

Plat of Lot Split & Consolidation

Situated in the Township of Painesville, County of Lake, and State of Ohio,
and further known as being part of Lot 11, Tract 2, Original Painesville Township,
Being Township No. 11 in the 8th Range of Townships in the Connecticut Western Reserve.
December 2024 Scale 1"=100'

Zoning Summary:
SURVEYED PROPERTY = FPUD
ALLOWED TO USE R-1 (Per Harley)
MINIMUM AREA = 15,000 S.F.
MINIMUM SETBACK = 50'
MINIMUM SIDEYARD = 10'
MINIMUM SIDEYARD NEXT TO R-1 = 35'
MINIMUM REARYARD = 25'
MINIMUM WIDTH AT SETBACK = 75'
MINIMUM WIDTH AT R/W = 75'

Monument Legend:

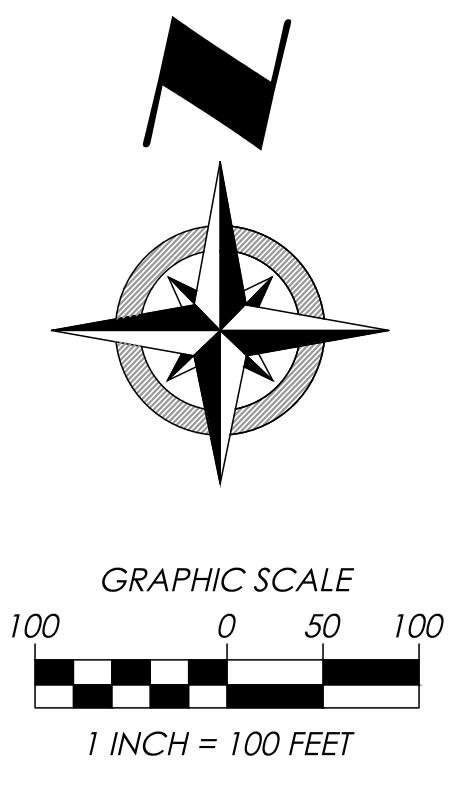
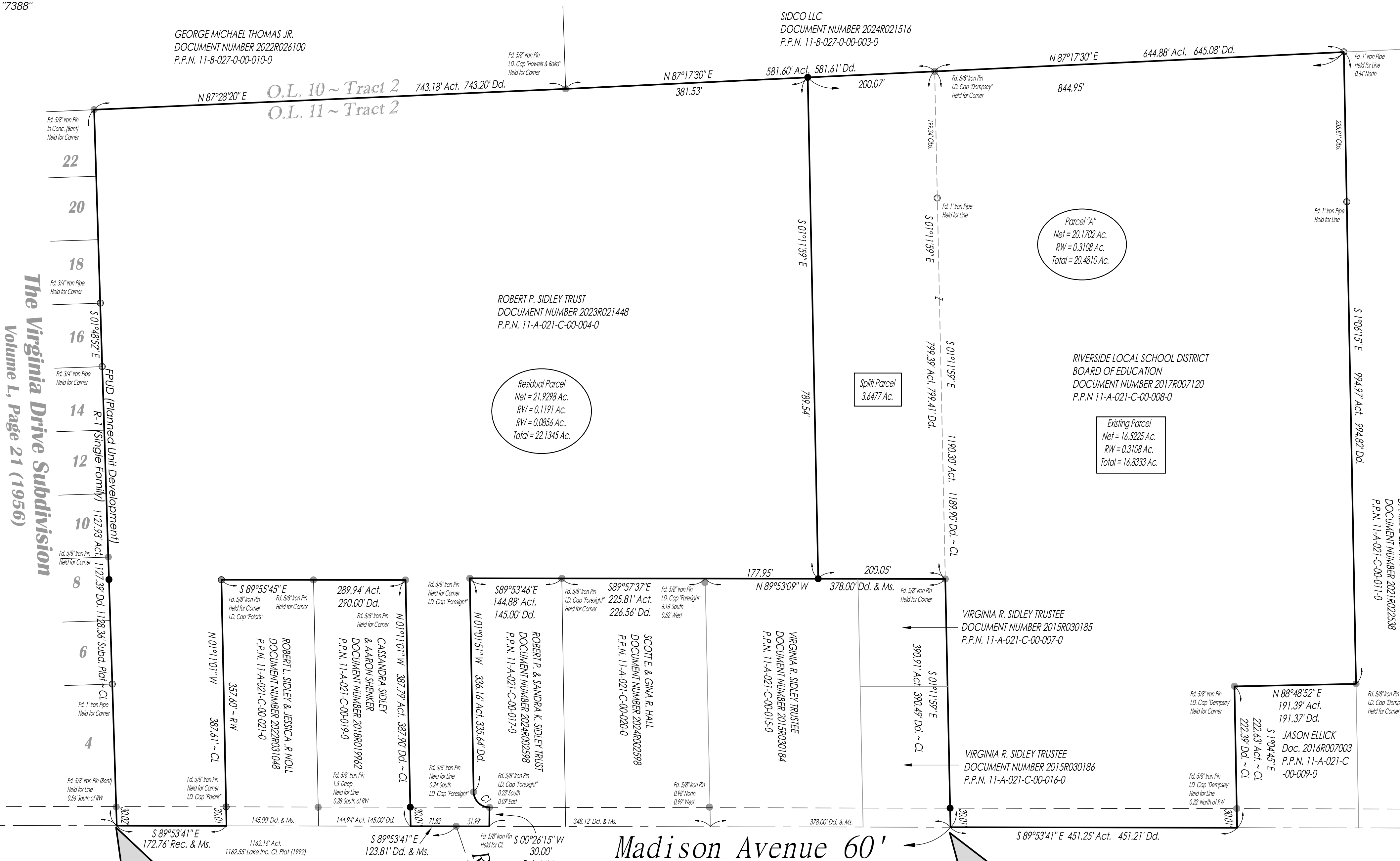
- MON. BOX ASSEMBLY FOUND (AS NOTED)
- EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
- STONE FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- IRON PIN FOUND (AS NOTED)
- 5/8" IRON PIN FOUND I.D. CAP POLARIS #7388
- 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
- DRILL HOLE FOUND (AS NOTED)
- DRILL HOLE SET (AS NOTED)
- P.K. NAIL FOUND (AS NOTED)
- P.K. NAIL SET (AS NOTED)

