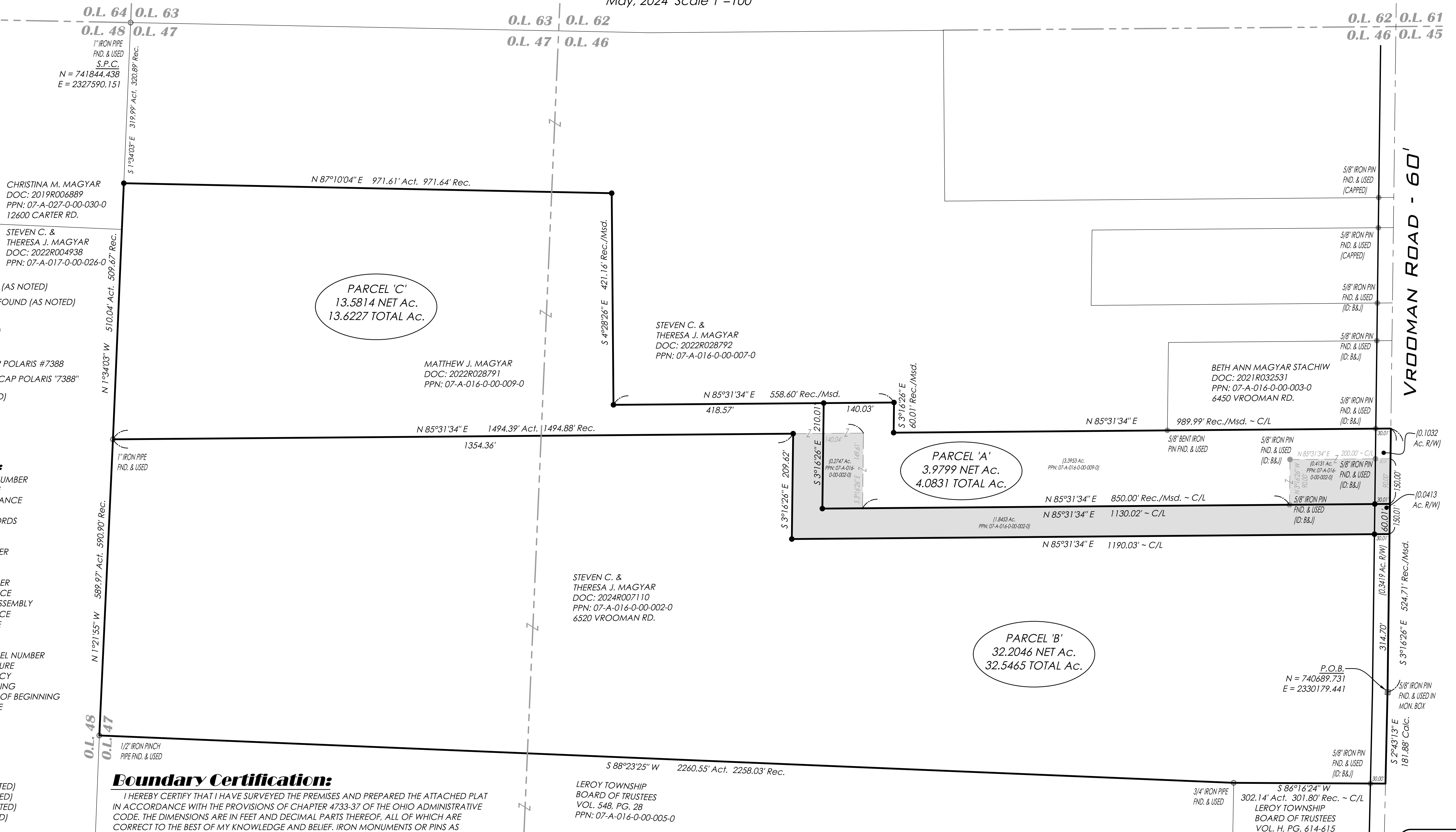
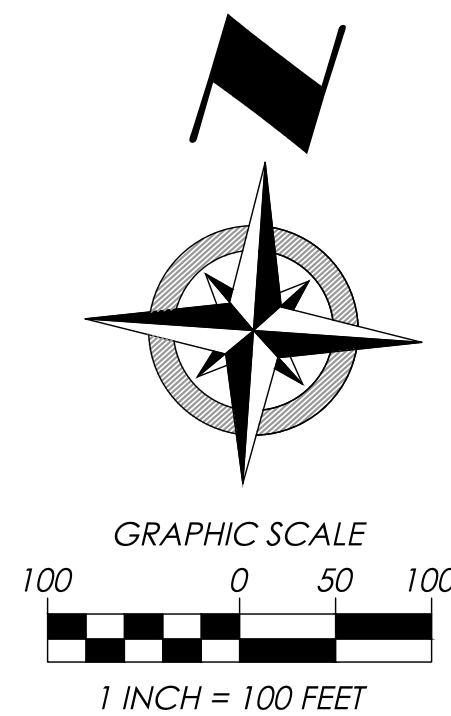


