

Plat Of Survey & Lot Split

For George Novosel

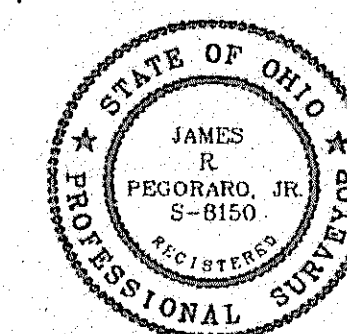
Situated in the City of Wickliffe, County of Lake and State of Ohio known as being part of Original Willoughby Township Lot No. 4, Tract No. 7, Further known as being a lot split of part of Sublot No. 45 in the Joseph R. Nutt Jr. Subdivision No. 2, recorded in Volume K, Page 61 of Lake County Plat Records. The same being land conveyed to Lillian Ann & Michael F. Choffel, Tr. by deed recorded in Lake County Document No. 990009788, (PPN: 29B-6F-1-09)

February, 2002

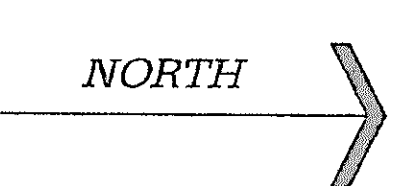
1"=40'

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 centerline of Garden Drive as shown in the Joseph R. Nutt Subdivision. 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.

James R. Pegoraro, Jr.
James R. Pegoraro, Jr., P.S. #8150 2/4/02



Kimberley Estates Resubdivision
Vol. 28, Page 24 L.C.P.R.

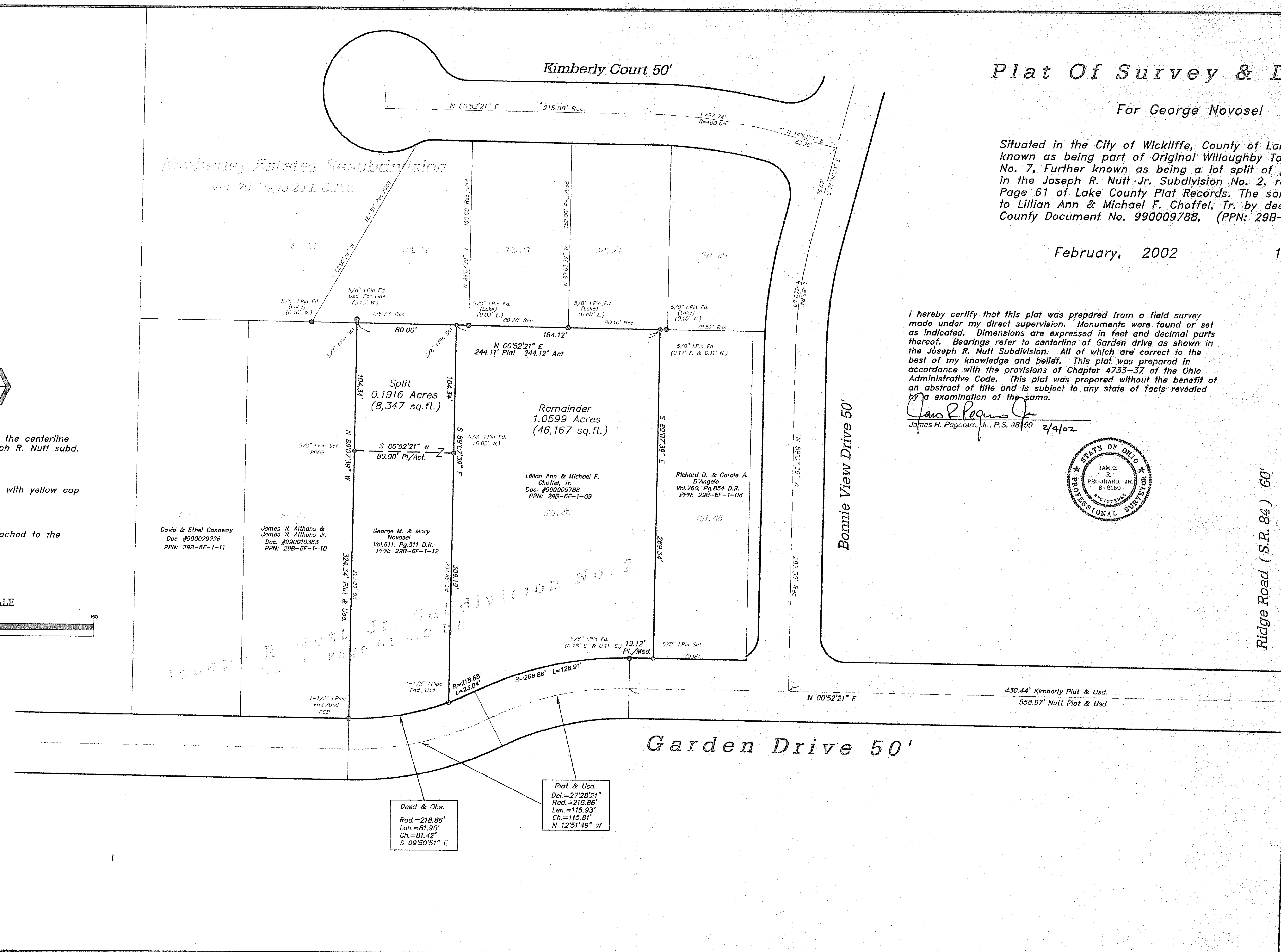
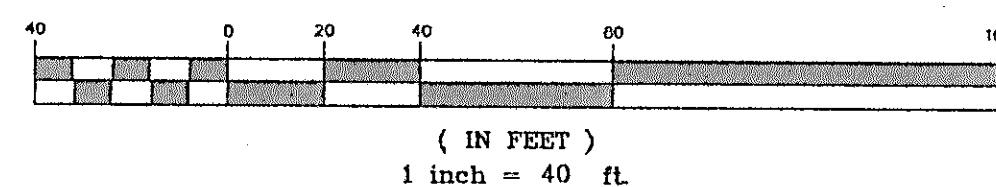


Basis of bearings used hereon is the centerline of Garden Drive per Plat of Joseph R. Nutt subd.

All pins set are 5/8"x 30" rebar with yellow cap stamped "LDC, Inc."

The 0.1916 Acre Parcel to be attached to the Novosel property.

GRAPHIC SCALE



Dead & Obs.
Rad.=218.86'
Len.=81.90'
Ch.=81.42'
S 09°50'51" E

Plat & Usd.
Del.=27°28'21"
Rad.=218.86'
Len.=115.93'
Ch.=115.81'
N 12°51'49" W

REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS · PLANNERS · SURVEYORS

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FAX: (440) 937-5603

Survey & Lot Split

DATE Feb 1st, 2002
SCALE: HOR. 1"=40'
VERT. _____
FILENAME Survey
COMPUTER Jrp
FIELD CREW _____

PPNo: 29B-6F-1-09

SHEET 1 OF 1
CONTRACT No. Novog1-0201