

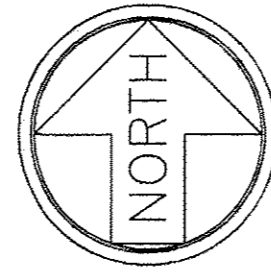


CERTIFICATION

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED, IS A TRUE REPRESENTATION OF AN ACTUAL SURVEY PERFORMED ON THE DATE REFERENCED HEREON UNDER MY DIRECTION. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO EXPRESS ANGLES ONLY. ALL PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. THIS PLAT AND SURVEY CONFORM TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS SET FORTH IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. ALL OF WHICH I BELIEVE TO BE CORRECT TO THE BEST OF KNOWLEDGE.

Louise A. Veverka
LOUISE A. VEVERKA, P.S. 7513

DATE 12/8/18



SCALE: 1" = 100'-0"
DATE OF SURVEY = NOVEMBER 13, 2018
REVISED DEC. 7, 2018 PER ZONING REQUEST
ALL BEARINGS ARE BASED ON THE CENTERLINE OF BIGGS ROAD (THE PORTION IN O.L. 24) BEING SOUTH 89°30'44" WEST AS SHOWN IN RECORD SURVEY MAP No. 03-01347.

PLAT OF SURVEY
for
801 North Center Street
LOT SPLIT

SITUATED IN ORIGINAL LAGRANGE TOWNSHIP LOT 25, NOW IN THE VILLAGE OF LAGRANGE, COUNTY OF LORAIN AND STATE OF OHIO

ZONING & SETBACKS

Parcel A - Single Family Low Density Residential District (R-1):

Front Yard - 25 feet
Rear Yard - 40 feet

Side Yard - not less than 8 feet but the sum of two side yards shall not be less than 20 feet.

Parcel B - GB-1 General Business District:

Front Yard - Setback of 100 feet from the road right-of-way line. A 20 foot deep unobstructed open buffer strip shall be provided next to the right-of-way and parking in this strip shall be prohibited. No parking shall be allowed within the front yard area when adjacent to a residential district.

A corner lot shall be considered to have two (2) front yards with the location of the rear yard to be determined by Planning Commission, generally opposite the minor street.

Rear Yards - Forty (40) feet.

Side Yards - Minimum side - 12 feet where there is no rear access to the property. Abutting a residential zone - 75 foot unobstructed buffer strip suitably landscaped.

WATER EASEMENT NOTES

RLCWA HAS 2 EASEMENTS ON PROPERTY.

- 1. DATED OCT. 2, 2006 (2006-1683391) AND SHOWN HEREON A 20 FOOT CONSTRUCTION AND A 15 FOOT MAINTENANCE R/W EASEMENT "PARALLEL AND ADJACENT TO THE RIGHT-OF-WAY". THIS DEED DOES NOT INDICATE WHICH R-O-W THEY ARE REFERRING TO, OR IF BOTH STREET R-O-W'S ARE INCLUDED.
- 2. DATED OCT. 16, 1987 (O.R. 14, PG. 827) INDICATES A 30 FOOT CONSTRUCTION AND A 10 FOOT MAINTENANCE R/W EASEMENT. IT DOES NOT STATE WHERE THE EASEMENT IS LOCATED. IT INDICATES ONLY THE PARCEL NUMBER 40-15-00-036-000-014. THIS EASEMENT CAN NOT BE PLOTTED ON THIS PLAT AS WRITTEN.

