

Plat of Consolidation & Lot Split

of P.P.N. 05-A-018-A-00-027-0, 05-A-018-A-00-028-0 & 05-A-018-A-00-029-0

Being the same lands described in Doc. #2023R012416 & 2023R012417

Know as being lots 20, 21 & 22 of the Evergreen Shores Subdivision as recorded in Vol. P., Pg. 50

Situated in the Village of North Perry, County of Lake, and State of Ohio,

and further known as being part of Lot 115, Original Perry Township, Being

Township No. 11 North in the 7th Range West of Townships in the Connecticut Western Reserve.

August, 2023 Scale 1"=30'

Survey Abbreviations:

- (A.F.N.) = AUTOMATIC FILE NUMBER
- (ACT.) = ACTUAL DISTANCE
- (CALC.) = CALCULATED DISTANCE
- (CL) = CENTERLINE
- (C/M) = CALCULATED & MEASURED
- (C.S.R.) = CITY SURVEY RECORDS
- (Dd.) = DEED DISTANCE
- (D.R.) = DEED RECORD
- (D/M) = DEED & MEASURED
- (DOC.) = DOCUMENT NUMBER
- (ENCR.) = ENCROACHMENT
- (FD.) = FOUND
- (INST.) = INSTRUMENT NUMBER
- (MS.) = MEASURED DISTANCE
- (MON.BOX) = MONUMENT BOX ASSEMBLY
- (OBS.) = OBSERVED DISTANCE
- (O.L.) = ORIGINAL LOT LINE
- (O.R.) = OFFICIAL RECORD
- (PL) = PROPERTY LINE
- (P/M) = PLAT & MEASURED
- (P.P.N.) = PERMANENT PARCEL NUMBER
- (P.C.) = POINT OF CURVATURE
- (P.T.) = POINT OF TANGENCY
- (POB) = PLACE OF BEGINNING
- (PPOB) = PRINCIPAL PLACE OF BEGINNING
- (REC.) = RECORD DISTANCE
- (R/M) = RECORD & MEASURED
- (R.P.) = RECORDED PLAT
- (RW) = RIGHT-OF-WAY
- (TRN.) = TURNED ANGLE
- (S/L) = SUBLIN

Survey References:

- COUNTY TAX MAPS (AS NOTED)
- COUNTY RECORD DEEDS (AS NOTED)
- COUNTY RECORD PLATS (AS NOTED)
- COUNTY ROAD RECORDS (AS NOTED)
- SURVEY PERFORMED BY (AS NOTED)

D.P.N.'s Creating Parcel "A"

