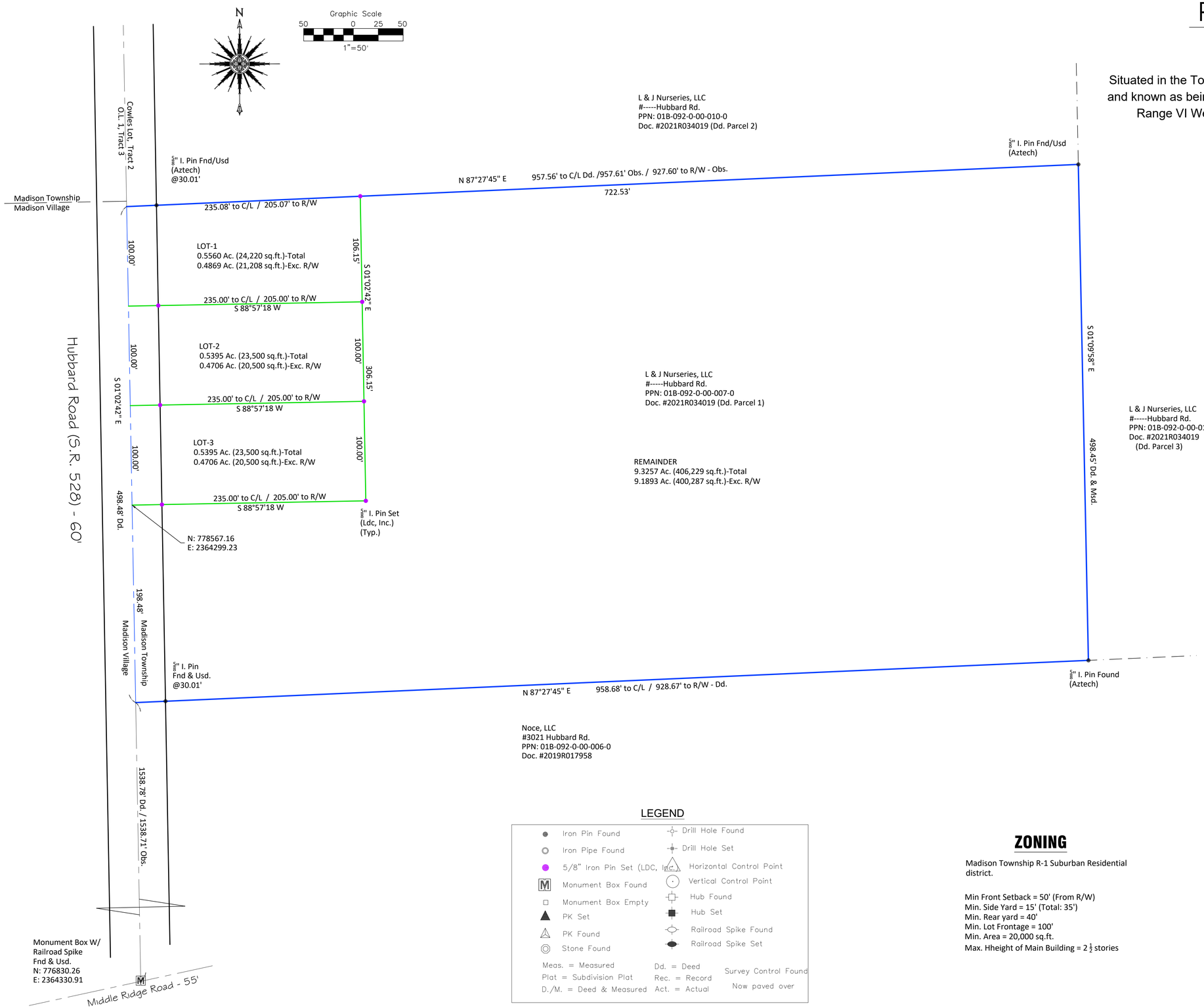
Plat of Lot Split

For: L & J Nurseries, LLC

Situated in the Township of Madison, County of Lake and State of Ohio and known as being part of the Cowles Lot, Tract 2, Township 12 North, Range VI West, in the Connecticut Western Reserve Survey.

November 2021 Scale 1"=50'



LEGEND

- Iron Pin Found
- Iron Pipe Found
- 5/8" Iron Pin Set (LDC, Inc.)
- Monument Box Found
- Monument Box Empty
- PK Set
- PK Found
- 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 Control Found
Now paved over

ZONING

Madison Township R-1 Suburban Residential district.

Min Front Setback = 50' (From R/W)
Min. Side Yard = 15' (Total: 35')
Min. Rear yard = 40'
Min. Lot Frontage = 100'
Min. Area = 20,000 sq.ft.
Max. Hheight of Main Building = 2 ½ stories

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 measured are expressed in feet and decimal parts thereof. Bearings refer to Ohio North NAD 83 (2011adj) 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.

Oct. 19th, 2021

WILLIAM C. VONDRA JR., P.E.

STATE OF OHIO
WILLIAM C. VONDRA JR. S-7478
REGISTERED
PROFESSIONAL SURVEYOR

PPN: 01A-092-007

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
9025 Osborne Drive Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND
FAX: (440) 255-9575
L.D.C. Inc. d.b.a.

DATE 11/15/2021
SCALE: HOR. 1"=50'
VERT.
FILENAME Survey
COMPUTER S:
TAB NAME Split

L & J Nurseries, LLC

Township of Madison - Lake County - Ohio

SHEET 1 OF 1

CONTRACT No.
NURSW1-2102