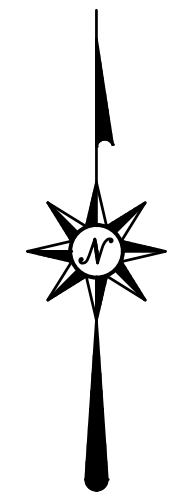
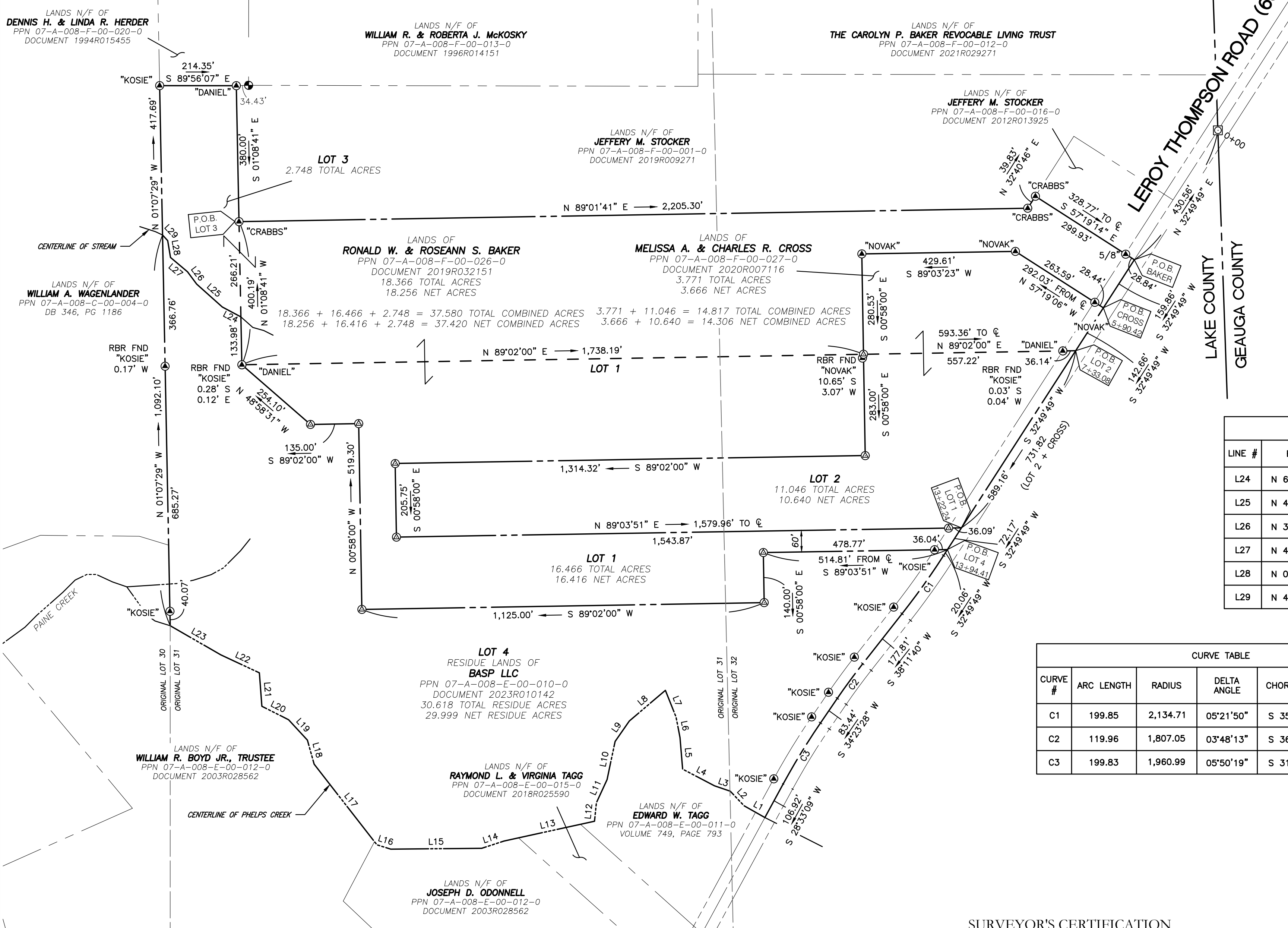


SITUATED IN THE TOWNSHIP OF LEROY, COUNTY OF LAKE AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL LOTS 31 AND 32 WITHIN SAID TOWNSHIP,
TOWNSHIP 10N, RANGE 7W IN THE CONNECTICUT WESTERN RESERVE



Bearings are rotated to agree with Leroy Thompson Road (S 32°49'49" W) as shown on Ref #2.



