

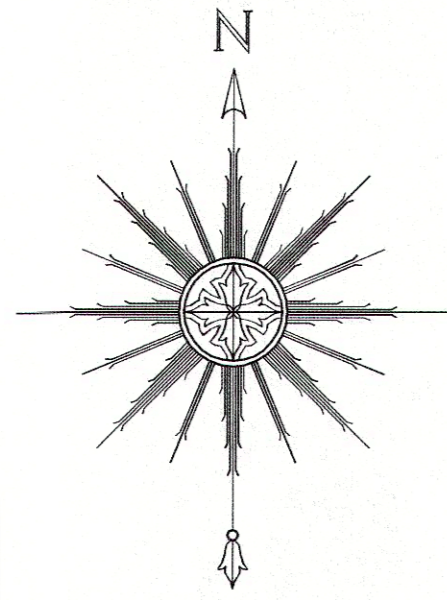
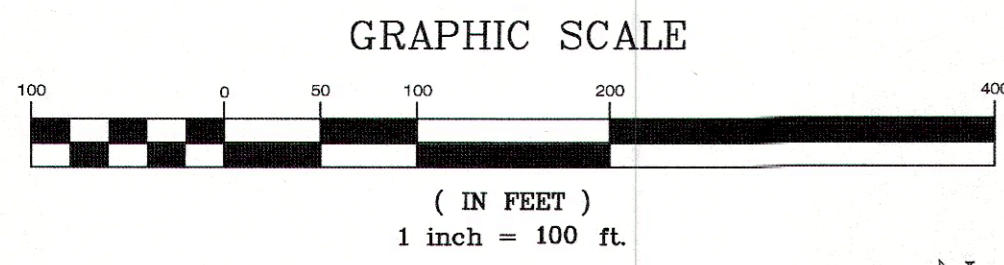
Plat of Lot Split For:
Terry Bancroft
 6401 River Rd.
 PPN: 01A-029-009

Situated in the Township of Madison, County of Lake & State of Ohio
 & known as being part of Tracts 7 & 10 & Lot 8, Tract 8
 June 2018 Scale 1"=100'

AREA TABULATION

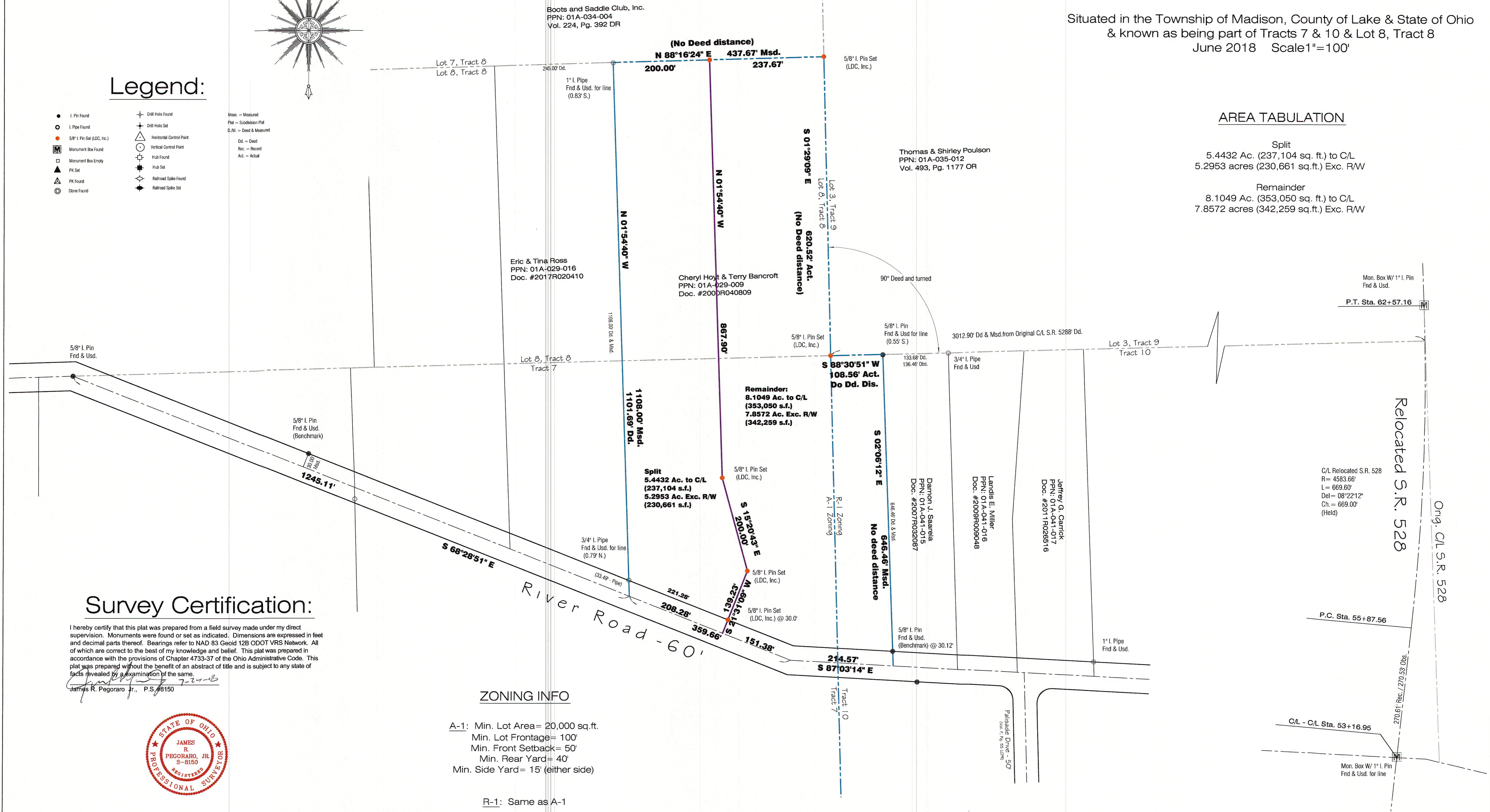
Split
 5.4432 Ac. (237,104 sq. ft.) to C/L
 5.2953 acres (230,661 sq.ft.) Exc. R/W

