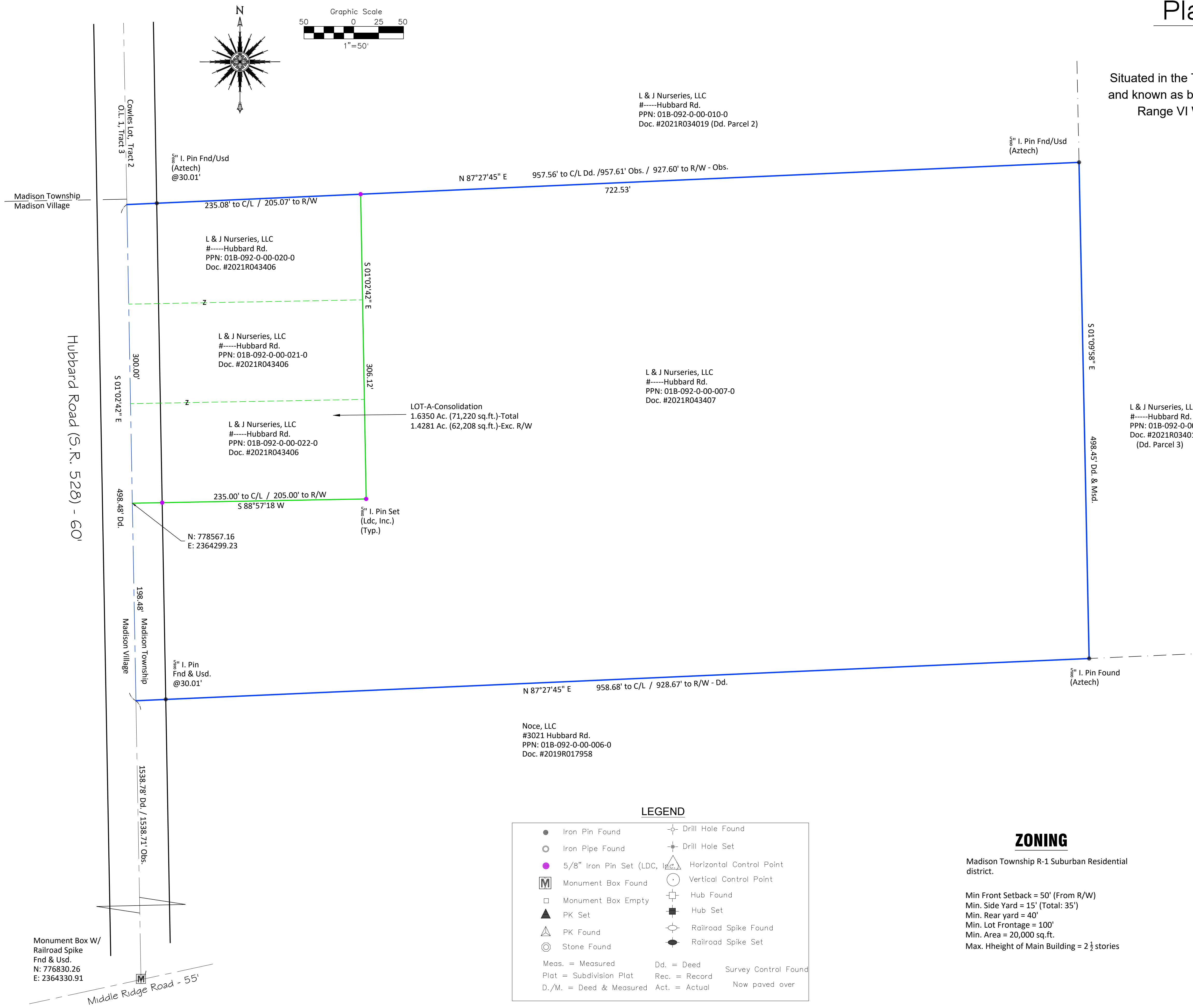


Plat of Consolidation

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.

December 2021 Scale 1"=50'



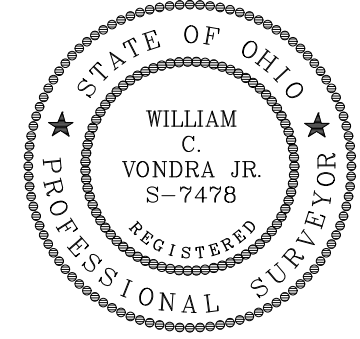
PPN: 01A-092-020, 021, 022

LAND DESIGN CONSULTANTS
 www.LDCinc.net
 ENGINEERS PLANNERS SURVEYORS
 8025 Cabonne Drive Mentor, Ohio 44060
 TEL: (440) 256-9511-LAD
 FAX: (440) 256-9872
 L.D.C. Inc. d.b.a.

DATE	12/30/2021
SCALE: HOR.	1"=50'
VERT.	
FILENAME	Survey
COMPUTER	S:
TAB NAME	Cons

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 (2011ad) 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.

William C. Vondra Jr.
 WILLIAM C. VONDRA JR., P.E.
 Oct. 19th, 2021



LEGEND

● Iron Pin Found	⊕ Drill Hole Found
○ Iron Pipe Found	⊕ Drill Hole Set
● 5/8" Iron Pin Set (LDC, Ldc, Inc.)	△ Horizontal Control Point
Ⓜ Monument Box Found	○ Vertical Control Point
□ Monument Box Empty	⊕ Hub Found
▲ PK Set	⊕ Hub Set
△ PK Found	⊕ Railroad Spike Found
⊙ Stone Found	⊕ Railroad Spike Set

Meas. = Measured Dd. = Deed Survey Control Found
 Plat = Subdivision Plat Rec. = Record
 D./M. = Deed & Measured Act. = Actual 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 1/2 stories

Monument Box W/
 Railroad Spike
 Fnd & Usd.
 N: 776830.26
 E: 2364330.91

L & J Nurseries, LLC
 Township of Madison - Lake County - Ohio

SHEET	OF
1	1
CONTRACT No.	
NURSW1-2102	