat of Lot Split & Consolidation
For: Murch Family Trust

Situated in the City of Kirtland, County of Lake and State of Ohio & known
as being part of Original Kirtland Township Lot No's. 95 & 96, Tract 3.

November 2024 Scale: 1"=200'



Legend:

- Iron Pin Found
- Iron Pipe Found
- Iron Pin Set (5/8" x 30") (LDC, Inc.)
- Monument Box Found
- Monument Box Empty
- ▲ PK Set
- △ PK / MAG Nail Found
- ⊙ Stone Found
- ▲ MAG Nail Set
- Meas. = Measured
- Plat = Subdivision Plat
- D./M. = Deed & Measured
- AD/M = Adjoiners Deed & Measured
- ⊙ Drill Hole Found
- ⊙ Drill Hole Set
- △ Horizontal Control Point
- ⊙ Vertical Control Point
- ⊙ Hub Found
- ⊙ Hub Set
- ⊙ Railroad Spike Found
- ⊙ Railroad Spike Set
- ⊙ C/L Monument W/ 5/8" rebar
- Dd. = Deed
- Rec. = Record
- Act. = Actual
- P.R. = Pro-Rated distance

ZONING

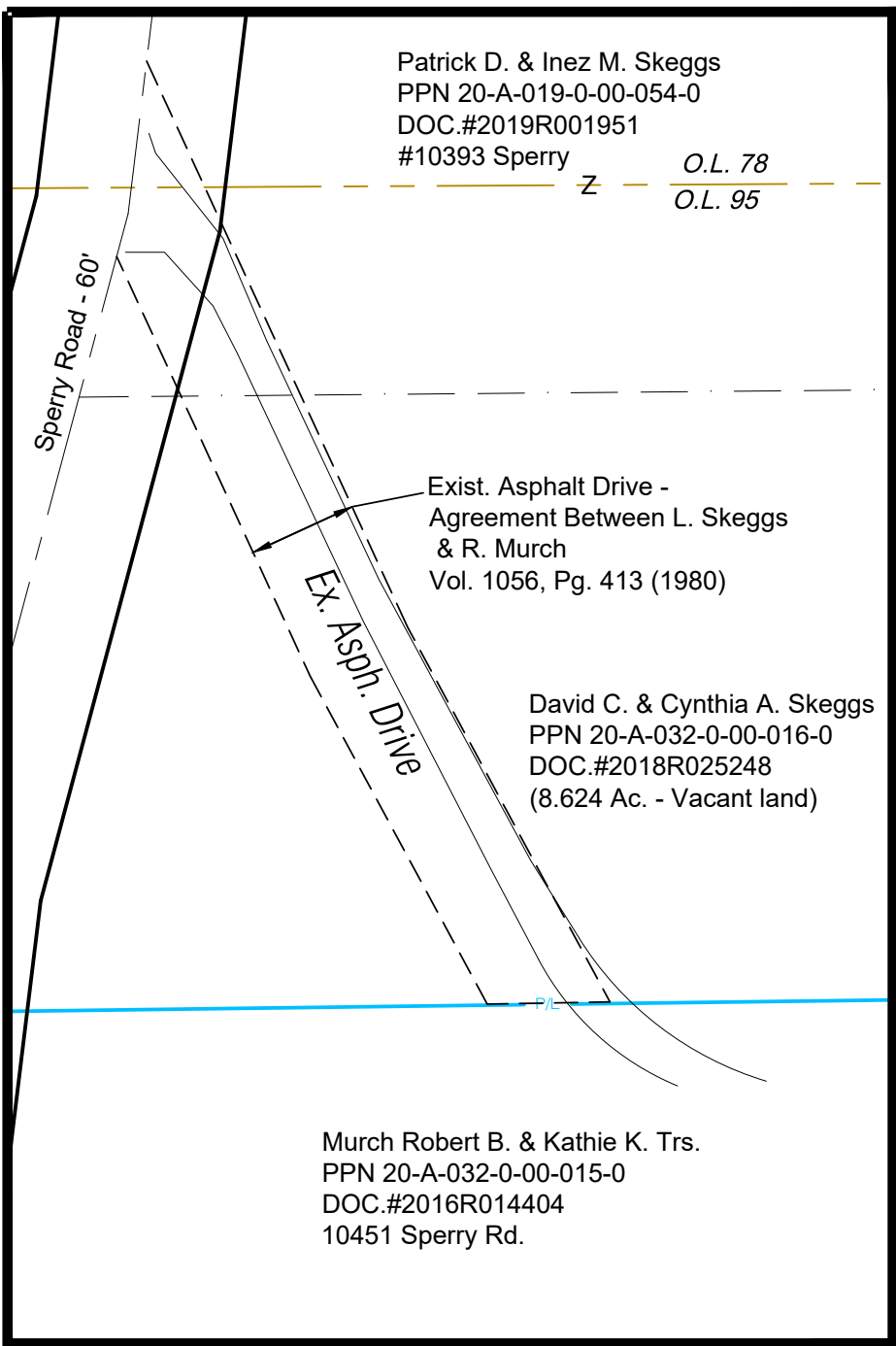
Property is located within the City of
Kirtland's R-3(C) Single Family District