LINE #	BEARING	DISTANCE (FT)
L1	N 60°35'10" W	66.85'
L2	N 43°28'14" W	56.10'
L3	N 71°05'14" W	46.65'
L4	N 62°22'01" W	100.57'
L5	N 04°44'39" W	88.57'
L6	N 10°55'24" W	58.50'
L7	N 21°46'26" W	80.23'
L8	S 49°37'51" W	132.42'
L9	S 34°52'22" W	69.37'
L10	S 11°53'28" W	109.05'
L11	S 24°45'47" W	71.33'
L12	S 05°50'57" W	51.93'
L13	S 77°38'20" W	258.97'
L14	S 72°01'06" W	65.73'
L15	S 89°29'07" W	254.16'
L16	N 72°38'04" W	40.57'
L17	N 37°54'24" W	285.54'
L18	N 15°40'45" W	69.85'
L19	N 42°38'43" W	77.53'
L20	N 63°19'57" W	83.57'
L21	N 04°19'56" W	93.83'
L22	N 65°00'42" W	119.06'
L23	N 60°02'40" W	163.09'

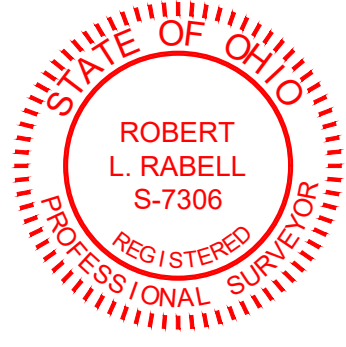
LINE #	BEARING	DISTANCE (FT)
L24	N 62°05'50" W	58.90
L25	N 48°12'54" W	96.13
L26	N 36°34'00" W	42.71
L27	N 49°52'30" W	62.27
L28	N 09°29'30" W	47.74
L29	N 42°45'02" W	21.21

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	199.85	2,134.71	05°21'50"	S 35°30'44" W	199.78
C2	119.96	1,807.05	03°48'13"	S 36°17'34" W	119.94
C3	199.83	1,960.99	05°50'19"	S 31°28'19" W	199.74

- LEGEND**
- ⊙ = 5/8" Iron Rebar Found (Surveyor Noted)
 - ⊗ = 5/8" Iron Rebar Set
 - ⊙ = 1" Iron Pin Found
 - ⊕ = Monument Box (Paved Over)
 - RBR = Rebar
 - FND = Found

- NOTES**
- All Iron Rebars Set are 5/8" epoxy coated iron rebars, 30" in length with identification caps stating "RABELL LSSE ENG."
 - Property lines were established using existing property monumentation, deeds and maps of record at the Lake County Recorder's Office.
 - The purpose of this survey is to subdivide PPN 07-A-008-E-00-010-0 into three lots, Lot 1 & Lot 3 are to be combined with Lands of Ronald W. & Roseann S. Baker (PPN 07-A-008-F-00-026-0), and Lot 2 is to be combined with Lands of Melissa A. & Charles R. Cross (PPN 07-A-008-F-00-027-0).

- REFERENCES**
- Lot Split and Remainder of Lands Prepared for Jeffery M. Stocker prepared by Crabbs' Surveying Service, dated July 23, 2012.
 - Map of Survey of PPN 07-A-008-E-00-009-0 and 07-A-008-E-00-010-0 Windsor Road Land, LLC prepared by D.B. Kosie & Associates, LLC, dated April 2023, and recorded at the Lake County Engineer's Office on April 24, 2023.
 - Lot Split for Ron Baker prepared by Barrington Consulting Group, Inc., dated January 21, 2020.



SURVEYOR'S CERTIFICATION

I, Robert L. Rabell, a Registered Surveyor in the State of Ohio, do hereby certify that this plan correctly represents lots and lands as surveyed and plotted by me for the owner(s) in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Robert L. Rabell 7-27-23
Robert L. Rabell, PLS, Reg.#S-7306 Date

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions, zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.

SURVEY MAP FOR
BASP LLC
79.245 TOTAL ACRES
Situate in
LEROY TOWNSHIP, LAKE COUNTY, OHIO

Drawn By: BMZ	Scale: 1" = 200'	Tax Parcel No.: 07-A-008-E-00-010-0
Reviewed By: RLR	Date: July 27, 2023	Sheet No.: 1 of 1
Filename: 567-003prop.dwg		

Rabell Surveying & Engineering
A Division of LSSE
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Fax: 814-756-5638
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