

# MAP OF LOT SPLIT

FOR J R PACHECO LLC

BLACKMORE ROAD

SITUATED IN THE TOWNSHIP OF PERRY,  
COUNTY OF LAKE, STATE OF OHIO AND  
KNOWN AS BEING A PART OF LOTS 79 AND 89  
IN SAID TOWNSHIP AND ALSO PART OF WIND  
POINT RESERVE INDUSTRIAL SUBDIVISION AS  
RECORDED IN PLAT VOLUME 39 PAGE 5 OF  
LAKE COUNTY RECORDS  
ALSO BEING IN TOWNSHIP 11 RANGE 7 OF  
THE C.W.R.

TWINBROOK PROPERTIES LTD  
03-A-014-A-00-005-0  
2003R008407

LOT 79  
LOT 89

N01°23'34"W 267.56'

5/8" CAPPED REBAR  
PIN FOUND  
"SCHWARTZ"

LOT SPLIT 1  
2.523 AC.

5/8" REBAR  
PIN FOUND

S01°24'50"E 267.97'

267.99'

5/8" IPF  
IN MON.  
BOX

4106.15'

LANECOR LLC  
03-A-014-A-00-007-0  
2003R030235

S88°37'49"W 410.51'

435.76' TO CL

S88°34'25"W 410.42'

435.42'

IPS

LAKE METROPARKS  
BOARD OF PARK COMMISSIONERS  
03-A-014-A-00-003-0  
2013R037098

DISTANCES ARE SHOWN IN FEET AND  
DECIMAL PARTS THEREOF.



5/8" REBAR  
PIN FOUND  
BENT

N01°24'50"W 1237.52'

LAKE METROPARKS  
BOARD OF COMMISSIONERS  
03-A-014-0-00-011-0  
2013R017695

5/8" REBAR  
PIN FOUND

N88°35'28"E 321.60'

5/8" CAPPED REBAR  
PIN FOUND  
"SCHWARTZ"

5/8" CAPPED REBAR  
PIN FOUND  
"SCHWARTZ"

5/8" REBAR  
PIN FOUND

J R PACHECO LLC  
03-A-014-A-00-014-0  
2022R004905

BEFORE LOT SPLIT 20.607 AC.  
-2.523 AC. LOT SPLIT 1  
18.084 AC. RESIDUAL PARCEL

5/8" CAPPED REBAR  
PIN FOUND  
"SCHWARTZ"

795.38' TO R/W

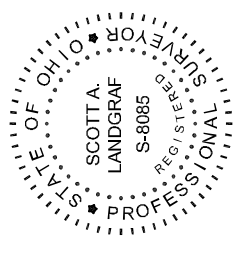
N88°40'01"E 203.43'

MARUT PROPERTIES LLC  
03-A-014-A-00-006-0  
2005R023999

S01°24'25"E 314.52'

**SURVEYOR'S CERTIFICATION**  
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT  
AND THE FIELD SURVEY ON WHICH IT WAS BASED IN  
MARCH OF 2022 WERE MADE IN ACCORDANCE WITH  
AND SATISFY THE MINIMUM STANDARDS FOR  
BOUNDARY SURVEYS IN THE STATE OF OHIO, AS  
CODIFIED IN CHAPTER 4733-37 OF THE OHIO  
ADMINISTRATIVE CODE IN EFFECT AT THE TIME.  
DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS  
THEREOF. BEARINGS SHOWN HEREON ARE USED TO  
INDICATE ANGLES ONLY AND ARE BASED ON AN  
ASSUMED MERIDIAN. IRON PINS SET (IPS) ARE 3/4" X 30"  
REBAR CAPPED 5. LANDGRAFF/S 8085 UNLESS NOTED  
OTHERWISE.

*Scott A Landgraf*  
SCOTT A. LANDGRAF  
PROFESSIONAL SURVEYOR 8085



MARUT  
PROPERTIES LLC  
03-A-014-0-00-017-0  
2005R023998

5/8" REBAR  
PIN FOUND  
BENT

S01°28'57"E 175.22'

5/8" REBAR  
PIN FOUND

ALESHA OLVERA  
03-A-014-0-00-018-0  
2017R005118

N88°34'15"E 270.18'

25' 25'

IPS

S01°24'50"E 747.36'

R/W

BLACKMORE ROAD (50')

R/W

Jones Surveying  
ENGINEERS - SURVEYORS - PLANNERS  
919 BALBOA CT., PAINESVILLE, OHIO  
(PH.) 440-357-1811  
(E-MAIL) hjonesurveying@yahoo.com

22-026-2

N. RIDGE RD. - U.S. RT. 20 (60')