

Plat of Lot Split & Consolidation For: David Schueren

Situated in the Township of Perry, County of Lake and State of Ohio & known as being part of Original Township Lot 84.

February 2026 Scale: 1"=40'

ZONING

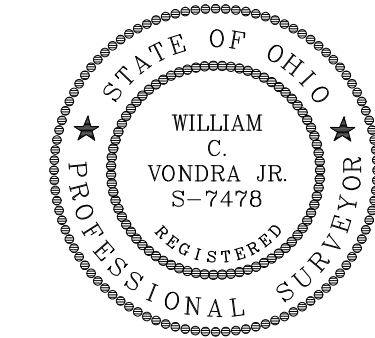
The surveyed property is zoned SR, Single Family Residential District.

Minimum Lot Area: 1 Acre, $\frac{3}{4}$ Acre (W/Sewers)
Min. Lot Frontage: 150'
Min Lot Width: 150'
Front Setback: 50'
Rear Setback: 15'
Side Setback: 15' (Each)

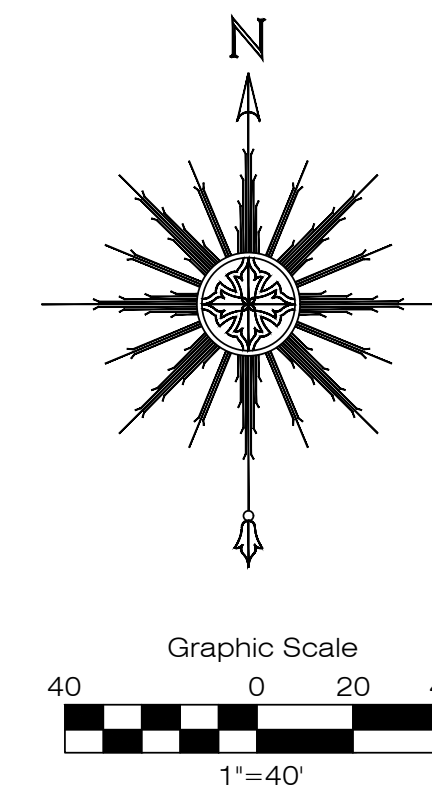
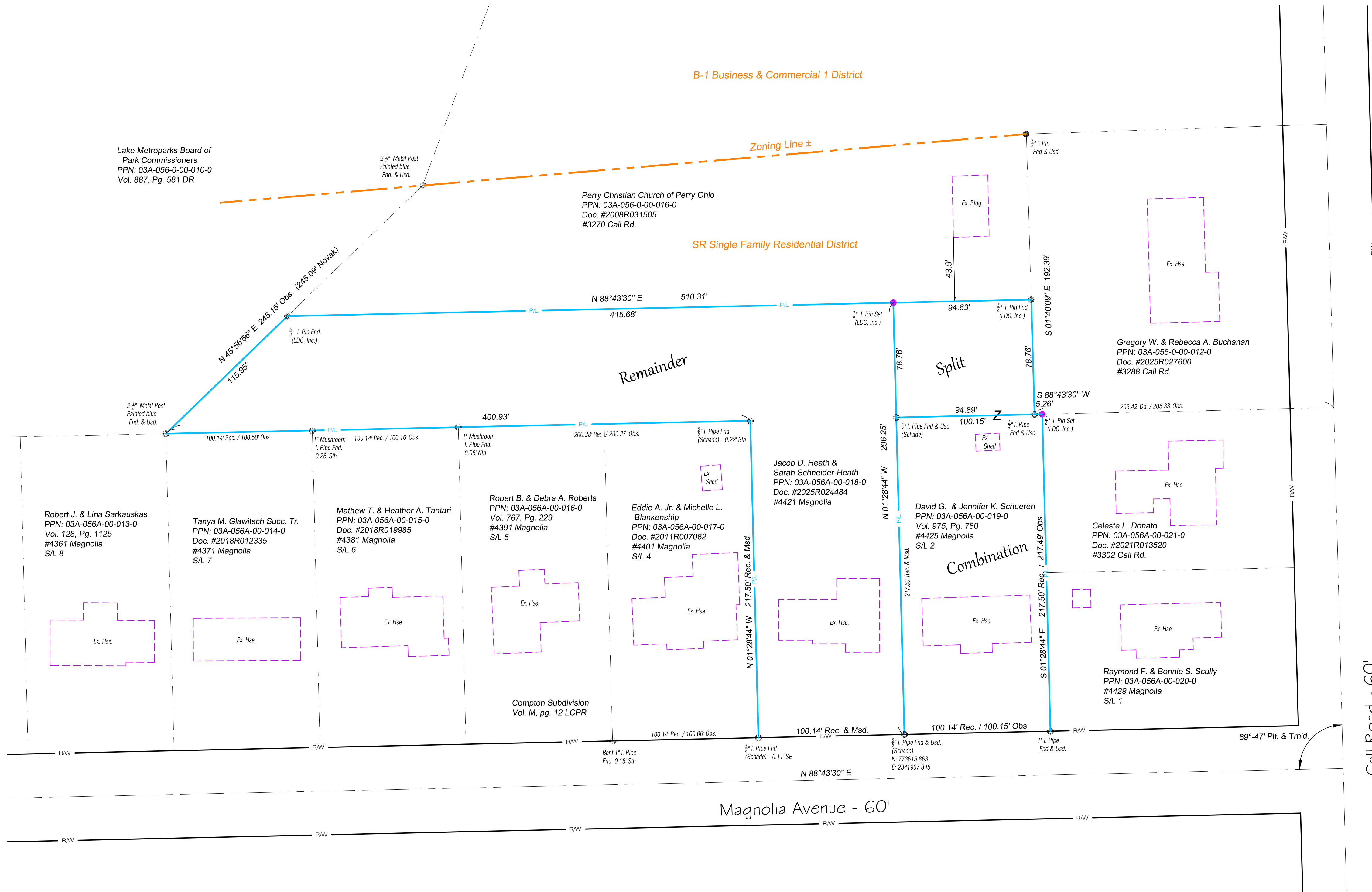
Survey Certification:

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.
William C. Vondra Jr., P.S. #7478
02/18/2026



Lot Split



AREAS:

SPLIT: 0.1713 Ac. (7,462 sq.ft.)
COMBINATION: 0.6713 Ac. (29,244 sq.ft.)

REMAINDER HEATH PROPERTY:
1.3287 Ac. (57,876 sq.ft.)

- Iron Pin Found
- Iron Pipe Found
- 5/8" Iron Pin Set (LDC, Inc.)
- Ⓜ Monument Box Found
- Wood Stake on P/L (xx,x) = Dist. between stakes
- Dd. = Deed
- Rec. = Record/Plat
- Act. = Actual
- P.C. = Point of Curvature

LAND DESIGN CONSULTANTS
W.W.V.L.D.O.I.N.C. & S.
ENGINEERS PLANNERS SURVEYORS
9022 Osborne Drive Mentor, Ohio 44060
TEL: (440) 951-1AND
FAX: (440) 953-9975
L.D.C., Inc. d.b.a.

DATE: 2/18/2026
SCALE: HOR. 1"=40'
VERT. _____
FILENAME: Spl-Schue.
COMPUTER: S:
TAB NAME: Plat

David & Jennifer Schueren
Township of Perry - Lake County - Ohio

SHEET 1 OF 1
CONTRACT No. SCHUD1-2501