Remainder
 8.1049 Ac. (353,050 sq. ft.) to C/L
 7.8572 acres (342,259 sq.ft.) Exc. R/W



Legend:

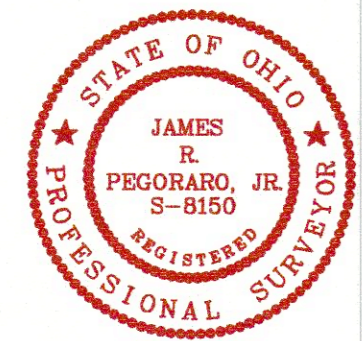
- 1/8" I. Pin Found
 - 1/8" I. Pin Set
 - 5/8" I. Pin Set (LDC, Inc.)
 - ⊠ Monument Box Found
 - ⊠ Monument Box Empty
 - ▲ PK Set
 - ⊙ Stone Found
 - ⊕ Drill Hole Found
 - ⊕ Drill Hole Set
 - ⊕ Horizontal Control Point
 - ⊕ Vertical Control Point
 - ⊕ Hub Found
 - ⊕ Hub Set
 - ⊕ Railroad Spike Found
 - ⊕ Railroad Spike Set
- Meas. = Measured
 Plat = Subdivision Plat
 D.M. = Deed & Measured
- Dd. = Deed
 Rec. = Record
 Act. = Actual



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 NAD 83 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 an examination of the same.

James R. Pegoraro Jr., P.S. #8150



ZONING INFO

A-1: Min. Lot Area= 20,000 sq.ft.
 Min. Lot Frontage= 100'
 Min. Front Setback= 50'
 Min. Rear Yard= 40'
 Min. Side Yard= 15' (either side)

R-1: Same as A-1

PPN: 01A-029-009

LAND DESIGN consultants
 www.LDCinc.net
 ENGINEERS PLANNERS SURVEYORS
 9925 Oberlin Drive, Mentor, Ohio 44060
 TEL: (440) 255-8483 (440) 961-1440
 FAX: (440) 255-9975
 L.D.C. Inc. d.b.a.

DATE 07/18/2018
 SCALE: HOR. 1"=100'
 VERT. 1"=100'
 FILENAME Split
 COMPUTER S:
 TAB NAME Plat

Terry Bancroft
 Township of Madison - Lake County - Ohio

SHEET 1 OF 1
 CONTRACT No. BANCT1-1801