

PLAT OF LOT SPLIT

For: **William F. Barrett Jr. Tr.**

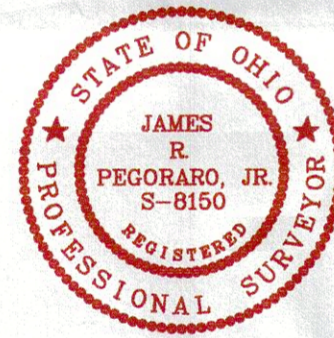
Situated in the Township of Perry, County of Lake and State of Ohio and known as being part of Original Lot 28, Further known as being a lot split of land conveyed to William F. Barrett Jr. Succ. Tr. by deed recorded in Lake County Document No. 2011R004393, PPN: 03A-016-012.

February 2017 SCALE 1"=50'

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 are based on a survey done by Timothy E. Stocker of PPN: 03A-010-009 and more land. 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



ENCROACHMENTS

Split Rail Fence along the Northeastly line of the Remainder Parcel encroaches entirely

Legend:

- | | | |
|-----------------------------------|----------------------------|-------------------------|
| ● I. Pin Found | + Drill Hole Found | Meas. = Measured |
| ● I. Pin Set | + Drill Hole Set | Plat = Subdivision Plat |
| ● I. Pin Set | △ Horizontal Control Point | D.M. = Deed & Measured |
| Ⓜ Monument Box Found | ○ Vertical Control Point | Dd. = Deed |
| □ Monument Box Empty | ⊕ Hub Found | Rec. = Record |
| ▲ PK Set | ⊕ Hub Set | Act. = Actual |
| ▲ PK Found | ⚡ Railroad Spike Found | |
| ⊙ Stone Found | ⚡ Railroad Spike Set | |
| ● = 5/8" Iron Pin Set (LDC, Inc.) | | |

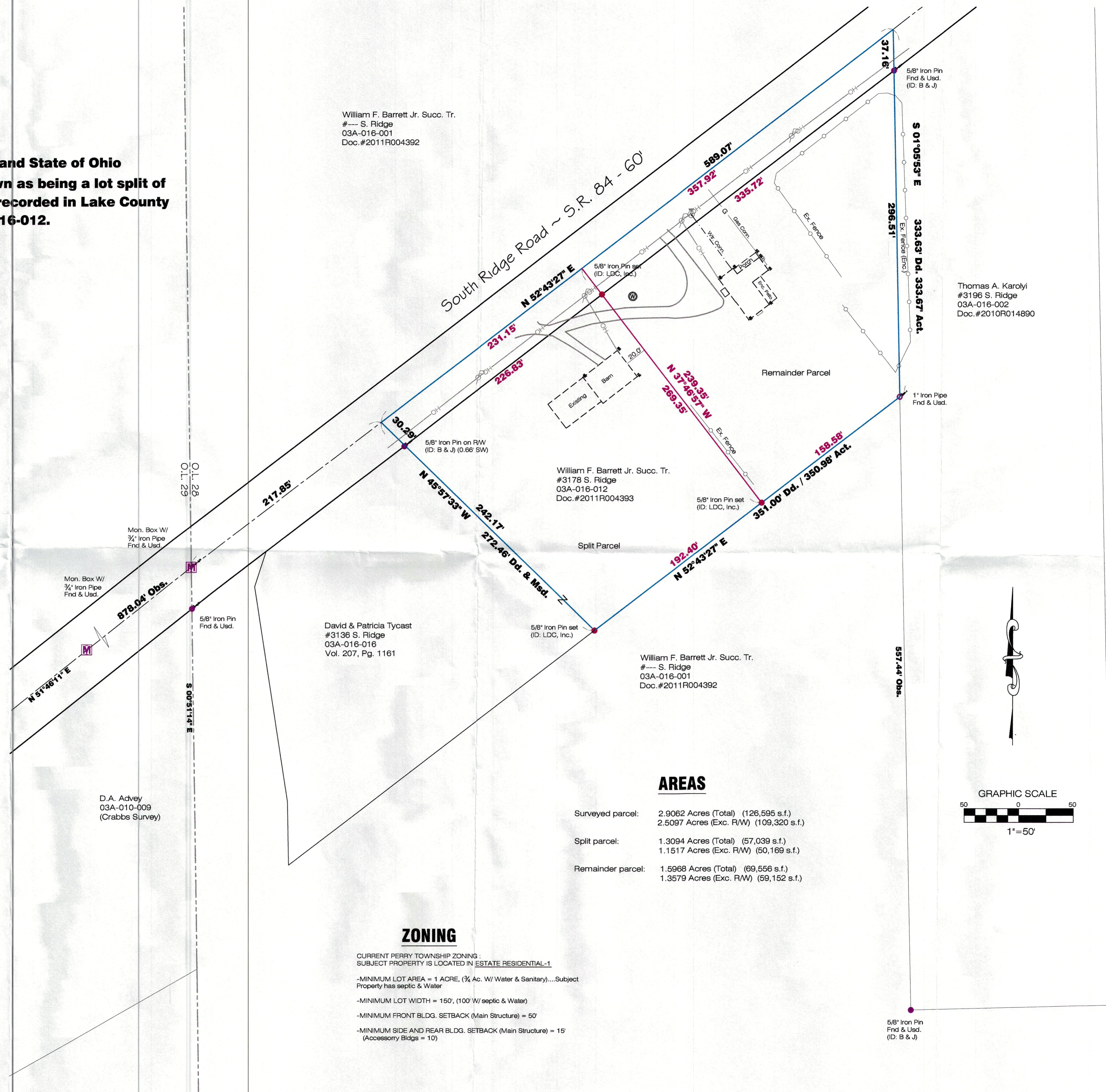
William F. Barrett Jr. Succ. Tr.
#--- S. Ridge
03A-016-001
Doc.#2011R004392

