

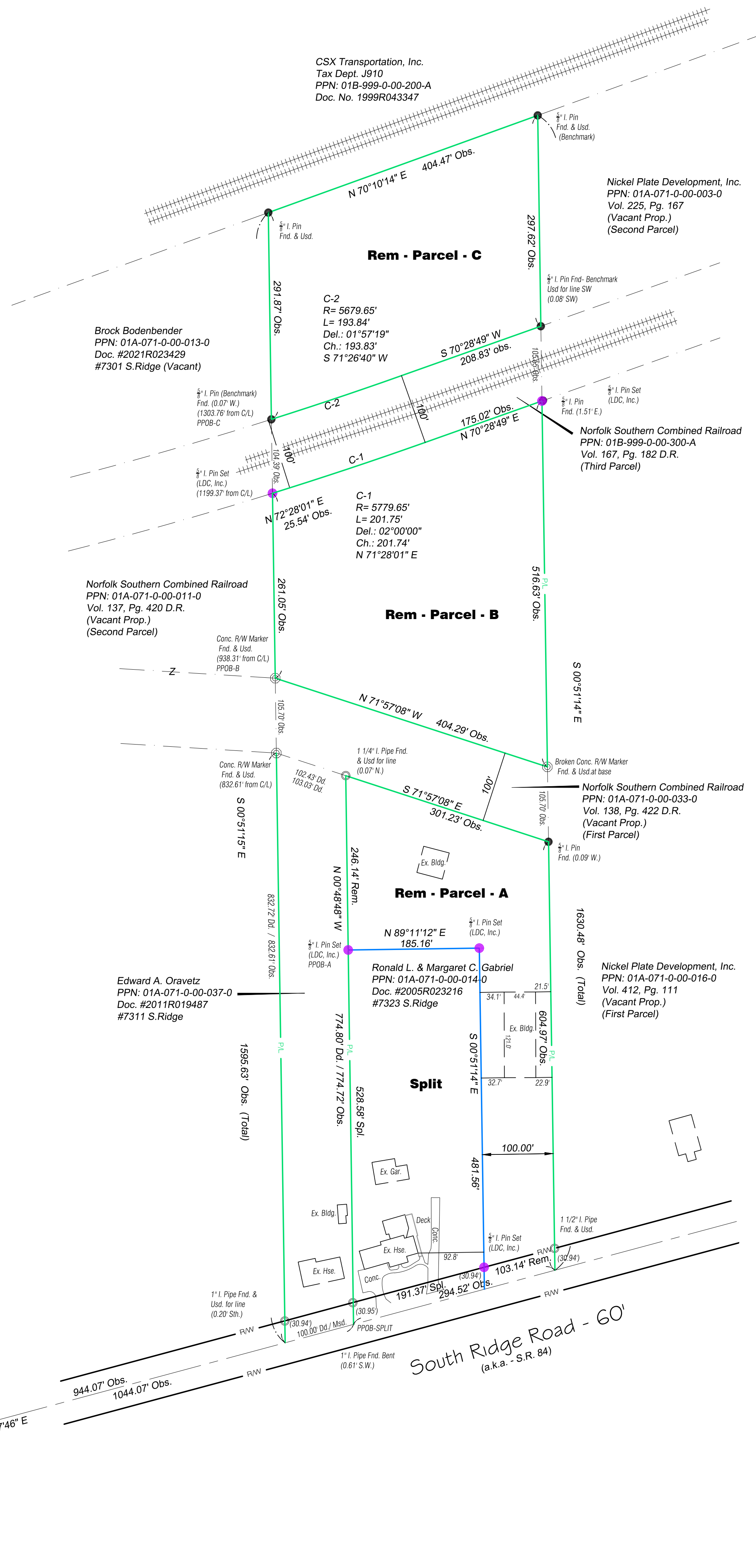
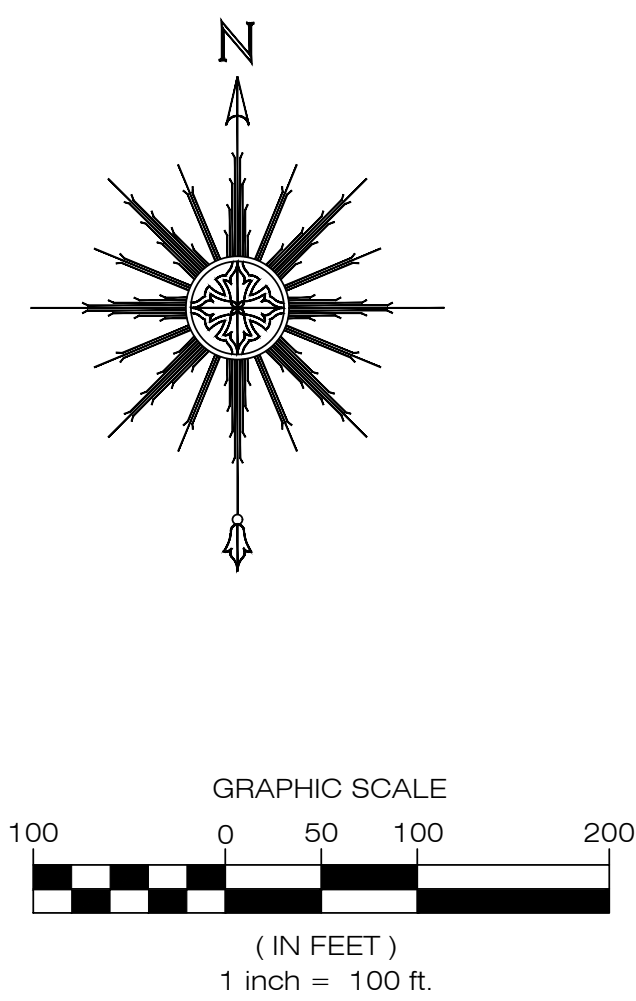
Plat of Lot Split

