

ZONING:

SUBJECT PARCEL IS CURRENTLY ZONED B "COMMERCIAL DISTRICT" (HEALTH CARE FACILITIES ARE PERMITTED WITHIN COMMERCIAL DISTRICTS) & ER-2 "ESTATE RESIDENTIAL DISTRICT" - COMMERCIAL DISTRICT INCLUDES APPROX. THE 1000' ADJACENT TO SOUTH RIDGE ROAD. NO EXACT DIMENSION GIVEN. PER PERRY TOWNSHIP ZONING CODE, THE FOLLOWING APPLY:

MINIMUM LOT AREA:
COMMERCIAL - 1/2 ACRE PER BUSINESS
HEALTH CARE - 1 ACRE
RESIDENTIAL - 2 ACRES PER DWELLING

MINIMUM FRONTAGE:
COMMERCIAL - 100'
HEALTH CARE - OUT PATIENT CENTERS - 100',
RESIDENT NURSING CENTERS AND HOSPITALS - 500'
RESIDENTIAL - 150'

HEALTH CARE SETBACKS:
RESIDENT NURSING CENTERS AND HOSPITALS -
100' FROM R/W & ANY P/L
OUT PATIENT CENTERS - 50' FROM R/W, 25' FROM ANY P/L

SIDE YARD SETBACK:
COMMERCIAL - 25', 100' WHEN ABUTTING RESIDENTIAL
RESIDENTIAL - 15' MAIN, 10' ACCESSORY BLDG.

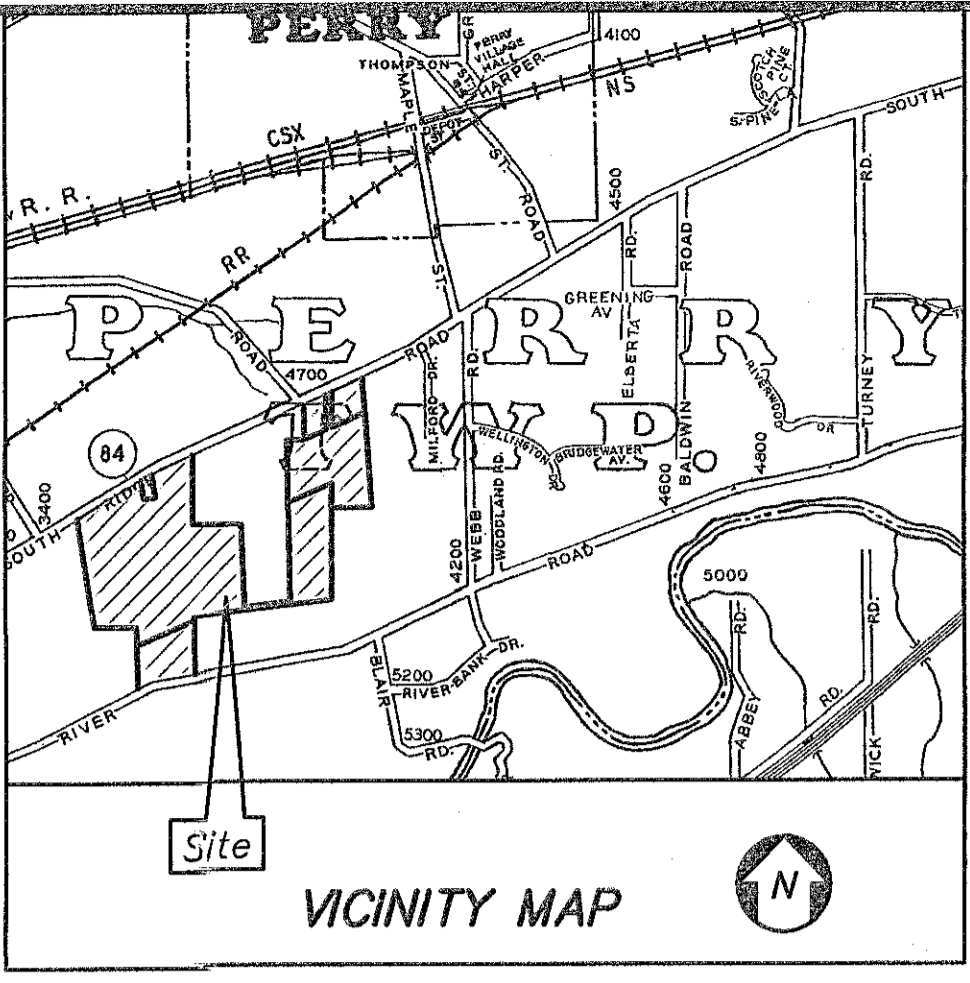
REAR YARD SETBACK:
COMMERCIAL - 25'
RESIDENTIAL - 15' MAIN, 10' ACCESSORY BLDG.