William F. Barrett Jr. Succ. Tr.
#3176 S. Ridge
03A-016-012
Doc.#2011R004393

David & Patricia Tycast
#3136 S. Ridge
03A-016-016
Vol. 207, Pg. 1161

William F. Barrett Jr. Succ. Tr.
#--- S. Ridge
03A-016-001
Doc.#2011R004392

Thomas A. Karolyi
#3196 S. Ridge
03A-016-002
Doc.#2010R014890

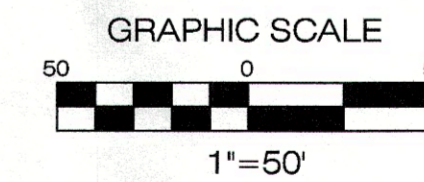


AREAS

Surveyed parcel:	2.9062 Acres (Total) (126,595 s.f.)
	2.5097 Acres (Exc. R/W) (109,320 s.f.)
Split parcel:	1.3094 Acres (Total) (57,039 s.f.)
	1.1517 Acres (Exc. R/W) (50,169 s.f.)
Remainder parcel:	1.5968 Acres (Total) (69,556 s.f.)
	1.3579 Acres (Exc. R/W) (59,152 s.f.)

ZONING

CURRENT PERRY TOWNSHIP ZONING:
SUBJECT PROPERTY IS LOCATED IN ESTATE RESIDENTIAL-1
-MINIMUM LOT AREA = 1 ACRE, (2/3 Ac. W/ Water & Sanitary)....Subject Property has septic & Water
-MINIMUM LOT WIDTH = 150', (100' W/ septic & Water)
-MINIMUM FRONT BLDG. SETBACK (Main Structure) = 50'
-MINIMUM SIDE AND REAR BLDG. SETBACK (Main Structure) = 15' (Accessory Bldgs = 10')



Lot Split

LAND DESIGN consultants
www.LDcinc.net
ENGINEERS PLANNERS SURVEYORS



DATE 02/17/2017
SCALE: HOR. 1"=50'
VERT. _____
FILENAME Survey
COMPUTER S:
TAB NAME Split

William F. Barrett Jr. Trust
PPN: 03A-016-012
Township of Perry - Lake County - Ohio

SHEET 1 OF 1
CONTRACT No. BARRW1-1701