For Utility Buildings & Detached Garages:
Side Setbacks are 20 ft. Minimum

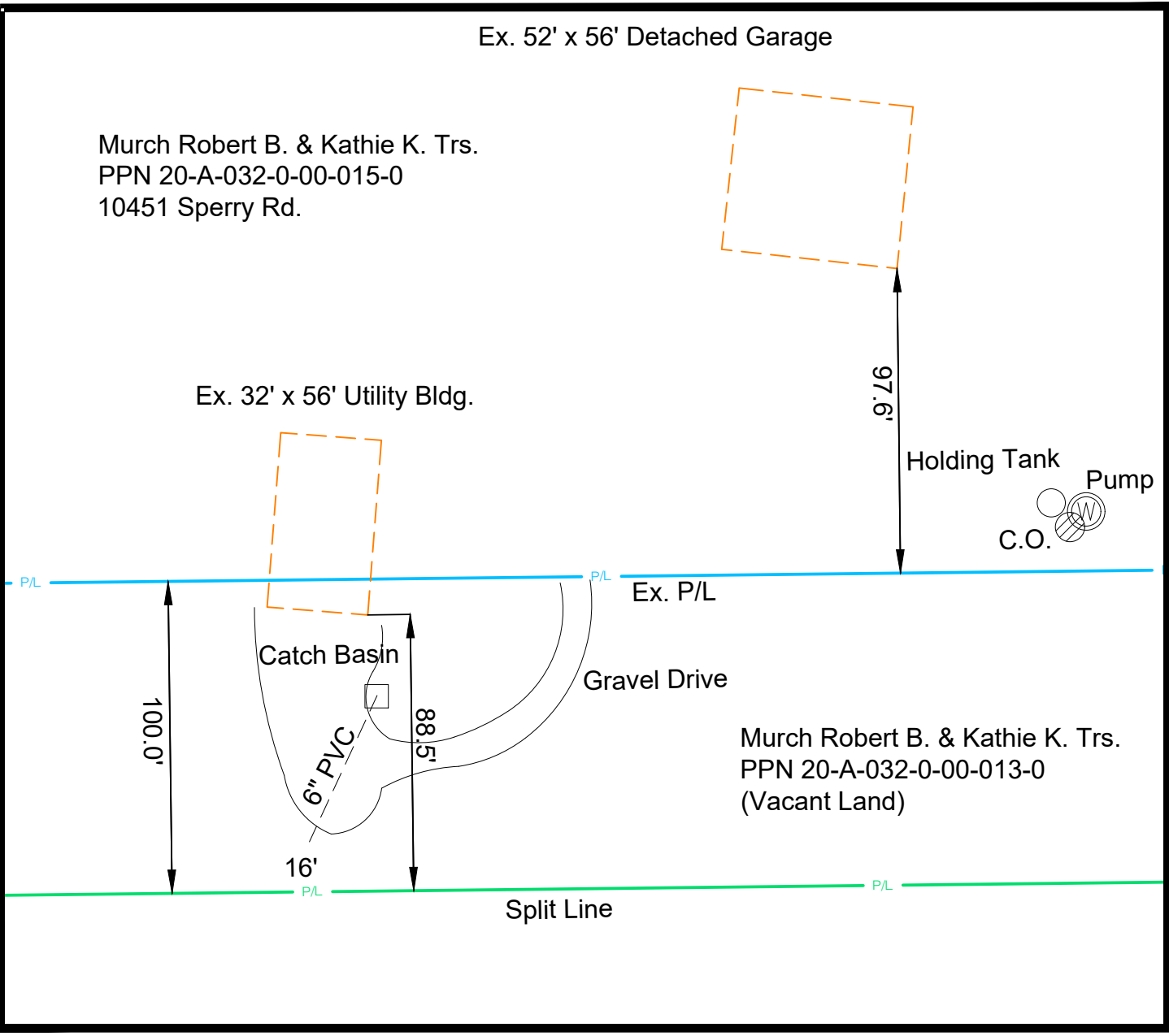
Min. Lot Area: 3 Acres
Min. Lot Frontage: 175'
Min. Lot Width: 175'

