

LOT SPLIT & COMBINATION SURVEY

FOR
LAKE COUNTY METROPARKS BOARD OF PARK COMMISSIONERS AND JAQUES REAL ESTATE, LLC.

SITUATED IN THE TOWNSHIP OF PERRY, COUNTY OF LAKE, STATE OF OHIO, AND BEING PART OF TOWNSHIP LOT 79, PART OF SUBLT#2 OF THE WIND POINT RESERVE INDUSTRIAL SUBDIVISION, PLAT VOL. 39, PG. 5, IN TOWNSHIP 11, RANGE 7, OF THE CONNECTICUT WESTERN RESERVE
DECEMBER 2015

NORTH IS NEITHER TRUE
NOR MAGNETIC AND IS USED
TO DENOTE ANGLES ONLY

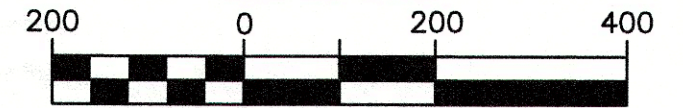
BASIS FOR BEARINGS

(SPLIT PARCEL 3 AND COMBINED PARCEL)
CENTERLINE OF BLACKMORE ROAD (R/W VARIES),
ASSUMED SOUTH 01°26'09" EAST

(SPLIT PARCELS 1 & 2)
CENTERLINE OF NIAGARA AVENUE (60' R/W)
ASSUMED NORTH 88°33'12" EAST



GRAPHIC SCALE



(IN FEET)
1 inch = 200 feet

LEGEND

- - IRON PIN OR PIPE FOUND AS NOTED
- - 5/8" DIA. X 30" LONG REBAR SET WITH A PLASTIC CAP STAMPED "PEZAR PS 7772".
- - 5/8" IRON PIN FOUND IN A MONUMENT BOX

DEEDS OF RECORD ON FILE AT THE LAKE COUNTY RECORDER'S OFFICE
SURVEYS OF RECORD ON FILE AT THE LAKE COUNTY ENGINEER'S OFFICE
WIND POINT RESERVE INDUSTRIAL SUBDIVISION PLAT VOLUME 39, PAGE 5

PREPARED BY:

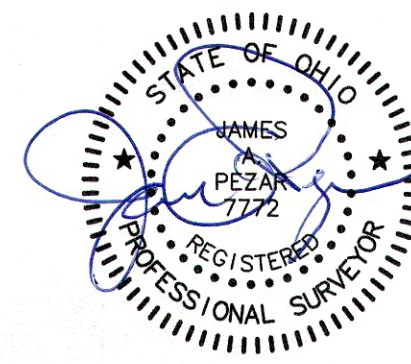
JAMES A. PEZAR, P.S.
1995 LAKESIDE DRIVE
MADISON, OHIO 44057
(440) 666-0602

SURVEYORS STATEMENT

THIS PLAT WAS PREPARED BY ME AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS SPECIFIED IN THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

JAMES A. PEZAR, P.S. OHIO #7772

12/16/15
DATE



DMK PROPERTIES, LLC
INST.# 2008R007872
PP# 3A-14A-8

NEW COMBINED PARCEL
2.2943 AC. (99,940 S.F.) SPLIT PARCEL 2
+ 2.4994 AC. (108,874 S.F.)
4.7937 AC. (208,814 S.F.) TOTAL

JAQUES REAL ESTATE, LLC
INST.# 2010R020814
PP# 3A-14A-10
108,874 S.F.
2.4994 ACRES

HJL STUBB, LLC
INST.# 2011R022765
PP# 3A-14-23

LANE ROAD LAND COMPANY, LLC
INST.# 2013R017695
PP# 3A-14A-15

LAKE COUNTY METROPARKS BOARD
OF PARK COMMISSIONERS
INST.# 2011R030394
PP# 3A-14A-2

30' DRAINAGE
EASEMENT AS SHOWN
ON WIND POINT
RESERVE SUBD. PLAT
VOL. 39, PG. 5.

- ① CAPPED 5/8" "SCHWARTZ" I.PIN FND & USED
- ② 5/8" I.PIN FND & USED
- ③ CAPPED 5/8" "PEZAR" I.PIN FND & USED
- ④ CAPPED 5/8" "B&J" I.PIN FND & USED

BLACKMORE ROAD R/W VARIES

NIAGARA AVE. 60' R/W