Survey Abbreviations:

- (A.F.N.) = AUTOMATIC FILE NUMBER
- (ACT.) = ACTUAL DISTANCE
- (CALC.) = CALCULATED DISTANCE
- (CL) = CENTERLINE
- (C.S.R.) = CITY SURVEY RECORDS
- (Dd.) = DEED DISTANCE
- (D.R.) = DEED RECORD
- (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.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.P.) = RECORDED PLAT
- (RW) = RIGHT-OF-WAY
- (Trn.) = TURNED ANGLE
- (S/L) = SUBLT

Survey References:

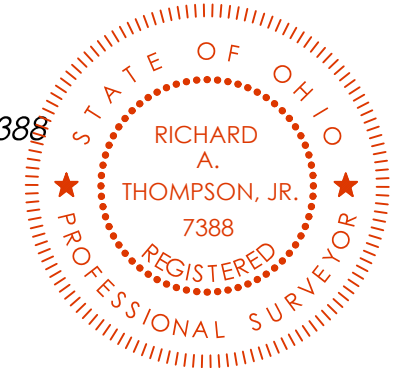
- COUNTY TAX MAPS (AS NOTED)
- COUNTY RECORD DEEDS (AS NOTED)
- COUNTY RECORD PLATS (AS NOTED)
- COUNTY ROAD RECORDS (AS NOTED)
- SURVEY PERFORMED BY (AS NOTED)



Boundary Certification:

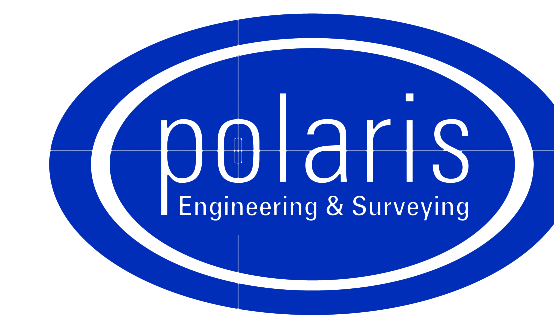
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS 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. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. 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: 12/10/24



PARCEL CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	38.77'	25.00'	88°51'50"	35.00'	S45°27'46"E	24.51'



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www.polaris-es.com

CONTRACT No.	
24273	
SHEET	OF
01	01

DATE: 12/10/24
SCALE: HOR. 1"=100'
VERT. 1"=00'
FOLDER: Survey Base
FILENAME: 24273 Sur.Base
TAB: Plat of Lot Split