*SURVEY NOTE

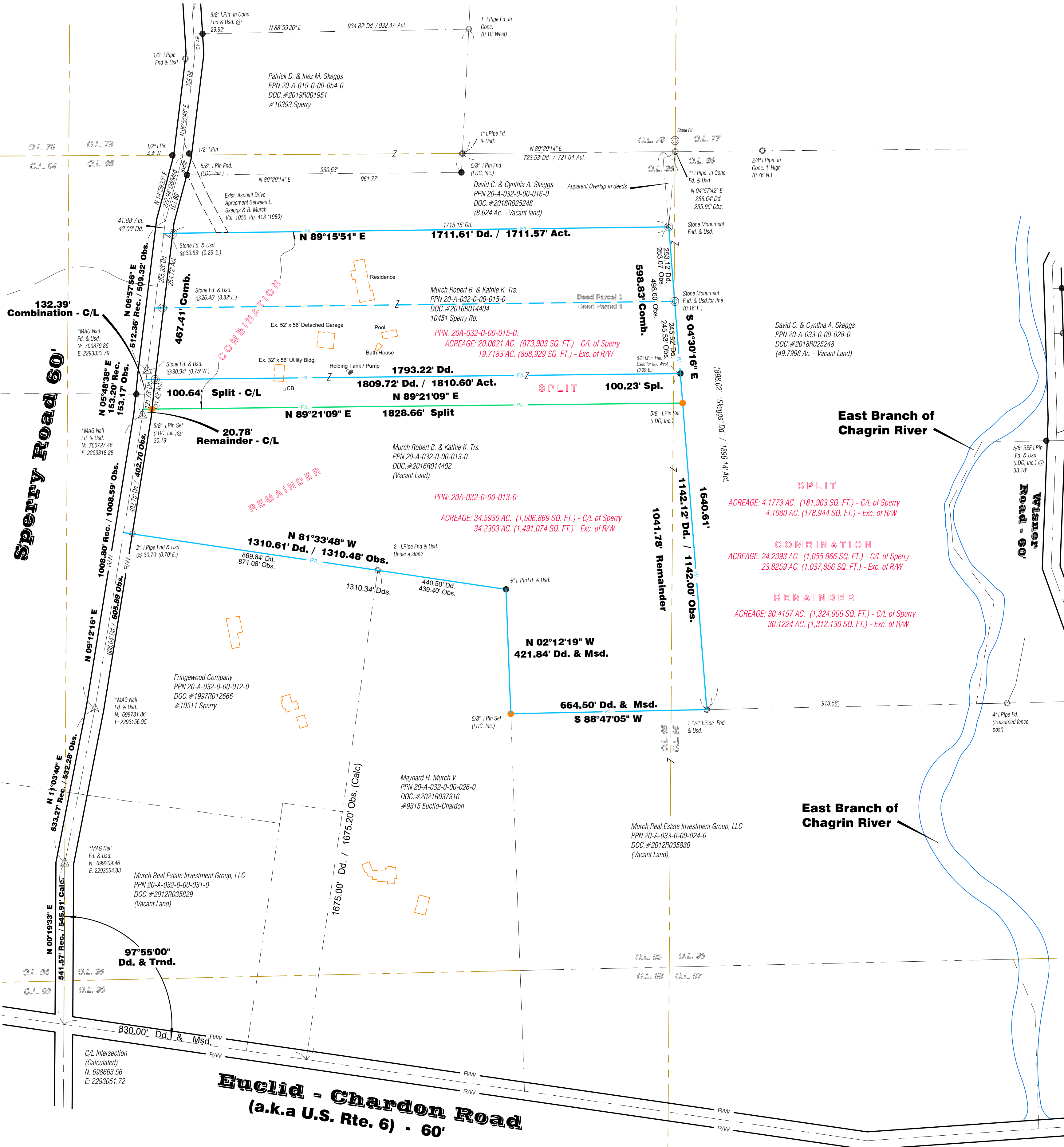
MAG Nails shown found were paved over and
their location are based on the magnetic
location, coordinates are approximate but are
to be used only for mathematical purposes.



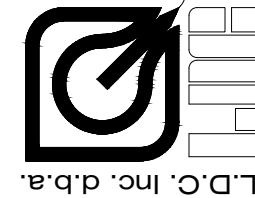
Drive Esmt. DETAIL
1" = 60'



DETAIL
1" = 50'



LAND DESIGN consultants
ENGINEERS PLANNERS SURVEYORS
W.W.L.D.C. Inc.
9025 Osborne Drive Mentor, Ohio 44060
TEL: (440) 255-3663 (440) 951-LAND
FAX: (440) 255-3575



DATE 8/26/2025
SCALE: HOR. 1"=200'
VERT. 1"=200'
FILENAME Split-Sperry
COMPUTERS:
TAB NAME Plat

Murch Family Trust
Lot Split
City of Kirtland - Lake County - Ohio

SHEET 1 OF 1
CONTRACT No. BENED1-2401