

Plat of Lot Split

For: Joel Steinberg

Situated in the City of Willoughby, County of Lake and State of Ohio and known as being part of the Original Township Lot No. 2, Tract 11.

November 2018 SCALE 1"=20'

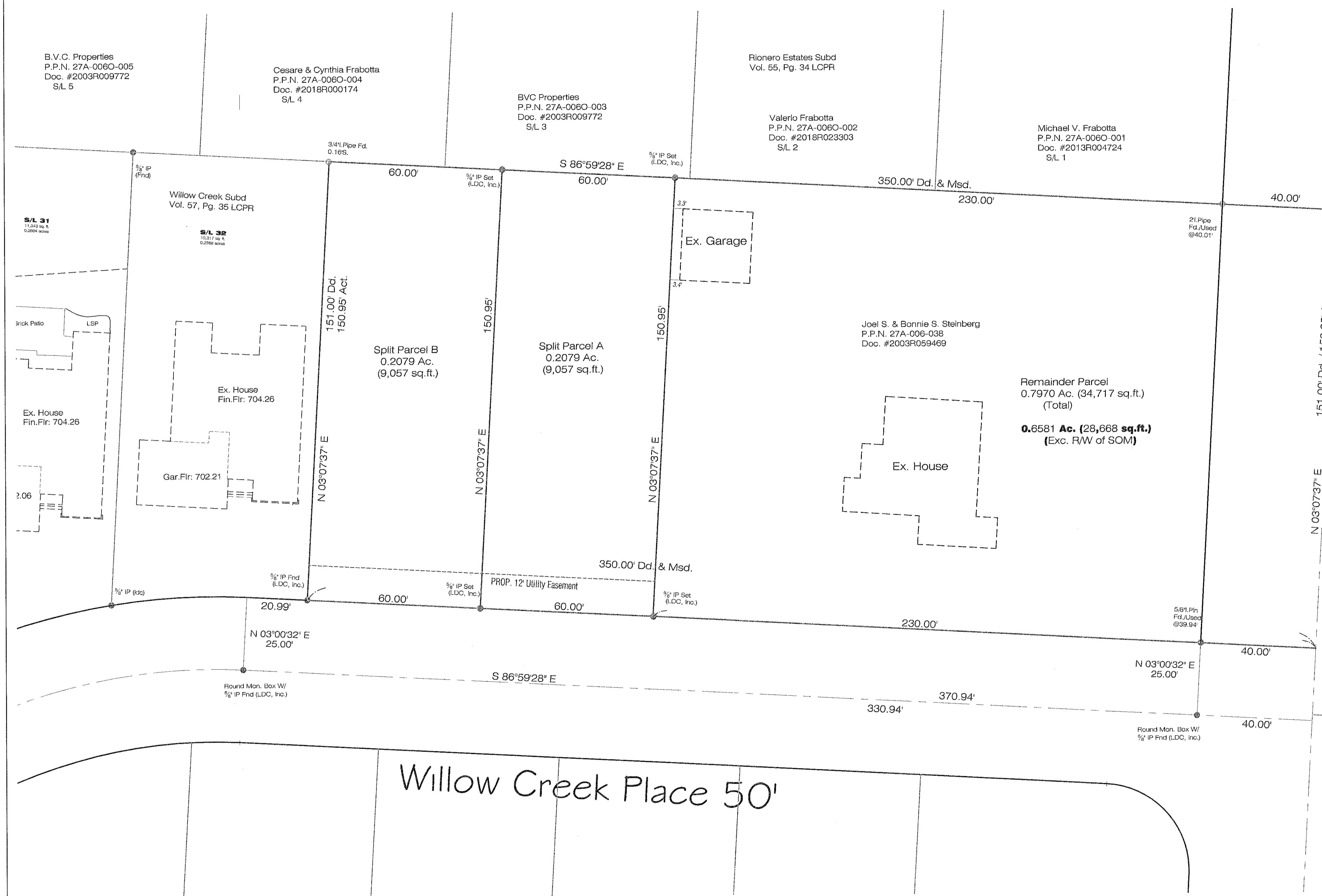
R-100 Zoning:

- Min Area: 15,000 sq. ft.
- Min. Width (Corner Lot): 120'
- Min. Frnt Setback: 60' (Fronting SR 91)
- Min. Rear Yard: 50'
- Min. Rear yard: 40' or 30% of lot depth whichever is closer
- Min. Side Yard 8', 20' both sides
- Min Lot Depth (fronting on Major streets): 170'
- Min. Rear yard for detached garage (1131.11): 3'

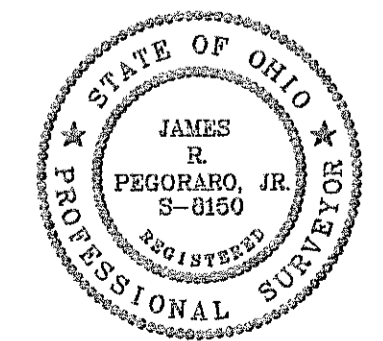
R-60 Zoning:

- Min Area: 8,400 sq. ft.
- Min. Width: 60'
- Min. Frnt Setback: 40'
- (Willow Creek Subd was granted a variance for 30')
- Min Sideyards: 5', 12' both sides
- Min Lot Depth: 120'
- Min. Rear yard: 40' or 30% of lot depth whichever is closer

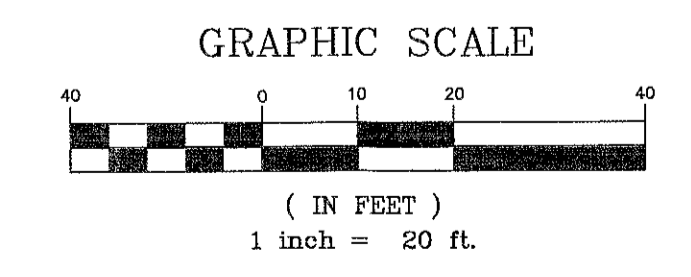
S.O.M. Center S.R. 91 (Width Varies)



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 the plat of Willow Place 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., P.S. #8150



REV. No.	DATE	BY	CHKD	<p>LAND DESIGN consultants www.LDCinc.net ENGINEERS PLANNERS SURVEYORS</p> <p>9025 Osborne Drive Mentor, Ohio 44060 TEL: (440) 255-9493 (440) 951-LAND (440) 354-6938 FAX: (440) 255-9575</p>	<p>Lot Split Plat For : Joel Steinberg City of Willoughby - Lake County - Ohio</p>	DATE 11/28/2018	<p>PPN: 27A-006-038</p>	SHEET 1 OF 1
						SCALE: HOR. 1"=20'		<p>CONTRACT No. STEIJ1-1801</p>
						VERT. _____		
						FILENAME Split		
						COMPUTER S: _____		
				TAB NAME EXH				