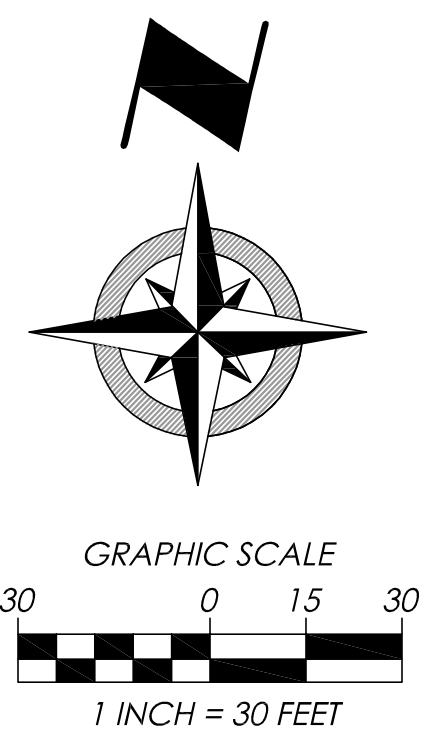


POLARIS ENGINEERING and SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
 www.polaris-es.com



2nd Powell Allotment
 Vol. C, Pg. 63 (1910)

Lorenzo W. Powell
 Survey & Subdivision
 Port. Vol. A, Pg. 68 (1895)

Plat of Lot Split

of P.P.N. 20-1-006-1-00-021-0

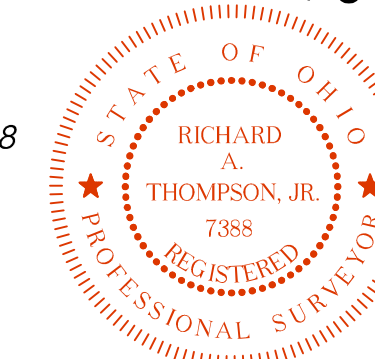
Situated in the City of Kirtland, County of Lake & State of Ohio, and being a part of sublots 1 & 2 of the Lorenzo W. Powell Survey & Subdivision, Recorded in Port. Volume A, Page 68 (1895) of Lake County Plat Records & further known as being part of Block 143 of the Map of Kirtland City, surveyed by W.W. Beals in 1837. Recorded in Volume X, Page 99 of Geauga County Records and further known as being part of Lot 30, Tract I, Original Kirtland Township, Being Township No. 9 North in the 9th Range West of Townships in the Connecticut Western Reserve.

January, 2023 Scale 1"=30'

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: 01/27/23



Zoning Summary:

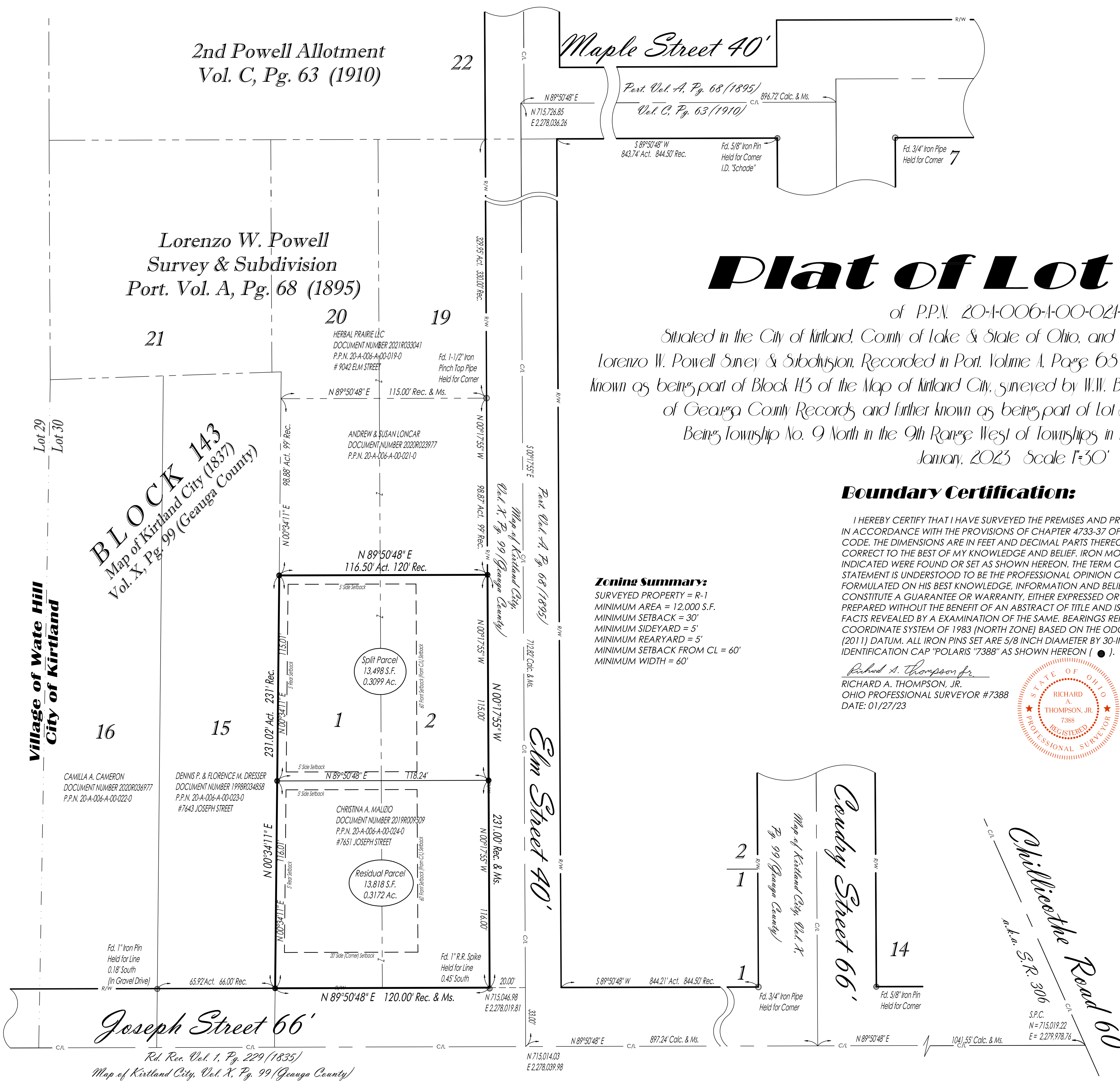
SURVEYED PROPERTY = R-1
 MINIMUM AREA = 12,000 S.F.
 MINIMUM SETBACK = 30'
 MINIMUM SIDEYARD = 5'
 MINIMUM REARYARD = 5'
 MINIMUM SETBACK FROM CL = 60'
 MINIMUM WIDTH = 60'

Survey Abbreviations:

- (A.F.N.) = AUTOMATIC FILE NUMBER
- (ACT.) = ACTUAL DISTANCE
- (CALC.) = CALCULATED DISTANCE
- (CL) = CENTERLINE
- (C.S.R.) = CITY SURVEY RECORDS
- (Dc.) = 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
- (Tr.) = TURNED ANGLE
- (S/L) = SUBLOT

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)



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)

DATE: 01/27/23
 SCALE: HOR. 1"=30'
 VERT. 1"=00'
 FOLDER: Survey Base
 FILENAME: Plat of Lot Split (LDD)
 TAB: 01 - Boundary Survey

CONTRACT No.	
22230	
SHEET	OF
01	01