# Plat of Lot Split & Consolidation

P.P.N. 07-A-016-0-00-002-0 & 07-A-016-0-00-009-0  
 Situated in the Township of Leroy, County of Lake, and State of Ohio,  
 and further known as being part of Lots 46 & 47, Original Leroy Township, Being  
 Township No. 10 in the 7th Range of Townships in the Connecticut Western Reserve.  
 May, 2024 Scale 1"=100'

SPLIT & CONSOLIDATION SUMMARY:	
①	2.5331 Ac. (0.1033 Ac. IN R/W) SPLIT OUT OF PPN: 07-A-016-0-00-002-0 AND CONSOLIDATED WITH PPN: 07-A-016-0-00-009-0
②	PARCEL 'A' = 4.0831 Ac. SPLIT FROM PPN: 07-A-016-0-00-009-0 TO CREATE NEW PARCEL



- Monument Legend:**
- ☐ MON. BOX ASSEMBLY FOUND (AS NOTED)
  - ☐ EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
  - ⊙ STONE FOUND (AS NOTED)
  - IRON PIPE FOUND (AS NOTED)
  - IRON PIN FOUND (AS NOTED)
  - 5/8" IRON PIN FOUND I.D. CAP POLARIS #7388
  - 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
  - ⊙ DRILL HOLE FOUND (AS NOTED)
  - ⊙ DRILL HOLE SET (AS NOTED)
  - △ P.K. NAIL FOUND (AS NOTED)
  - △ P.K. NAIL SET (AS NOTED)

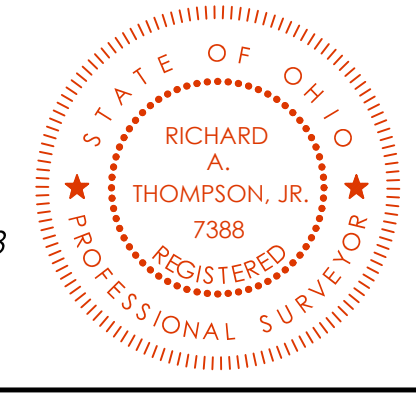
- Survey Abbreviations:**
- (A.F.N.) = AUTOMATIC FILE NUMBER
  - (ACT.) = ACTUAL DISTANCE
  - (CALC.) = CALCULATED DISTANCE
  - (C/L) = CENTERLINE
  - (C.S.R.) = CITY SURVEY RECORDS
  - (Dd.) = DEED DISTANCE
  - (D.R.) = DEED RECORD
  - (Doc.) = DOCUMENT NUMBER
  - (Encr.) = ENCROACHMENT
  - (Fd.) = FOUND
  - (Inst.) = INSTRUMENT NUMBER
  - (Ms.) = MEASURED DISTANCE
  - (Mon.Box) = MONUMENT BOX ASSEMBLY
  - (Obs.) = OBSERVED DISTANCE
  - (O.L.) = ORIGINAL LOT LINE
  - (O.R.) = OFFICIAL RECORD
  - (PL) = PROPERTY LINE
  - (P.P.N.) = PERMANENT PARCEL NUMBER
  - (P.C.) = POINT OF CURVATURE
  - (P.T.) = POINT OF TANGENCY
  - (POB) = PLACE OF BEGINNING
  - (PPOB) = PRINCIPAL PLACE OF BEGINNING
  - (Rec.) = RECORD DISTANCE
  - (R.P.) = RECORDED PLAT
  - (RW) = RIGHT-OF-WAY
  - (Trn.) = TURNED ANGLE
  - (S/L) = SUBLLOT

- Survey References:**
- COUNTY TAX MAPS (AS NOTED)
  - COUNTY RECORD DEEDS (AS NOTED)
  - COUNTY RECORD PLATS (AS NOTED)
  - COUNTY ROAD RECORDS (AS NOTED)
  - SURVEY PERFORMED BY (AS NOTED)

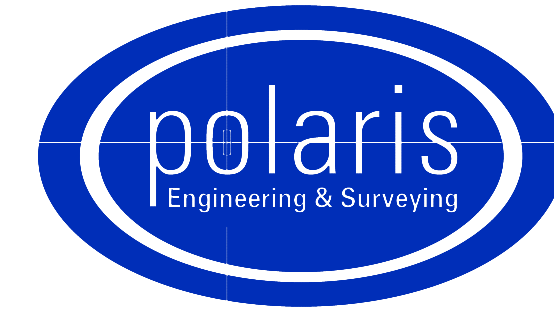
**Boundary Certification:**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. 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. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS" #7388 AS SHOWN HEREON (●).

*Richard A. Thompson Jr.*  
 RICHARD A. THOMPSON, JR.  
 OHIO PROFESSIONAL SURVEYOR #7388  
 DATE: 4/25/2024



DATE:	5/1/2024
SCALE: HOR.	1"=100'
VERT.	N/A
FOLDER:	Survey Base
FILENAME:	Lot Split
TAB:	01-Plat



**POLARIS ENGINEERING and SURVEYING, INC.**  
 34600 CHARDON ROAD - SUITE D  
 WILLOUGHBY HILLS, OHIO 44094  
 (440) 944-4433 (440) 944-3722 (Fax)  
 www.polaris-es.com

CONTRACT No.	
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