

# LOT SPLIT and CONSOLIDATION PLAT

SITUATED IN THE TOWNSHIP OF LEROY, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT NOS. 21, 22 AND 23 IN SAID TOWNSHIP.

FOR: JENNIFER L. CONVERY and BRIAN A. CONVERY

DEED REFERENCE: P.Nos 07-A-005-B-007-0, 07-A-005-B-008-0 and 07-A-005-A-020-0

DOC. NO. 2021R03814

SITE ADDRESS: VIA PAINESVILLE-WARREN ROAD PAINESVILLE, OHIO 44077

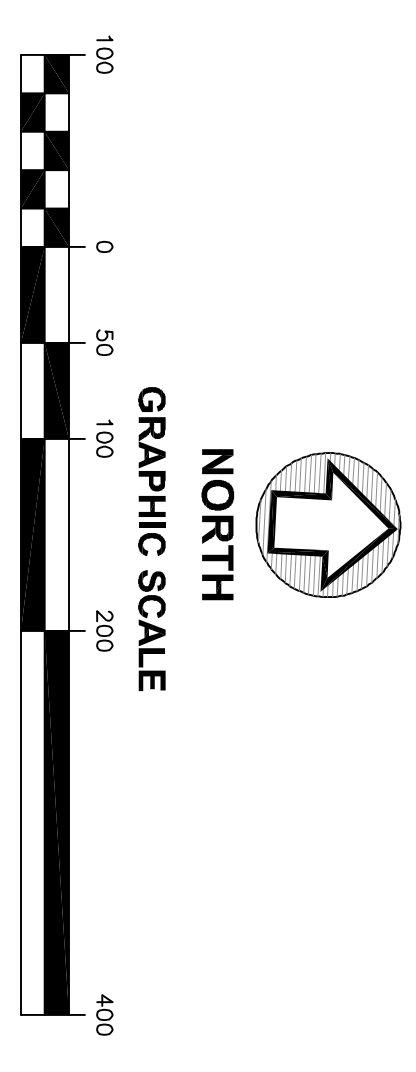
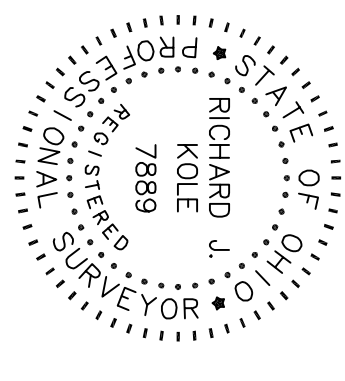
### Certification

I do hereby certify that I have surveyed the premises and prepared this plat in accordance with the provisions of Chapter 4733.37 of the Ohio Administrative Code. Diagrams shown herein are expressed in field and decimal parts thereof. Measurements were found or set as indicated herein. Bearings shown are to an assumed meridian and are for the sole purpose of disclosing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

