

# Plat Of Survey & Lot Split

For George Novosel

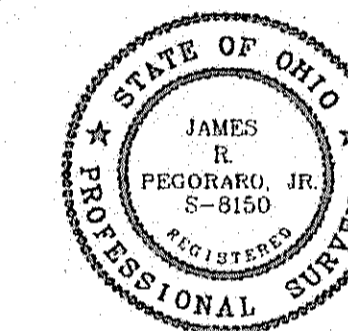
Situated in the City of Wickliffe, County of Lake and State of Ohio known as being part of Original Willoughby Township Lot No. 4, Tract No. 7, Further known as being a lot split of part of Sublot No. 45 in the Joseph R. Nutt Jr. Subdivision No. 2, recorded in Volume K, Page 61 of Lake County Plat Records. 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. #6150 2/4/02



Kimberly Estates Resubdivision  
Vol. 19, Page 31, L.C.P.R.

David & Ethel Canoway  
Doc. #990029226  
PPN: 29B-6F-1-11

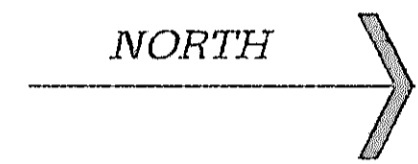
James W. Althans &  
James W. Althans Jr.  
Doc. #990010363  
PPN: 29B-6F-1-10

George M. & Mary  
Novosel  
Vol. 611, Pg. 511 D.R.  
PPN: 29B-6F-1-12

Lillian Ann & Michael F.  
Choffel, Tr.  
Doc. #990009788  
PPN: 29B-6F-1-09

Richard D. & Carole A.  
D'Angelo  
Vol. 760, Pg. 854 D.R.  
PPN: 29B-6F-1-08

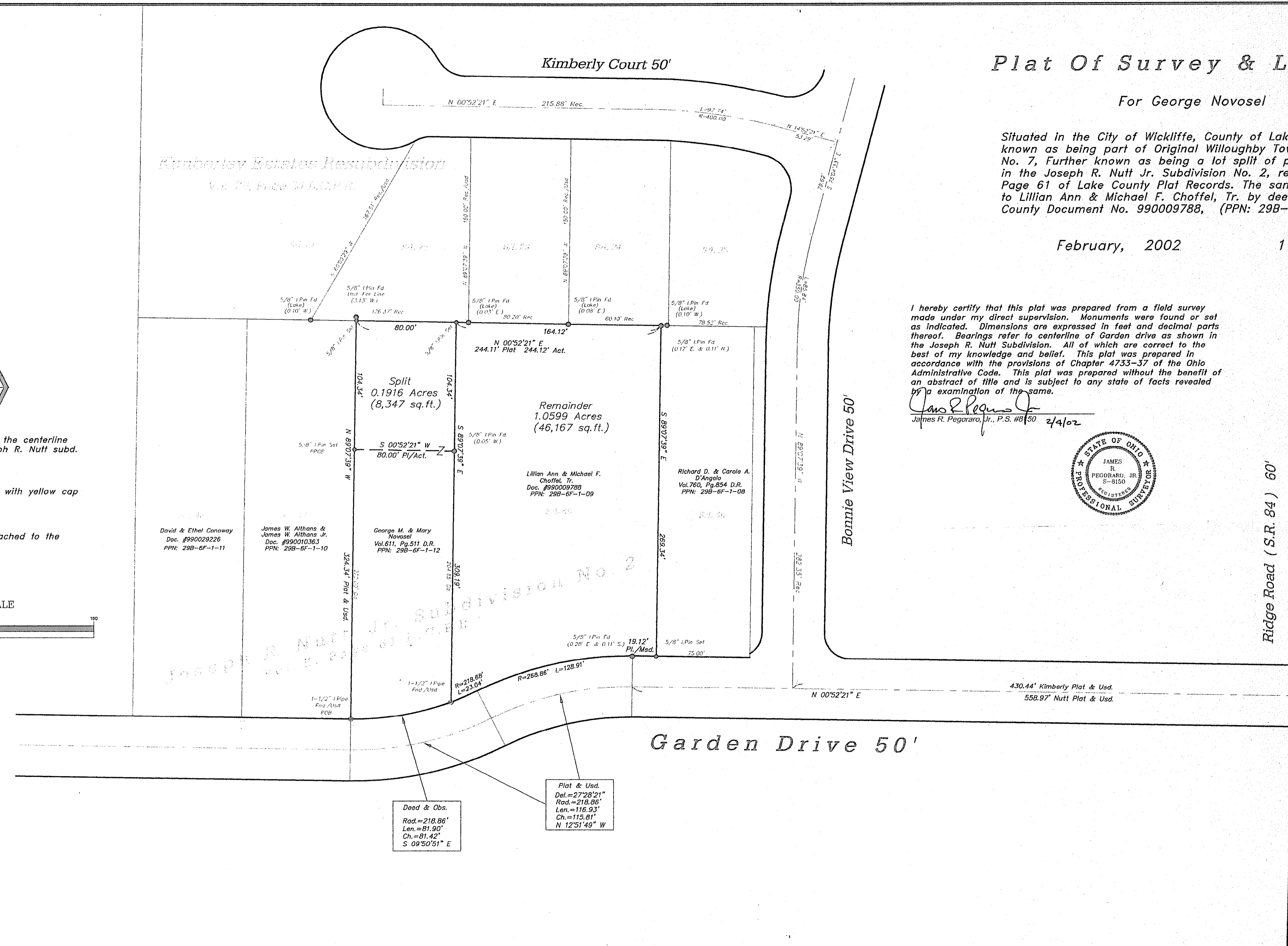
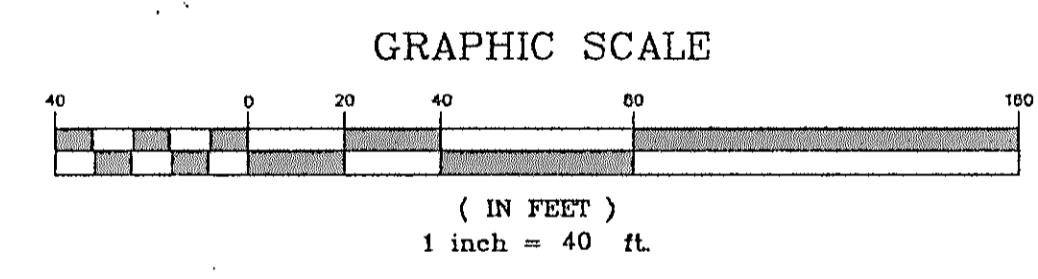
JOSEPH R. NUTT JR. SUBDIVISION NO. 2



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.



Deed & 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.=116.93'  
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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TEL: (440) 255-8863 FAX: (440) 951-4250  
(440) 354-6938 FAX: (440) 255-9575

1121 East Industrial Park, Avon, Ohio 44011  
TEL: (440) 932-3601 FAX: (440) 932-3602  
FAX: (440) 932-3601

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. Novog1-020i