

204-611-12

Lot Split & Consolidation Plat
For
Orville C. DeSellems

Situated in the City of Kirtland, County of Lake and State of Ohio, Known as being part of Original Township Lot No. 30, Tract No.1. Further being a Lot Split of PPN: 20A-6C-11 of land conveyed to Orville C. DeSellems, and a Consolidation of the Westerly half of said split to PPN:20A-6C-15, and a Consolidation of the Easterly half of said split to PPN:20A-6C-12.

August, 2004 - 1"=20'

Current Zoning R-1

Min. Area= 12,000 s.f.
Min. Frontage= 60'
Front Setback=30'
Min. Sideyard=5'
Min. Rearyard=5'

- Property is located within the Historic District
- Property is not located within the Forest Cover and Wildlife Habitat District
- Property is not located within the Soil and Geology Overlay District

Proposed Lots Meet or Exceed Minimums

Consolidation PPN:20A-6C-15
0.4512 Acres
19,655 S.F.

Consolidation PPN:20A-6K-12
0.3375 Acres
14,701 S.F.

The McFarland Allotment No.1
Vol.D - Page 24 L.C.P.R.

ELM STREET

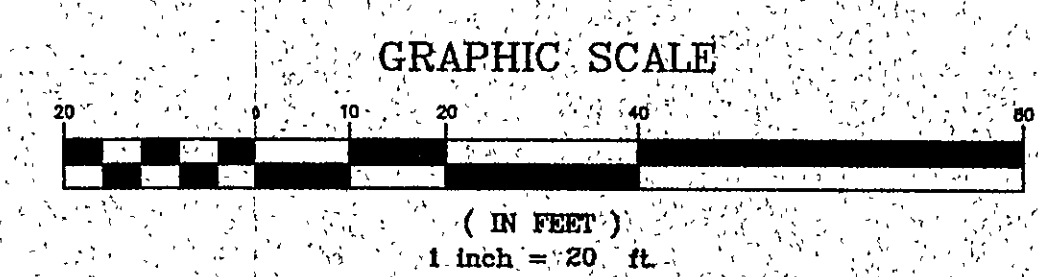
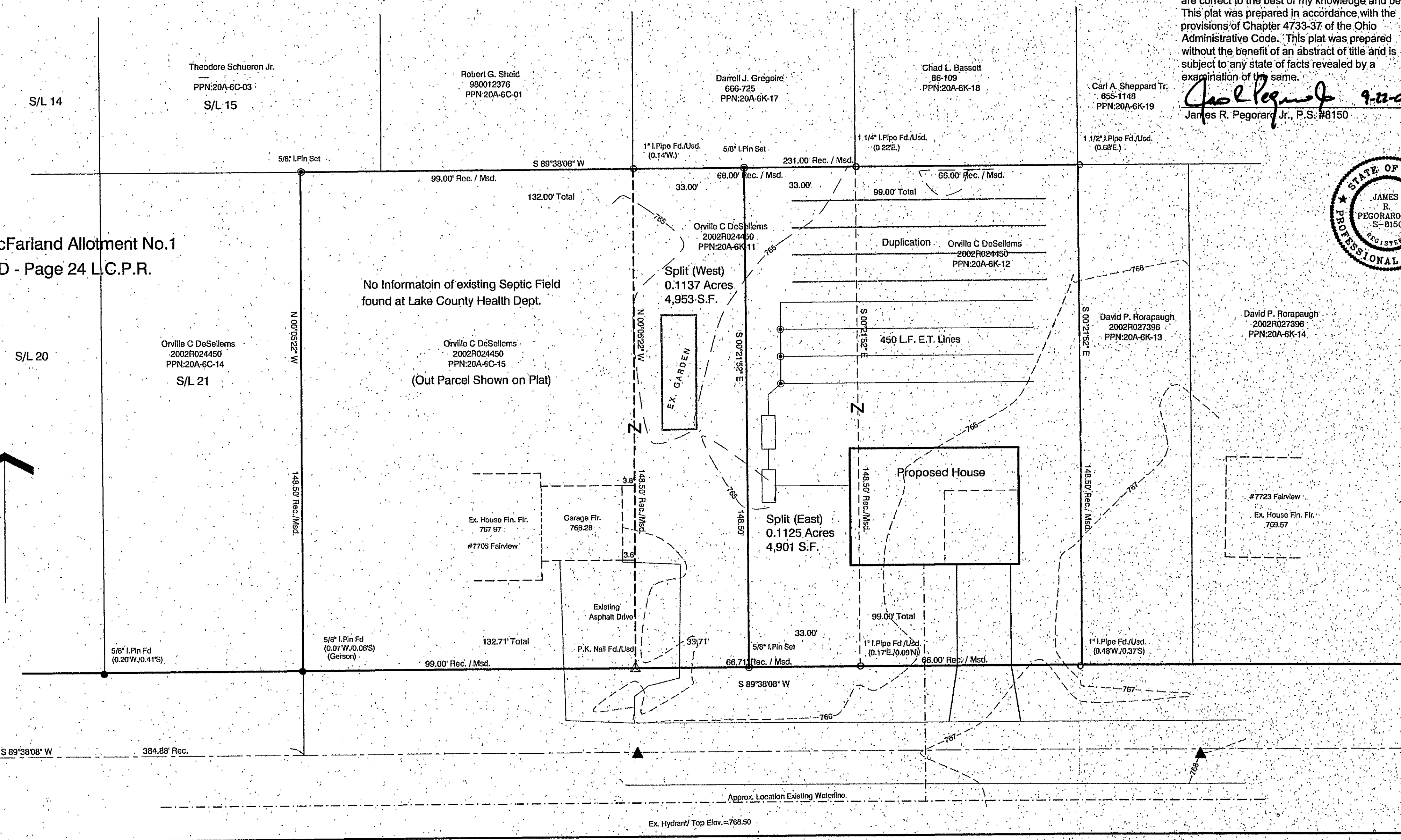
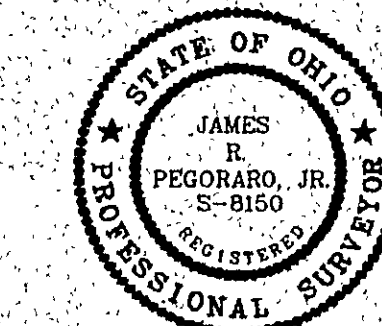
NORTH

FAIRVIEW AVENUE 50'

-Soil of the property is Oshtemo Sandy Loam as per site
Evaluation done in July, 2004 by Lake County Health District.

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 an assumed meridian and are intended to indicate angles only. 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. 9-22-04
James R. Pegoraro Jr., P.S.#8150



REV. No.	DATE	BY	CHK'D

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Charles Pengal
Lot Split
CITY OF KIRTLAND - LAKE COUNTY - OHIO

DATE September 22nd, 2004
SCALE: HOR: 1"=20'
VERT: none
FILENAME: Split
COMPUTER: S
FIELD CREW:

DeSellems Property

SHEET	OF
1	1
CONTRACT No.	
Pengal-0402	