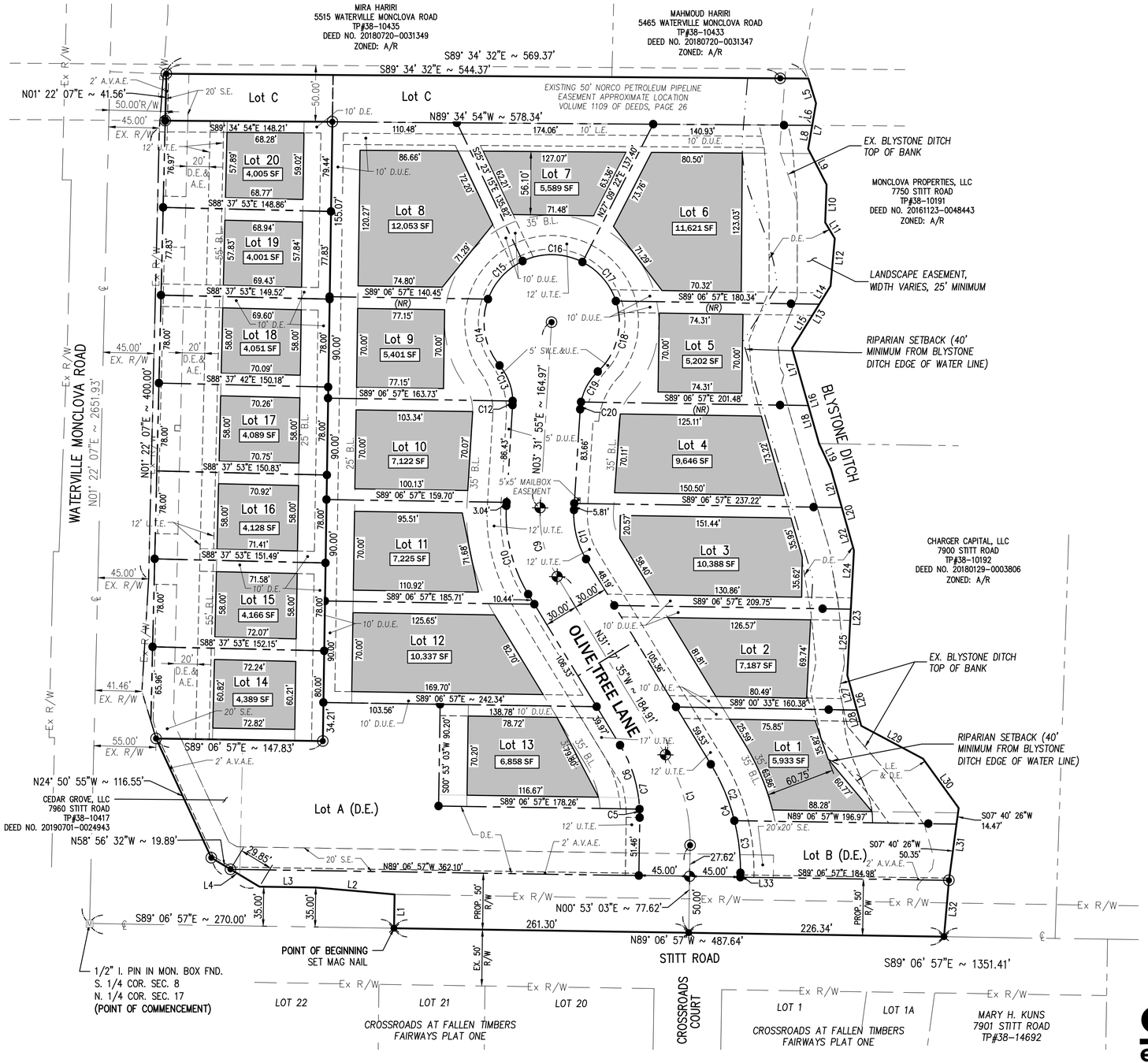
# CEDAR GROVE PLATS ONE & TWO

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 1, UNITED STATES RESERVE, OF TWELVE (12) MILES SQUARE, AT THE FOOT OF THE RAPIDS OF THE MIAMI OF LAKE ERIE

*MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO*

# MAXIMUM BUILDABLE LOT AREAS




GRAPHIC SCALE

50 0 25 50

( IN FEET )

1 inch = 50 ft.

## ZONING

EXISTING ZONING: A/R
PROPOSED ZONING: R-A P.U.D.

FRONTAGE: 75' MIN.
MIN. LOT AREA: 12,000 SQ. FT.

