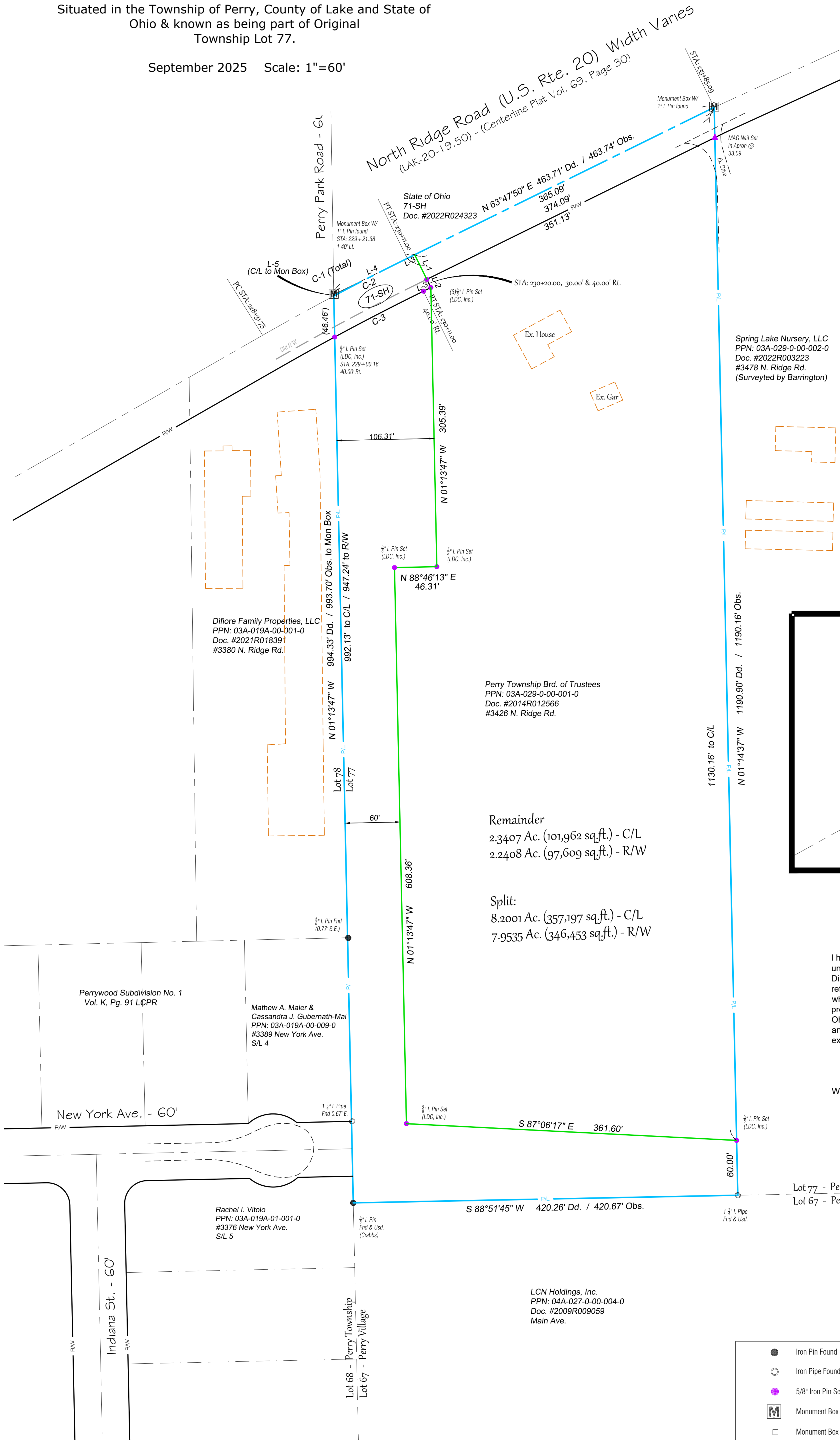
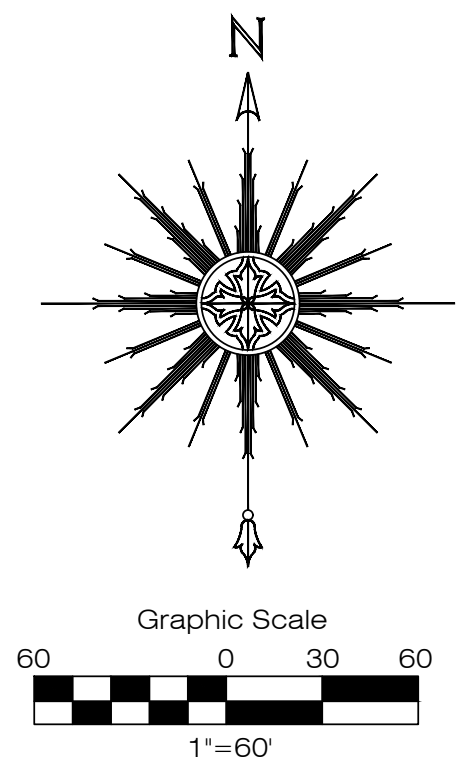


