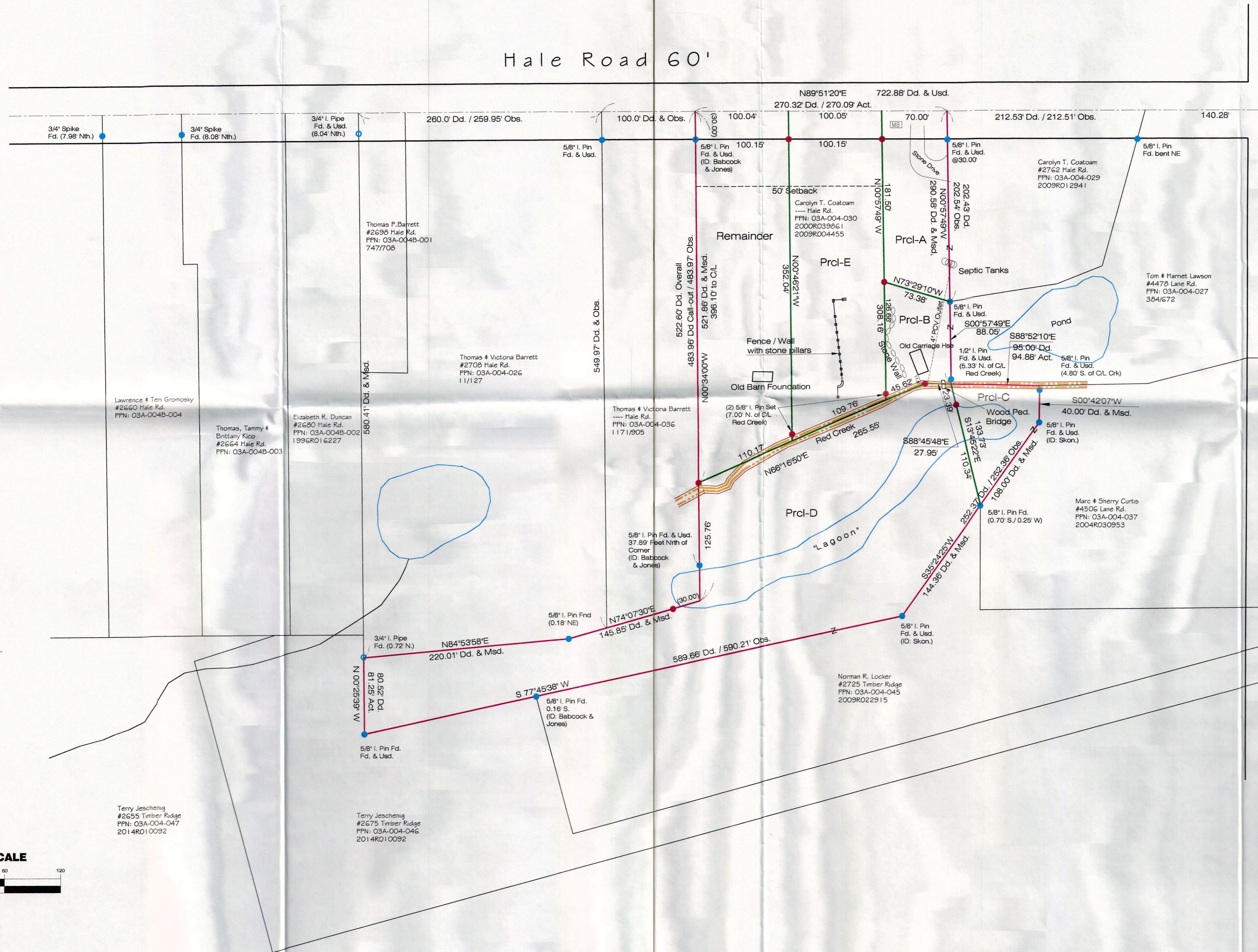


# Survey and Lot Splits of PPN: 03A-004-0-00-030-0

## Prepared for Carolyn Coatoam

Situated in the Township of Perry, County of Lake & State of Ohio  
& known as being part of Lot 50  
December-2014 Scale 1"=60'

Hale Road 60'



### SURVEY ACREAGES

SURVEYED - PARCEL:	ACRES	TO CL.	(S.F.)
PARCEL-A (TOTAL):	0.3085	13,440	(182,033 s.f.)
PARCEL-A (LESS R/W):	0.2803	11,340	(173,927 s.f.)
PARCEL-B:	0.1663	7,245	(106,112 s.f.)
PARCEL-C:	0.1690	7,361	(108,112 s.f.)
PARCEL-D:	1.9080	83,112	(1,224,000 s.f.)
PARCEL-E:	0.7623	33,205	(488,475 s.f.)
REMAINDER:	0.8648	37,670	(548,010 s.f.)
<b>Total</b>	<b>0.7959</b>	<b>34,567</b>	<b>(508,414 s.f.)</b>

### PERRY TOWNSHIP ZONING

Parcel 03A-004-030 is located in the Single Family Residential District.  
Minimum Lot Area = 1 Acre (W/ Sanitary & Water = 3/4 Acre)  
Minimum Frontage @ R/W = 150' (W/ Sanitary & Water = 100')  
Minimum Front Setback = 50'  
Minimum Rear Yard = 15' for Main Building & 10' for Accessory Buildings  
Minimum Side Yard = 15' for Main Building & 10' for Accessory Buildings

### PARCEL NOTES

Parcel- B is subject to Easements for Utilities (Septic) and Ingress & Egress to Bridge  
Parcel- C & Remainder is subject to an Easement for Ingress & Egress

Basis of bearings is the centerline of Hale Road per deed of Carolyn Coatoam in Lake County Doc. #2009R004455

### Legend:

- |                          |                            |                         |
|--------------------------|----------------------------|-------------------------|
| ● I. Pin Found           | ⊕ Drill Hole Found         | Meas. = Measured        |
| ○ I. Pipe Found          | ⊕ Drill Hole Set           | Plat = Subdivision Plat |
| ● I. Pin Set (ID: #7721) | ⊕ Horizontal Control Point | D.M. = Deed & Measured  |
| ⊕ Monument Box Found     | ⊕ Vertical Control Point   | D. = 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 an assumed meridian and are intended to indicate angles only. 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.* 4-17-2015  
James R. Pegoraro, Jr., P.S. #8150

Revised April 16, 2015