BUILDING SETBACKS:
FRONT YARD: 35'
SIDE YARD: 10'
REAR YARD: 25'

## LEGEND

- TYPE "A" MONUMENT ~ 6" DIA. X 30" CONCRETE WITH 2" DIA. ALUMINUM DISK STAMPED " ESA LLC." WITH "X" PUNCH AND IRON PIN. TO BE SET BY SURVEYOR
- TYPE "B" MONUMENT ~ 6" DIA. X 30" CONCRETE CYLINDER WITH 1"X12" MACHINE BOLT WITH "X" PUNCH. TO BE SET BY CONTRACTOR AND WITNESSED BY SURVEYOR
- SET 1/2" X 30" REBAR
- SET MAG NAIL
- EXISTING TYPE "A" MONUMENT

A.V.A.E. – ANTI VEHICULAR ACCESS EASEMENT
D.E. – DRAINAGE EASEMENT
D.U.E. – DRAINAGE & UTILITY EASEMENT
U.T.E. – UTILITY & TOLEDO EDISON EASEMENT
G.E. – GAS LINE EASEMENT
L.E. – LANDSCAPE EASEMENT
S.E. – SANITARY EASEMENT
SW.E. – SIDEWALK EASEMENT
U.E. – UTILITY EASEMENT
B.L. – BUILDING LINE
(R) – RADIAL
(NR) – NON-RADIAL

Lot #
BUILDABLE AREA

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | N0° 53' 03"E | 30.00' |
| L2 | N85° 01' 49"W | 70.18' |
| L3 | N89° 06' 57"W | 50.00' |
| L4 | N58° 56' 32"W | 49.73' |
| L5 | S17° 03' 53"E | 22.81' |
| L6 | S9° 44' 36"W | 20.00' |
| L7 | S9° 44' 36"W | 41.14' |
| L8 | S9° 44' 36"W | 21.14' |
| L9 | S27° 14' 35"E | 35.73' |
| L10 | S2° 10' 04"W | 33.48' |
| L11 | S30° 46' 37"E | 16.61' |
| L12 | S4° 59' 25"W | 42.26' |
| L13 | S31° 46' 03"W | 64.91' |
| L14 | S31° 46' 03"W | 19.07' |
| L15 | S31° 46' 03"W | 45.84' |
| L16 | S15° 46' 53"E | 88.02' |
| L17 | S15° 46' 53"E | 52.88' |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L18 | S15° 46' 53"E | 35.14' |
| L19 | S25° 09' 43"E | 24.92' |
| L20 | S15° 44' 20"E | 74.99' |
| L21 | S15° 44' 20"E | 35.43' |
| L22 | S15° 44' 20"E | 39.56' |
| L23 | S3° 01' 55"W | 110.85' |
| L24 | S3° 01' 55"W | 52.13' |
| L25 | S3° 01' 55"W | 58.72' |
| L26 | S15° 18' 32"E | 46.55' |
| L27 | S15° 18' 32"E | 32.07' |
| L28 | S15° 18' 32"E | 14.48' |
| L29 | S62° 03' 40"E | 61.97' |
| L30 | S35° 56' 20"E | 54.04' |
| L31 | S7° 40' 26"W | 64.82' |
| L32 | S5° 03' 10"W | 50.13' |
| L33 | N0° 53' 03"E | 3.78' |

| Curve Table | | | | | | |
|---|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length | Tangent |
| C1 | 84.24' | 150.00' | 32°10'38" | N15° 12' 16"W | 83.14' | 43.26' |
| C2 | 54.34' | 180.00' | 17°17'53" | N22° 38' 38"W | 54.14' | 27.38' |
| C3 | 46.74' | 180.00' | 14°52'45" | N6° 33' 19"W | 46.61' | 23.50' |
| C4 | 101.09' | 180.00' | 32°10'38" | N15° 12' 16"W | 99.76' | 51.92' |
| C5 | 7.54' | 120.00' | 3°36'08" | S0° 55' 01"E | 7.54' | 3.77' |
| C6 | 59.85' | 120.00' | 28°34'30" | S17° 00' 20"E | 59.23' | 30.56' |
| C7 | 67.39' | 120.00' | 32°10'38" | N15° 12' 16"W | 66.51' | 34.61' |
| C9 | 63.82' | 105.00' | 34°49'30" | N13° 52' 50"W | 62.84' | 32.93' |
| C10 | 82.05' | 135.00' | 34°49'30" | S13° 52' 50"E | 80.80' | 42.34' |
| C11 | 45.59' | 75.00' | 34°49'30" | N13° 52' 50"W | 44.89' | 23.52' |
| C12 | 3.66' | 50.00' | 4°11'37" | S1° 26' 06"W | 3.66' | 1.83' |
| C13 | 34.16' | 50.00' | 39°08'53" | S20° 14' 09"E | 33.50' | 17.78' |
| C14 | 62.61' | 60.00' | 59°47'16" | S9° 54' 58"E | 59.81' | 34.49' |
| C15 | 46.74' | 60.00' | 44°38'04" | S42° 17' 42"W | 45.57' | 24.63' |
| C16 | 55.02' | 60.00' | 52°32'37" | N89° 06' 57"W | 53.12' | 29.62' |
| C17 | 46.74' | 60.00' | 44°38'04" | N40° 31' 36"W | 45.57' | 24.63' |
| C18 | 68.15' | 60.00' | 65°04'59" | N14° 19' 56"E | 64.55' | 38.29' |
| C19 | 31.35' | 50.00' | 35°55'21" | N28° 54' 45"E | 30.84' | 16.21' |
| C20 | 6.47' | 50.00' | 7°25'09" | N7° 14' 30"E | 6.47' | 3.24' |

ESA JOB NO.266-23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