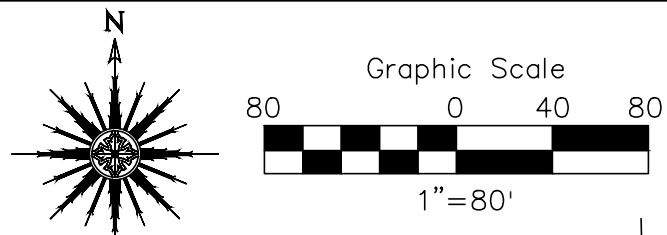


# Proposed Lot Split

Situated in the Township of Perry, County of Lake, and State of Ohio:  
Known as being a part of Lot 33..

Prepared for: Dorothy Bentley



PIN: 03-A-051-0-00-004-0  
Owner Name: TOMBA COSIMO TRUSTEE @ (4)  
Address: 0 WEBB RD  
Acreage: 11.4000  
Documents: 0284/0196; 2002R053607

3/4 Inch Iron pipe  
Fnd, Used

PIN: 03-A-061-0-00-011-0  
Owner Name: 1968 ENTERPRISES INC  
Address: 0 ELBERTA RD  
Acreage: 26.1000 (Rec.)  
Documents: 0794/0963

PIN: 03-A-051-0-00-031-0  
Owner Name: ADAMS MARK J  
Address: 4615 BRIDGEWATER AVE  
Acreage: 2.0000  
Documents: 1190/1198; 2001R005489

WELLINGTON RIDGE ESTATES VOL. 13-25  
S/L 8

PROPOSED SLIT PARCEL 2.8261 ACRES (123,107 sq.ft.)  
OUT OF 03-A-061-0-00-011-0  
AREA OF PROPERTY AFTER EXTENSION OF  
BRIDGEWATER AVE. 2.6053 ACRES

5/8 Inch Iron pin set  
(LDC, Inc.) Typ.

BRIDGEWATER AVENUE 60'

Temporary Cul-de-sac to be  
vacated upon extension of  
Bridgewater Avenue

N 89°29'31" E  
60.00'

L= 130.47'  
R= 130'

Mon Box W/  
5/8 Inch Iron pin  
Fnd & Usd.

S89°29'31"W  
244.79' - Rec. & Msd.

60.00'  
60.00'

N 89°29'31" E  
60.00'

C-3

60.00'

S 56°59'45" W

80.00'

S 33°00'15" E

60.00'

C-2

R= 70.00

L= 72.60'

Delt.= 59°25'31"

Ch= 69.39'

N 62°43'01" W

Wellington Ridge Estates Subd.  
Vol. 13, Pg. 25 LCPR

S/L 9

PORTION TO BE EXCEPTED OUT OF  
NEW LOT UPON THE EXTENSION OF  
BRIDGEWATER AVENUE, 0.2209  
ACRES (9,622 S.F.)

C-3  
R= 70.00  
L= 70.25'  
Delt.= 57°30'14"  
Ch= 67.34'  
N 61°45'22" W

FUTURE 10' UTILITY EASEMENTS

S 87°34'14" W  
41.30'

C-1

R= 75.00

L= 116.96'

Delt.= 89°20'53"

Ch= 105.46'

S 42°53'48" W

PIN: 03-A-051-0-00-032-0  
Owner Name: KUNDRAT CYNTHIA A & ROBERT E  
Address: 4610 BRIDGEWATER AVE  
Acreage: 2.0000  
Documents: 0984/0124; 2001R015005

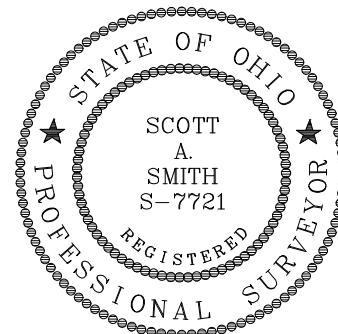
DATE	2021-02-08
SCALE: HOR.	1"=80'
VERT.	VERT
FILENAME	SURVEY
COMPUTER	S:
TAB NAME	Split

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 NAD 83 (2011adj) 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 an examination of the same.

*Scott A. Smith*

February 8, 2021

Scott A. Smith, P.S. # 7721



BENTE1-2004