FRONT YARD SETBACK:
COMMERCIAL & RESIDENTIAL - 50' FROM ROAD R/W

MAX. HEIGHT: - 35'

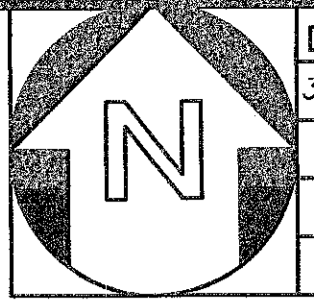
IN RESIDENTIAL DISTRICTS NO BLDG. SHALL BE ERRECTED WITHIN 100' OF ANY ACTIVE GAS OR OIL WELL, STORAGE TANK, OR SEPARATOR UNIT.

PERRY TOWNSHIP SHOULD BE CONTACTED REGARDING ALL QUESTIONS OF VARIANCES, ZONING COMPLIANCE, ETC.



BASIS OF BEARING:

STATE PLANE COORDINATES BASED UPON:
LAKE COUNTY GEODETIC MONUMENT #38
NORTH: 758,552.775 FT.
EAST: 2,334,920.153 FT.
NAVD 88 ELEVATION: 739.12 FT.
SCALE FACTOR: 1.000008152
GRID BEARING 103°29'
GROUND BEARING



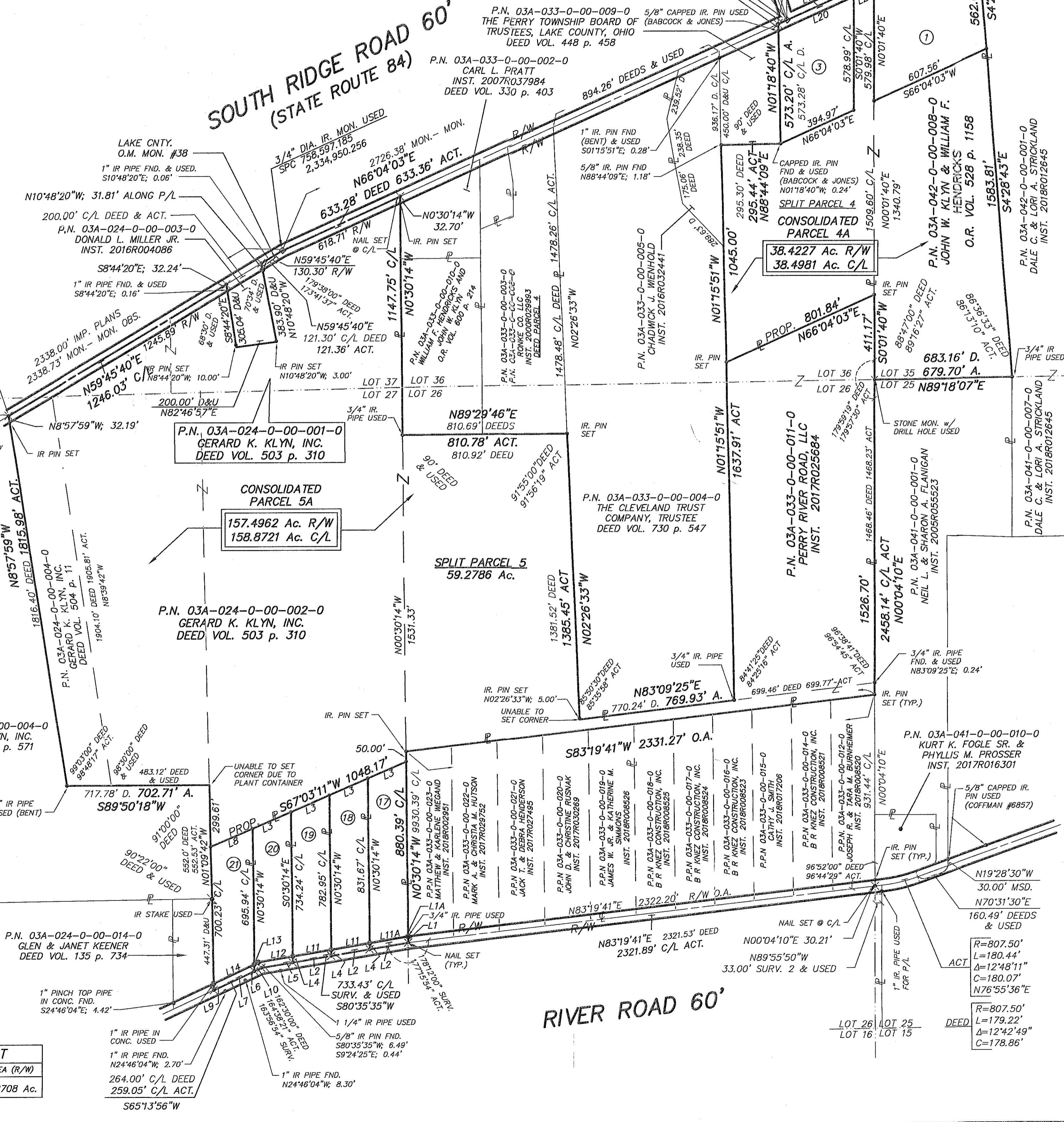
DATE	REVISIONS	BY
3/20/19	UPDATED SPLIT PARCEL 1; SIGNATURES	M.A.

MAP OF LOT SPLIT/CONSOLIDATION MADE FOR AND AT THE INSTANCE OF PERRY RIVER ROAD, LLC

BEING PART OF ORIGINAL PERRY TOWNSHIP LOTS 25, 26, 27, 35, 36, AND 37 NOW IN TOWNSHIP OF PERRY LAKE COUNTY, OHIO

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF; BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN, AND ARE USED TO INDICATE ANGLES ONLY. ALL OF THE ABOVE WHICH IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF.

