

Boundary Survey & Lot Split

Situated in the Township of Madison, County of Lake and State of Ohio and known as being part of Original Township Lots 11 & 13, Tract 3, Further known as being all of Sublots 35, 36 & 37 of the Chimney Ridge Subdivision recorded in Volume Y, Page 11 of Lake County plat Records.

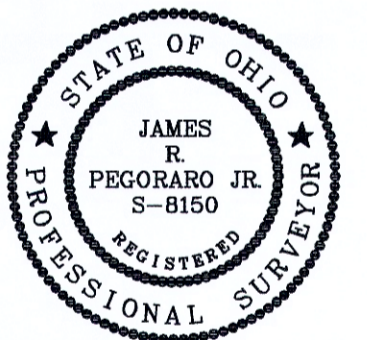
May 2019 SCALE 1"=40'

Split parcel is to be attached to PPN: 01A-119A-038

CERTIFICATION

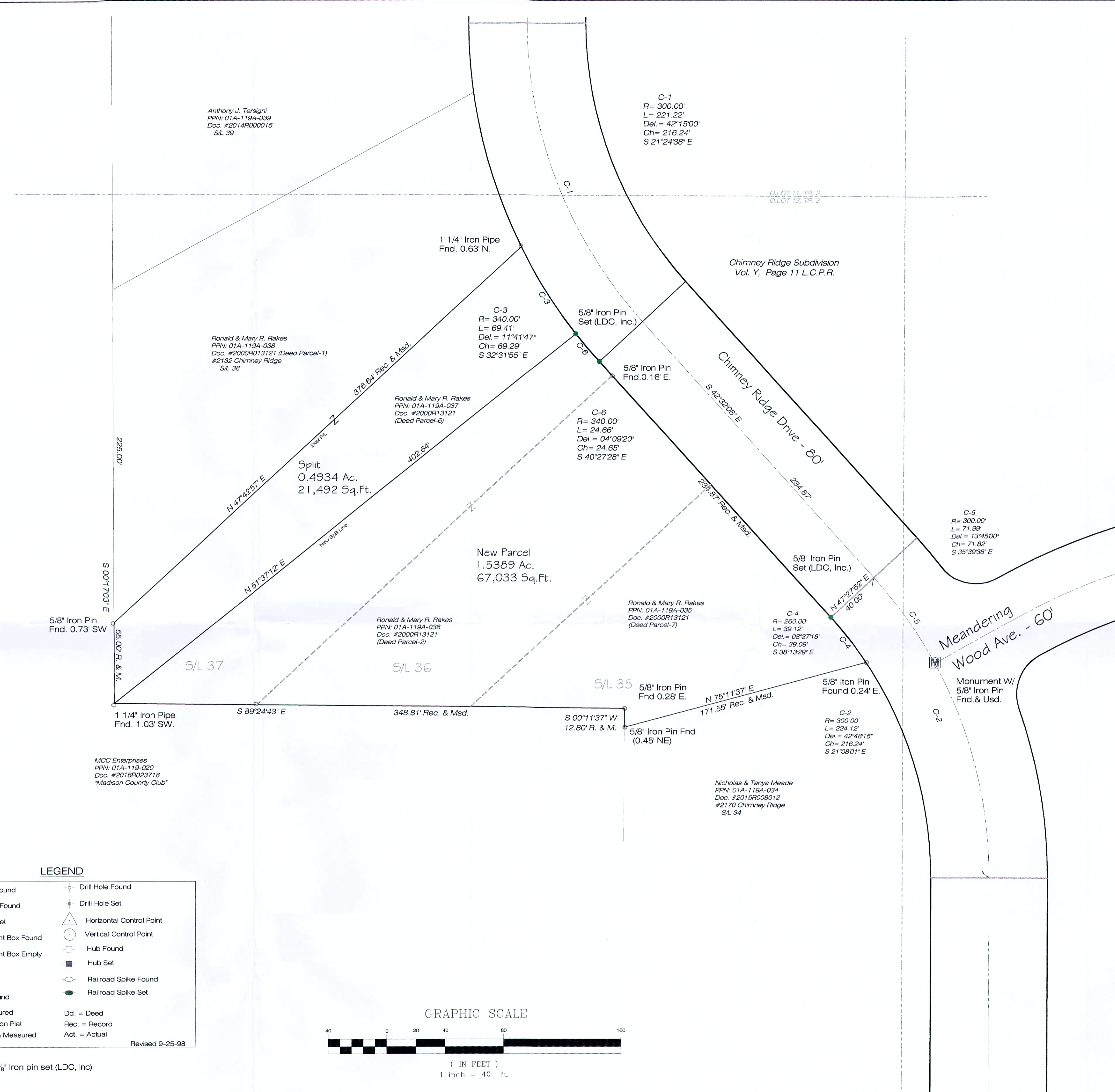
I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to the Plat of Chimney Ridge Subdivision. All of which are correct to the best of my 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.
James R. Pegoraro, Jr. P.S. #8150



ZONING

CURRENT ZONING: SUBJECT PROPERTY IS LOCATED IN R-1 SUBURBAN RESIDENTIAL DISTRICT.
Front Setback = 50' from RW or 80' from CL
Min. Side Setbacks = 15' either side
Min. Sum of side setbacks = 35'
Min. Rear Setbacks = 40'
Min. Lot Width = 100'
Min. Lot Area = 20,000 sq.ft.



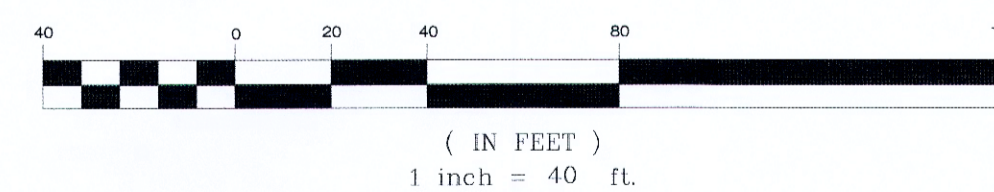
LEGEND

● Iron Pin Found	⊕ Drill Hole Found
○ Iron Pipe Found	⊕ Drill Hole Set
● Iron Pin Set	△ 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
Plat = Subdivision Plat	Rec. = Record
D.M. = Deed & Measured	Act. = Actual

Revised 9-25-98

● = 5/8" Iron pin set (LDC, Inc)

GRAPHIC SCALE



REV. No.	DATE	BY	CHKD

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS

9025 Osborne Drive Mentor, Ohio 44060
TEL: (440) 255-9485 (440) 951-LAND
(440) 354-8938 FAX: (440) 255-9575

Bill Walker Construction
Rakes Property
Madison Township - Lake County - Ohio

DATE 04/23/2019
SCALE: HOR. 1"=40'
VERT. _____
FILENAME Base
COMPUTER S: _____
TAB NAME Split

PPN's: 01A-119A-00-035-0 to -037-0

SHEET	OF
1	1
CONTRACT No.	
BILLW1-1901	