For: Ronald Gabriel

PPN: 01A-071-0-00-014-0

Situated in the Township of Madison, County of Lake and State of Ohio & known as being part of Original Township Lot 9 of the Paine Tract, in Township 11 North, Range VI West, of the Connecticut Western Reserve.

February 2025 Scale 1"=100'



Areas:

- Split:
 2.1490 Ac. (93,612 Sq.Ft.) - C/L
 2.0172 Ac. (87,871 Sq.Ft.) - R/W
- Remainder Parcel - A:
 2.3687 Ac. (103,180 Sq.Ft.) - C/L
 2.2977 Ac. (100,086 Sq.Ft.) - R/W
- Remainder Parcel - B:
 3.4018 Ac. (148,184 Sq.Ft.)
- Remainder Parcel - C:
 2.5984 Ac. (113,185 Sq.Ft.)
- Total Remainder Area:
 8.3689 Ac. (364,549 Sq.Ft.)
 8.2979 Ac. (361,455 Sq.Ft.)

Zoning:

- Parcels B & C are zoned M-1 Industrial
 Parcel A & Split zoned R-1 Single Family
- Min. Area: 20,000 Sq.Ft.
 Min Frontage: 100'
 Min Frnt. Setback: 50'
 Min. Side yard: 15'
 Min. Sum of Side yards: 35'
 Min. Rear Yard: 40'

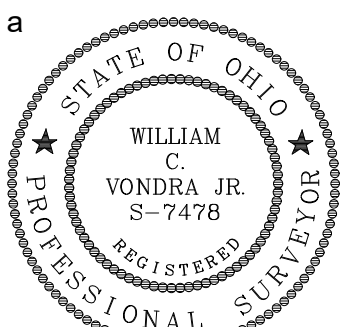
Legend:

- | | | |
|-------------------------------|----------------------------|-------------------------|
| ● 1. Pin Found | ⊕ Drill Hole Found | Mess. = Measured |
| ○ 1. Pipe Found | ⊖ Drill Hole Set | Plat = Subdivision Plat |
| ● 5/8" 1. Pin Set (LDC, Inc.) | △ Horizontal Control Point | D./M. = Deed & Measured |
| Ⓜ Monument Box Found | ○ Vertical Control Point | Dd. = Deed |
| □ Monument Box Empty | ⊖ Hub Found | Rec. = Record |
| ▲ PK Set | ⊖ Hub Set | Act. = Actual |
| △ PK Found | ⊖ Railroad Spike Found | |
| ⊙ Stone Found | | |
| ⚡ Railroad Spike Set | | |

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
 Feb. 10th 2025



SHEET 1 OF 1
 CONTRACT NO. GABRR1-2501

Lot Split
 For: Ronald Gabriel
 Township of Madison - Lake County - Ohio

DATE: 2/10/25
 SCALE: HOR. 1"=100'
 VERT. 1"=100'
 FILENAME: SPL-S-RIDGE
 COMPUTER: S:
 TAB NAME: Plat

LAND DESIGN consultants
 www.LDCinc.net
 ENGINEERS PLANNERS SURVEYORS
 8585 East Avenue Mentor, Ohio 44060
 TEL: (440) 255-8463 (440) 951-LAND
 (440) 354-6938 FAX: (440) 255-9575

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