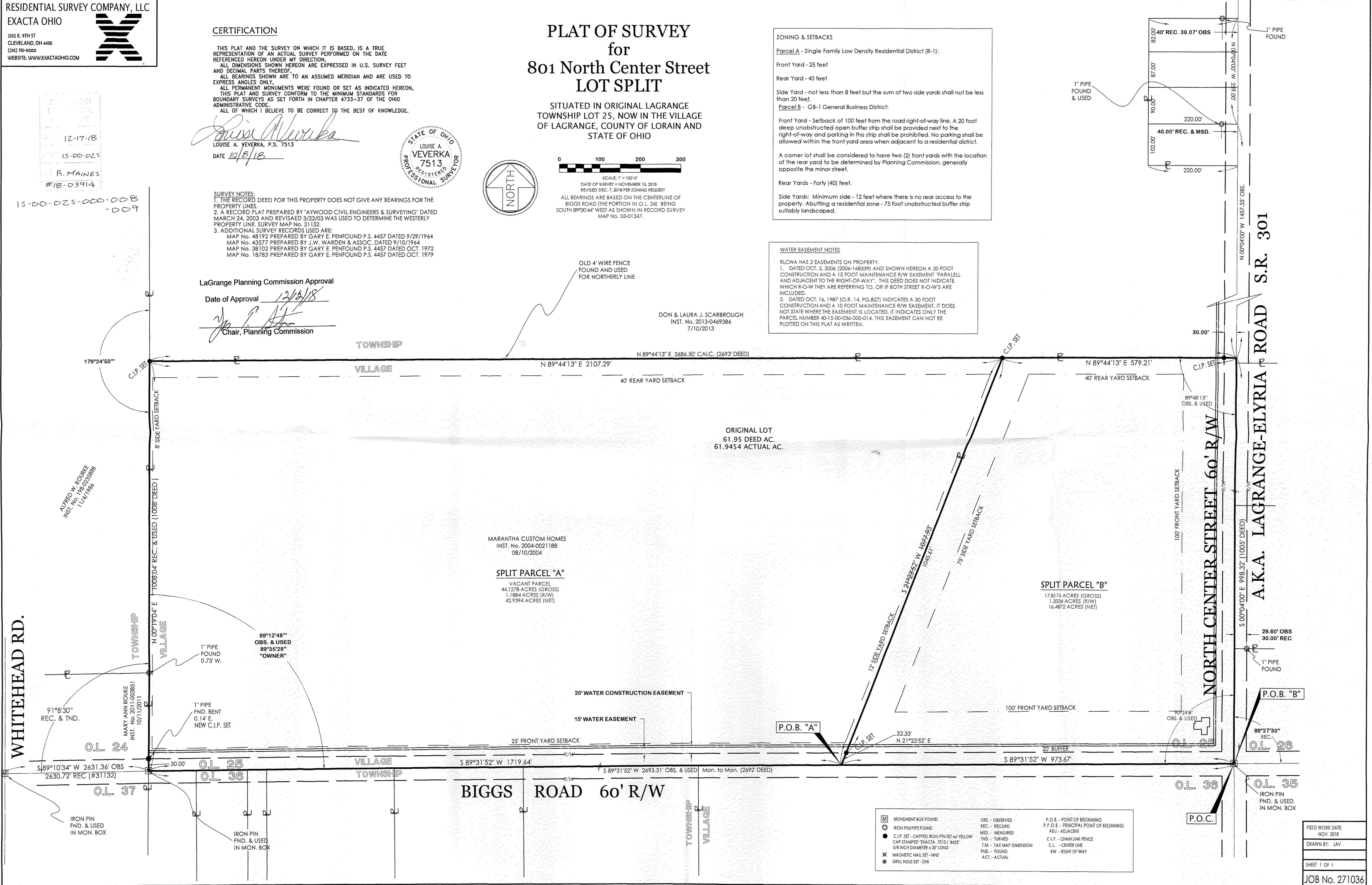
SURVEY NOTES:

- 1. THE RECORD DEED FOR THIS PROPERTY DOES NOT GIVE ANY BEARINGS FOR THE PROPERTY LINES.
- 2. A RECORD PLAT PREPARED BY "AYWOOD CIVIL ENGINEERS & SURVEYING" DATED MARCH 24, 2003 AND REVISED 3/23/03 WAS USED TO DETERMINE THE WESTERLY PROPERTY LINE. SURVEY MAP No. 31132.
- 3. ADDITIONAL SURVEY RECORDS USED ARE:
MAP No. 48192 PREPARED BY GARY E. PENFOUND P.S. 4457 DATED 9/29/1964
MAP No. 43577 PREPARED BY J.W. WARDEN & ASSOC. DATED 9/10/1964
MAP No. 38102 PREPARED BY GARY E. PENFOUND P.S. 4457 DATED OCT. 1972
MAP No. 18783 PREPARED BY GARY E. PENFOUND P.S. 4457 DATED OCT. 1979

LaGrange Planning Commission Approval

Date of Approval 12/8/18
[Signature]
Chair, Planning Commission

DON & LAURA J. SCARBROUGH
INST. No. 2013-0469386
7/10/2013



M	MONUMENT BOX FOUND	OBS.	OBSERVED	P.O.B.	POINT OF BEGINNING
●	IRON PIN/PIPE FOUND	REC.	RECORD	P.P.O.B.	PRINCIPAL POINT OF BEGINNING
○	C.I.P. SET - CAPPED IRON PIN SET W/ YELLOW CAP STAMPED "EXACTA 7513 / 8423"	MSD.	MEASURED	ADJ.	ADJACENT
○	5/8" INCH DIAMETER & 30" LONG	TND.	TURNED	C.L.F.	CHAIN LINK FENCE
×	MAGNETIC NAIL SET - MMS	T.M.	TAX MAP DIMENSION	C.L.	CENTER LINE
●	DRILL HOLE SET - DHS	FND.	FOUND	R/W	RIGHT OF WAY
		ACT.	ACTUAL		

FIELD WORK DATE: NOV. 2018
DRAWN BY: LAV
SHEET 1 OF 1
JOB No. 271036