Plat of Lot Split

For: Future Right of Way for Perry Township

Situated in the Township of Perry, County of Lake and State of Ohio & known as being part of Original Township Lot 77.

September 2025 Scale: 1"=60'



Spring Lake Nursery, LLC
PPN: 03A-029-0-00-002-0
Doc. #2022R003223
#3478 N. Ridge Rd.
(Surveyed by Barrington)

Diffore Family Properties, LLC
PPN: 03A-019A-00-001-0
Doc. #2021R018391
#3380 N. Ridge Rd.

Perry Township Brd. of Trustees
PPN: 03A-029-0-00-001-0
Doc. #2014R012566
#3426 N. Ridge Rd.

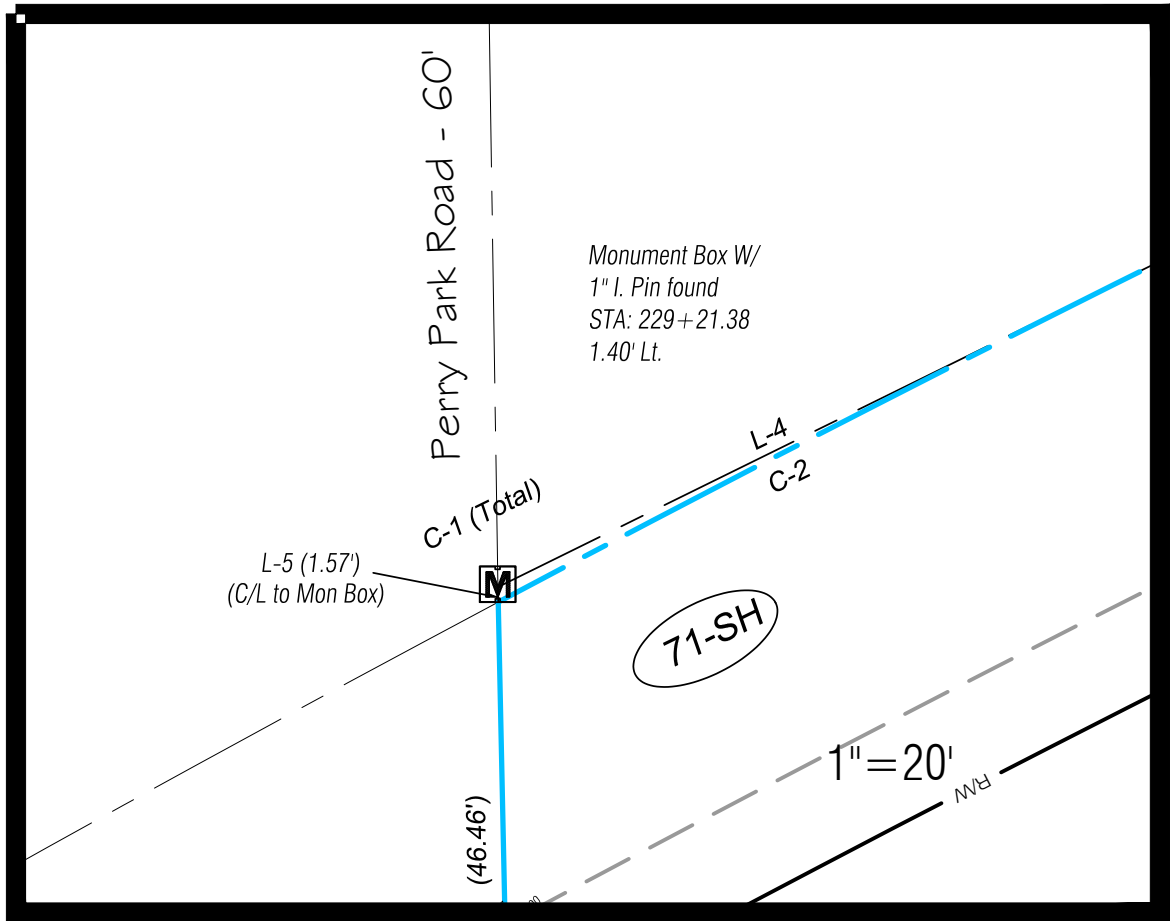
Remainder
2.3407 Ac. (101,962 sq.ft.) - C/L
2.2408 Ac. (97,609 sq.ft.) - R/W

