

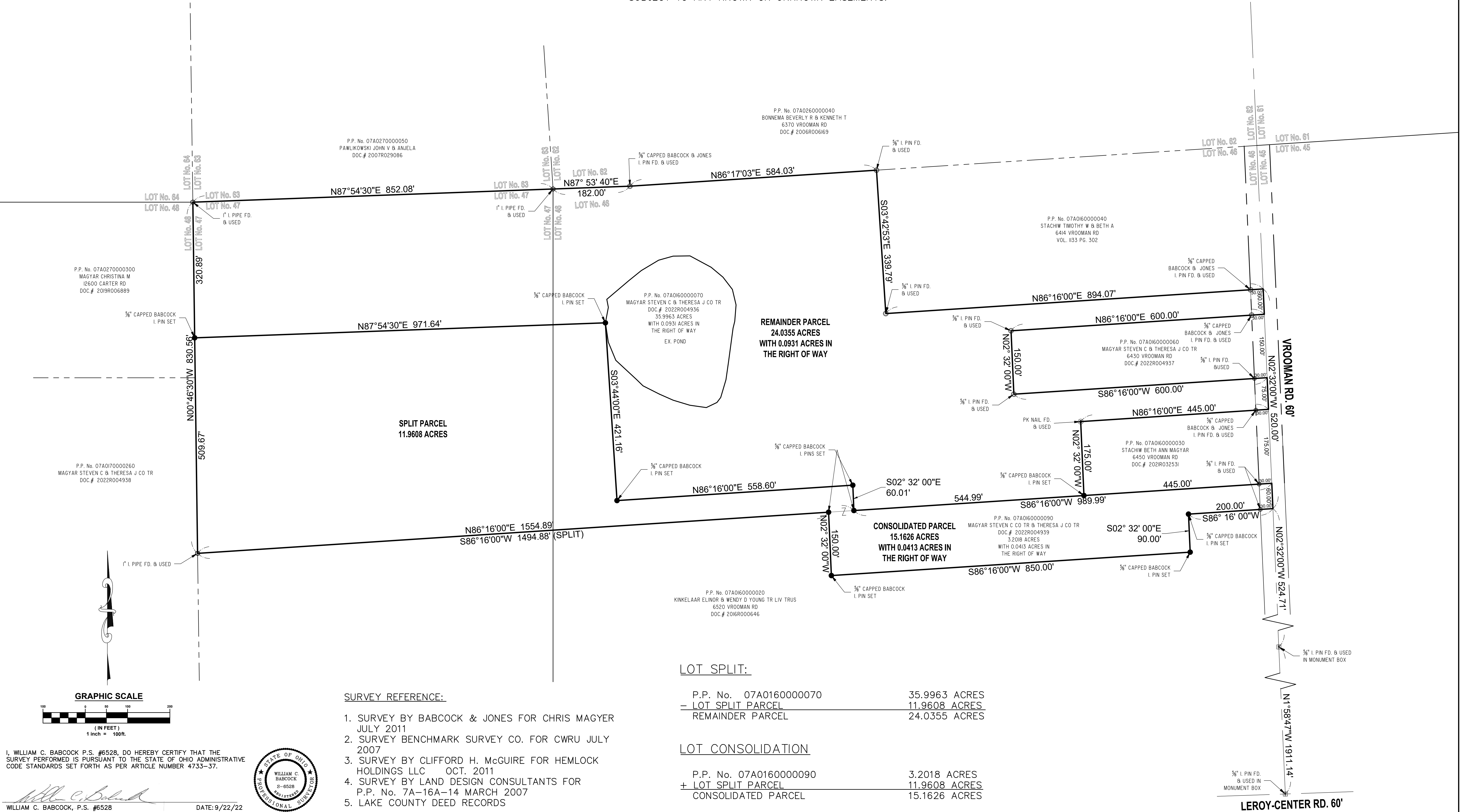
ALL PINS SET ARE 5/8" x 30"  
REBAR CAPPED "BABCOCK 6528".

SHEET 1 OF 1

SITUATED IN THE TOWNSHIP OF LEROY, COUNTY OF LAKE, STATE OF OHIO,  
KNOWN AS BEING PART OF LOT 46 & 47

BASIS OF BEARINGS:  
CENTERLINE OF VROOMAN ROAD, 60 FEET WIDE BEING  
N 2° 32' 00" W USED TO DESCRIBE ANGLES ONLY.

NOTE:  
SUBJECT TO ANY KNOWN OR UNKNOWN EASEMENTS.



**SURVEY REFERENCE:**

1. SURVEY BY BABCOCK & JONES FOR CHRIS MAGYER JULY 2011
2. SURVEY BENCHMARK SURVEY CO. FOR CWRU JULY 2007
3. SURVEY BY CLIFFORD H. McGUIRE FOR HEMLOCK HOLDINGS LLC OCT. 2011
4. SURVEY BY LAND DESIGN CONSULTANTS FOR P.P. No. 7A-16A-14 MARCH 2007
5. LAKE COUNTY DEED RECORDS

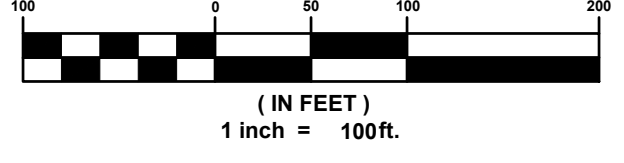
**LOT SPLIT:**

P.P. No. 07A0160000070	35.9963 ACRES
- LOT SPLIT PARCEL	11.9608 ACRES
REMAINDER PARCEL	24.0355 ACRES

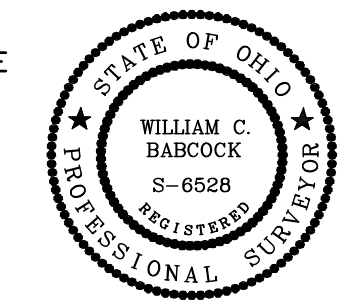
**LOT CONSOLIDATION**

P.P. No. 07A0160000090	3.2018 ACRES
+ LOT SPLIT PARCEL	11.9608 ACRES
CONSOLIDATED PARCEL	15.1626 ACRES

**GRAPHIC SCALE**



I, WILLIAM C. BABCOCK P.S. #6528, DO HEREBY CERTIFY THAT THE SURVEY PERFORMED IS PURSUANT TO THE STATE OF OHIO ADMINISTRATIVE CODE STANDARDS SET FORTH AS PER ARTICLE NUMBER 4733-37.



*William C. Babcock*  
WILLIAM C. BABCOCK, P.S. #6528 DATE: 9/22/22

REV. NO.	DESCRIPTION	DATE	BY	CHK'D

**LOT SPLIT & CONSOLIDATION**  
P.P. No. 07A0160000070 & 07A0160000090  
LEROY TWP. - LAKE COUNTY - OHIO  
PART OF LOTS 46 & 47

**BABCOCK LAND SURVEYORS**  
SURVEYORS & LAND PLANNERS  
PAINESVILLE OHIO 44077  
babcocklandsurveyors@yahoo.com

DATE	9/12/22
DESIGN BY	WSO
DRAWN BY	WSO
APPROVED BY	WB
CREW CHIEF	RB

**CHRIS MAGYAR**  
6430 VROOMAN RD.  
PAINESVILLE, OHIO 44077

SCALE	1" = 100'
JOB NO	22-28
SHEET	1
OF	1