Michael A. Ackerman 3/27/2019
MICHAEL A. ACKERMAN
REGISTERED SURVEYOR NO. 8196
DATE



LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°30'14"W	30.18'
L1A	S83°19'41"W	3.96' R/W
L2	S80°35'35"W	192.32' C/L
L3	N67°03'11"E	205.57'
L4	N0°30'14"W	30.37'
L5	S80°35'35"W	156.47' C/L
L6	N0°30'14"W	32.91'
L7	S65°13'56"W	220.20' C/L
L8	N67°03'11"E	225.89'
L9	N1°09'42"W	32.74'
L10	S65°13'56"W	38.85' C/L
L11	S80°35'35"W	192.32' R/W
L11A	S80°35'35"W	188.33' R/W
L12	S80°35'35"W	165.21' R/W
L13	S65°13'56"W	29.37' R/W
L14	S65°13'56"W	220.61' R/W
L15	S00°01'40"W	32.83'
L16	N66°04'03"E	409.62' C/L
L17	N66°04'03"E	109.43' C/L
L18	-NOT USED-	
L19	-NOT USED-	
L20	N66°04'03"E	408.79' R/W
L21	N66°04'03"E	109.43' R/W
L22	N66°04'03"E	561.97' R/W

PARCEL CHART

S.P. NO.	AREA (C/L)	AREA (R/W)
1	7.0982 Ac.	6.7121 Ac.
2	-NOT USED-	
3	4.8865 Ac.	4.6046 Ac.
4	17.6236 Ac.	17.5482 Ac.
17	3.7338 Ac.	3.6014 Ac.
18	3.5213 Ac.	3.3889 Ac.
19	3.3088 Ac.	3.1764 Ac.
20	3.1006 Ac.	2.9663 Ac.
21	3.2896 Ac.	3.1378 Ac.