Richard L. Koble, Registered Surveyor #7889  
Date: 5/20/22

### Basis of Bearings

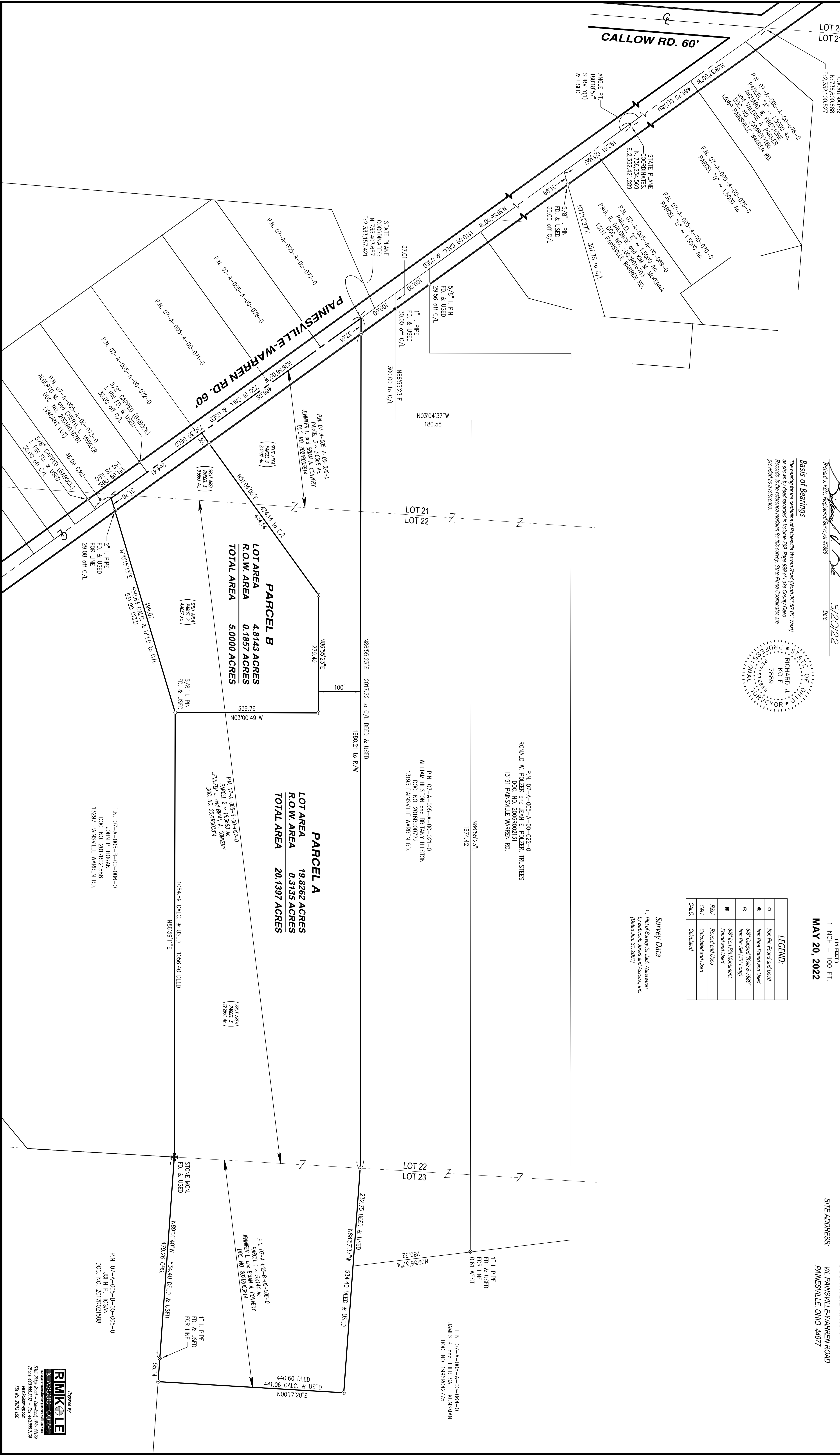
The bearing for the centerline of Painesville Warren Road (North 38° 58' 07" West) as shown by deed recorded in Volume 198, Page 959 of Lake County Deed Records, is the reference meridian for this survey. State Plane Coordinates are provided as a reference.



LEGEND:	
○	Iron Pin Found and Used
⊗	Iron Pipe Found and Used
⊙	5/8" Capned "Kole S-7889" Iron Pin, Set (30" Long)
■	5/8" Iron Pin Monument Found and Used
RAU	Record and Used
CAU	Calculated and Used
CALC.	Calculated

### Survey Data

1.) Plat of Survey for Jack Waterman by Babcock, Jones and Assoc., Inc. (dated Jan. 31, 2001)



**PARCEL B**  
LOT AREA 4.8143 ACRES  
R.O.W. AREA 0.1857 ACRES  
TOTAL AREA 5.0000 ACRES

**PARCEL A**  
LOT AREA 19.8262 ACRES  
R.O.W. AREA 0.3135 ACRES  
TOTAL AREA 20.1397 ACRES



Prepared by  
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