Split:
8.2001 Ac. (357,197 sq.ft.) - C/L
7.9535 Ac. (346,453 sq.ft.) - R/W

Mathew A. Maier &
Cassandra J. Gubernath-Mai
PPN: 03A-019A-00-009-0
#3389 New York Ave.
S/L 4

Rachel I. Vitolo
PPN: 03A-019A-01-001-0
#3376 New York Ave.
S/L 5

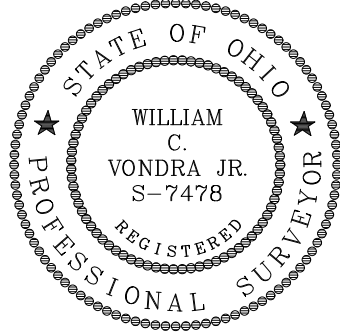
LCN Holdings, Inc.
PPN: 04A-027-0-00-004-0
Doc. #2009R009059
Main Ave.



Survey Certification:

I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to Ohio North NAD 83(2011) geoid 12B ODOT VRS Network. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by a examination of the same.

William C. Vondra Jr.
William C. Vondra Jr., P.S. #7478
09/17/2025



LEGEND

● Iron Pin Found	● Drill Hole Found
○ Iron Pipe Found	● Drill Hole Set
● 5/8" Iron Pin Set (LDC, Inc.)	△ Horizontal Control Point
M Monument Box Found	○ Vertical Control Point
□ Monument Box Empty	□ Hub Found
▲ PK Set	■ Hub Set
△ PK Found	○ Railroad Spike Found
● Stone Found	● Railroad Spike Set
Meas. = Measured	Dd. = Deed
Plat = Subdivision Plat	Rec. = Record
D./M. = Deed & Measured	Act. = Actual
	Y Angle Iron Found
	○ Fence post in concrete

Line Table

LINE	LENGTH	BEARING
L-1	30.00'	N 26°12'10" W
L-2	10.00'	N 26°12'10" W
L-3	9.00'	N 63°47'50" E
L-4	98.65'	N 63°47'50" E
L-5	1.57'	N 01°13'47" W

Curve Table

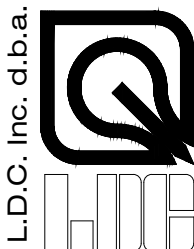
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C-1	179.25	2864.79	03°35'06"	N 62°00'17" E	179.22
C-2	90.33	2864.79	01°48'24"	N 62°53'38" E	90.32
C-3	109.29	2824.79	02°13'00"	N 62°41'20" E	109.28

Plat of Lot Split
Perry Township
Township of Perry - Lake County - Ohio

CONTRACT NO.
PERRJ1-2502

SHEET
1 OF 1

DATE: 9/17/25
SCALE: HOR. 1"=60'
VERT. 1"=60'
FILENAME: SUB-H RIG
COMPUTER: S
TAB NAME: Plat



LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
8585 East Avenue Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND
(440) 354-6938 FAX: (440) 255-9575

PPN: 03A-029-0-00-001-0