PARCEL CHART

S.P. NO.	AREA (C/L)	AREA (R/W)
(17-2)	16.9541 Ac.	16.2708 Ac.

OWNERS ACCEPTANCE

BE IT KNOWN THE UNDERSIGNED, WILLIAM F. HENDRICKS, SUCCESSOR TRUSTEE OF THE RESTATEMENT OF TRUST OF JOHN W. KLYN, OWNER OF THE LAND SHOWN HEREON AS AUDITORS PARCEL NUMBER 03A-042-0-00-008-0, DO HEREBY ACCEPT THIS LOT SPLIT/CONSOLIDATION, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT MY REQUEST.

BY: WILLIAM F. HENDRICKS
SUCCESSOR TRUSTEE OF THE RESTATEMENT OF DECLARATION OF TRUST OF JOHN W. KLYN

NOTARY

STATE OF)
COUNTY OF) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID ENTITY AND BY AUTHORITY OF SAID ENTITY, AND WHO ACKNOWLEDGED THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AND AS SUCH AUTHORIZED REPRESENTATIVE, THE FREE ACT AND DEED OF SAID ENTITY.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT OHIO THIS 27th DAY OF 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES

OWNERS ACCEPTANCE

BE IT KNOWN THE UNDERSIGNED, ROBERT W. KLYN, ANCILLARY ADMINISTRATOR WWA, OF THE ESTATE OF JOHN W. KLYN, OWNER OF THE LAND SHOWN HEREON AS AUDITORS PARCEL NUMBER 03A-042-0-00-008-0, DO HEREBY ACCEPT THIS LOT SPLIT/CONSOLIDATION, AND ACKNOWLEDGE THAT THE SAME WAS MADE MY REQUEST.

BY: ROBERT W. KLYN
ANCILLARY ADMINISTRATOR WWA, OF THE ESTATE OF JOHN W. KLYN

NOTARY

STATE OF)
COUNTY OF) SS

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OWNERS ACCEPTANCE

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BY: WILLIAM F. HENDRICKS

NOTARY

STATE OF)
COUNTY OF) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE AFOREMENTIONED WILLIAM F. HENDRICKS, THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT OHIO THIS 27th DAY OF 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES

NOTES:

- 1. "IR. PIN SET" INDICATES 5/8" DIAMETER BY 30" LONG REBAR WITH IDENTIFICATION "D.G. BOHNING ASSOC."

IT IS THE INTENT OF THIS PLAT TO:

- 1) CREATE SPLIT PARCEL 1 FROM PART OF PARCEL 03A-042-0-00-008-0.
- 2) CREATE SPLIT PARCELS 3, 4 & 5 FROM PARCEL 03A-033-0-00-011-0.
- 3) COMBINE SPLIT PARCEL 4 WITH THE REMAINDER OF PARCEL 03A-042-0-00-008-0 CREATING CONSOLIDATED PARCEL 4A.
- 4) CREATE SPLIT PARCELS 17, 18, 19, 20 & 21 FROM PART OF PARCEL 03A-024-0-00-002-0.
- 5) COMBINE REMAINDER OF PARCEL 03A-024-0-00-004-0 WITH SPLIT PARCEL 5 CREATING CONSOLIDATED PARCEL 5A.

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE	DRAWN	DATE
1"=300'	M.D.	OCT, 2017
GR. SCALE	FILE NO.	ORDER NO.
	3890P-LC2	3890-P