1.0039 Ac. 05-A-018-A-00-027-0
0.2398 Ac. of 05-A-018-A-00-028-0

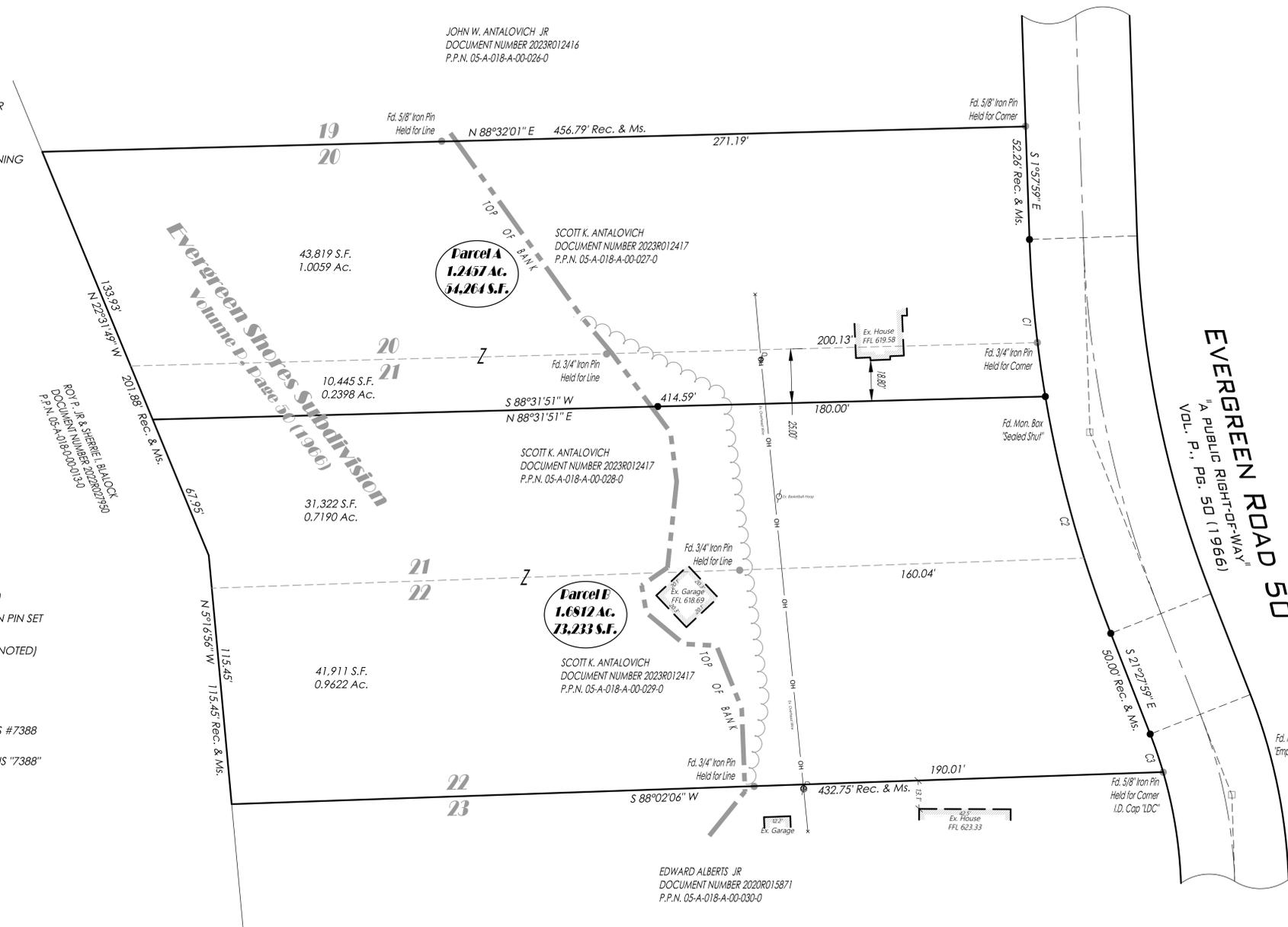
D.P.N.'s Creating Parcel "E"

0.7190 Ac. of 05-A-018-A-00-028-0
0.9622 Ac. 05-A-018-A-00-029-0

Monument Legend:

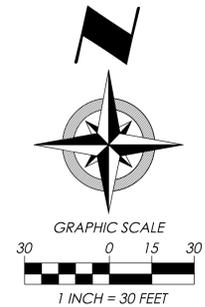
- MON. BOX ASSEMBLY FOUND (AS NOTED)
- MON. BOX ASSEMBLY WITH 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
- EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
- STONE FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- IRON PIN FOUND (AS NOTED)
- 5/8" IRON PIN FOUND W/I.D. CAP POLARIS #7388 (IF NOT NOTED)
- 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
- DRILL HOLE FOUND (AS NOTED)
- DRILL HOLE SET
- P.K. NAIL FOUND (AS NOTED)
- P.K. NAIL SET

DATE: 08/22/23
SCALE: 1"=30'
FOLDER: Survey Base
DWG: Survey Base
TAB: Plat of Survey



Zoning Summary:

SURVEYED PROPERTY = R-1 R.S.F.
MINIMUM AREA = 33,000 S.F.
MINIMUM SETBACK = 75'
MINIMUM SIDEYARD = 15'
MINIMUM REARYARD = 75'
MINIMUM WIDTH AT SETBACK = 100'
MINIMUM WIDTH AT R/W = 100'



Boundary Certification:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. 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. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS "7388" AS SHOWN HEREON (●).

Richard A. Thompson Jr.
RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 08/22/23



PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	72.96'	548.77'	7°37'05"	72.91'	S5°46'31"E	36.54'
C2	113.80'	548.77'	11°52'55"	113.60'	S15°31'31"E	57.11'
C3	18.54'	207.79'	5°06'40"	18.53'	S18°54'39"E	9.27'



POLARIS ENGINEERING and SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

CONTRACT No.	
23112	
SHEET	OF
01	01