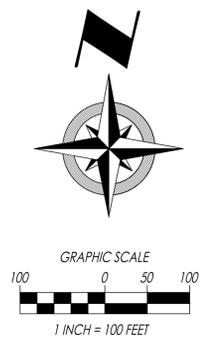


# Plat of Lot Split

of P.P.N. 03-A-014-0-00-023-0  
 Situated in the Township of Perry, County of Lake, and State of Ohio,  
 and further known as being part of Original Lot 79, Original Perry Township, Being  
 Township No. 11 North in the 7th Range East of Townships in the Connecticut Western Reserve.  
 March 2025 Scale 1"=100'



**Zoning Summary:**  
 SURVEYED PROPERTY =  
 I-3 "HEAVY INDUSTRY"  
 MINIMUM AREA = 44,000 S.F.  
 MINIMUM SETBACK = 70'  
 MINIMUM SIDEYARD = 25'  
 MINIMUM REARYARD = 25'  
 MINIMUM WIDTH = 100'

- Survey Abbreviations:**
- (A.F.N.) = AUTOMATIC FILE NUMBER
  - (ACT.) = ACTUAL DISTANCE
  - (CALC.) = CALCULATED DISTANCE
  - (CL) = CENTERLINE
  - (C.S.R.) = CITY SURVEY RECORDS
  - (Dd.) = DEED DISTANCE
  - (D.R.) = DEED RECORD
  - (Doc.) = DOCUMENT NUMBER
  - (Encr.) = ENCROACHMENT
  - (Fd.) = FOUND
  - (Inst.) = INSTRUMENT NUMBER
  - (Ms.) = MEASURED DISTANCE
  - (Mon.Box) = MONUMENT BOX ASSEMBLY
  - (Obs.) = OBSERVED DISTANCE
  - (O.L.) = ORIGINAL LOT LINE
  - (O.R.) = OFFICIAL RECORD
  - (P.L.) = PROPERTY LINE
  - (P.P.N.) = PERMANENT PARCEL NUMBER
  - (P.C.) = POINT OF CURVATURE
  - (P.T.) = POINT OF TANGENCY
  - (POB) = PLACE OF BEGINNING
  - (PPOB) = PRINCIPAL PLACE OF BEGINNING
  - (Rec.) = RECORD DISTANCE
  - (R.P.) = RECORDED PLAT
  - (RW) = RIGHT-OF-WAY
  - (Trn.) = TURNED ANGLE
  - (S/L) = SUBLOT

- Monument Legends:**
- MON. BOX ASSEMBLY FOUND (AS NOTED)
  - EMPTY MON. BOX ASSEMBLY FOUND (AS-NOTED)
  - STONE FOUND (AS NOTED)
  - IRON PIPE FOUND (AS NOTED)
  - IRON PIN FOUND (AS NOTED)
  - DRILL HOLE FOUND (AS NOTED)
  - DRILL HOLE SET (AS NOTED)
  - 5/8" x 30" IRON PIN SET WITH I.D. CAP POLARIS "7388"

## Boundary Certification:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. 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. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS 7388" AS SHOWN HEREON (●).

*Richard A. Thompson Jr.*  
 RICHARD A. THOMPSON, JR.  
 OHIO PROFESSIONAL SURVEYOR #7388  
 DATE: 03/13/25



DATE: 03/13/25  
 SCALE: HOR. 1"=100'  
 VERT. 1"=00'  
 FOLDER: Survey Base  
 FILENAME: Plat of Lot Split  
 TAB: Plat of Lot Split

Fd. 5/8" Iron Pin  
 In Mon. Box Ass'y,  
 Held for CL  
 Per Lane Road Deed, Plat  
 Vol. 27, Pg. 9 (1996)  
 N = 768,324.31  
 E = 2,328,353.99



**POLARIS ENGINEERING  
 and SURVEYING, INC.**  
 34600 CHARDON ROAD - SUITE D  
 WILLOUGHBY HILLS, OHIO 44094  
 (440) 944-4433 (440) 944-3722 (Fax)  
 www.polaris-es.com

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