

Plat of Lot Consolidation

For: Josh Williams

Situated in the Township of Perry, County of Lake and State of Ohio & known as being part of Original Lot 25.

August 2026 Scale: 1"=30'

Russell E. Kalina
PPN: 03A-041B-00-020-0
Doc. #2025R009095
#4183 River

Charles A. & Diane K. Levkulich
PPN: 03A-041-0-00-018-0
Vol. 681, Pg. 336 OR
#4123 River

Joshua T. Williams
PPN: 03A-041B-00-007-0
Doc. #2007R015716 (Prcl-2)
#4141 River

PPN: 03A-041B-00-014-0 (Prcl-1)

George A. & Patricia Schlauch
PPN: 03A-041B-00-009-0
Doc. #2013R002140 (Prcl-1)
#4151 River

Fred G. Bossert
PPN: 03A-041B-00-010-0
Doc. #2016R010613
#4163 River

PPN: 03A-041B-00-008-0 (Prcl-2)

C/L - C/L Intersection (POB)

N: 756575.200
E: 2340447.585

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 Ohio North NAD 83(2011) geoid 12B ODOT VRS Network. 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 a examination of the same.

William C. Vondra Jr., P.S. #7478
8/26/2026



SURVEY AREA:

Combination:
0.7253 Ac. (31,592 sq.ft.) to C/L
0.6520 Ac. (28,400 sq.ft.) to R/W

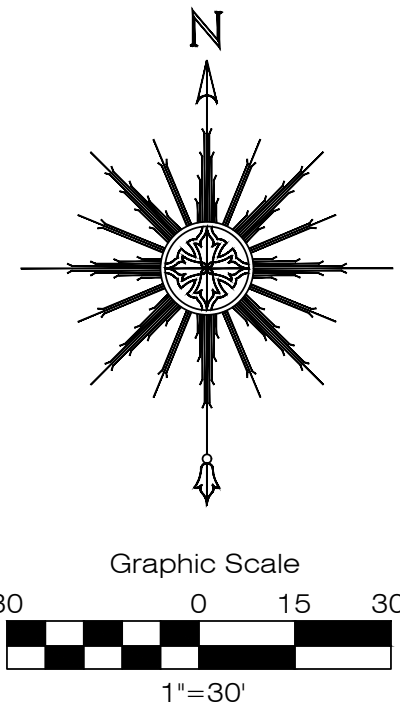
LEGEND

● Iron Pin Found	● Drill Hole Found
○ Iron Pipe Found	● Drill Hole Set
● 5/8" Iron Pin Set (LDC, Inc.)	△ 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	∠ Angle Iron Found
Plat = Subdivision Plat	Rec. = Record
D./M. = Deed & Measured	Act. = Actual
	⊙ Fence post in concrete

Zoning:

Perry Township: ER-2 Estate Residential District

Min Lot Area: 2 acre (87,120 sq.ft.)
Front Setback: 50' Min.
Rear Yard: 10' (Accessory Bldgs)
Side Yards: 10' Min. (Accessory Bldgs)



REV. No.		DATE	BY	CHKD		LAND DESIGN consultants www.LDCinc.net ENGINEERS PLANNERS SURVEYORS 9025 Osborne Drive, Mentor, Ohio 44060 TEL: (440) 255-8463 (440) 951-LAND (440) 354-6938 FAX: (440) 255-9575	Lot Consolidation For: Josh Williams Perry Township - Lake County - Ohio	DATE 08/26/2026	SHEET 1 OF 1
					SCALE: HOR. 1"=30'				
					VERT.				
					FILENAME Combo-River				
					COMPUTER S:				
					TAB NAME Plat				CONTRACT No. WILLJ1-2601