

Plat of Lot Split

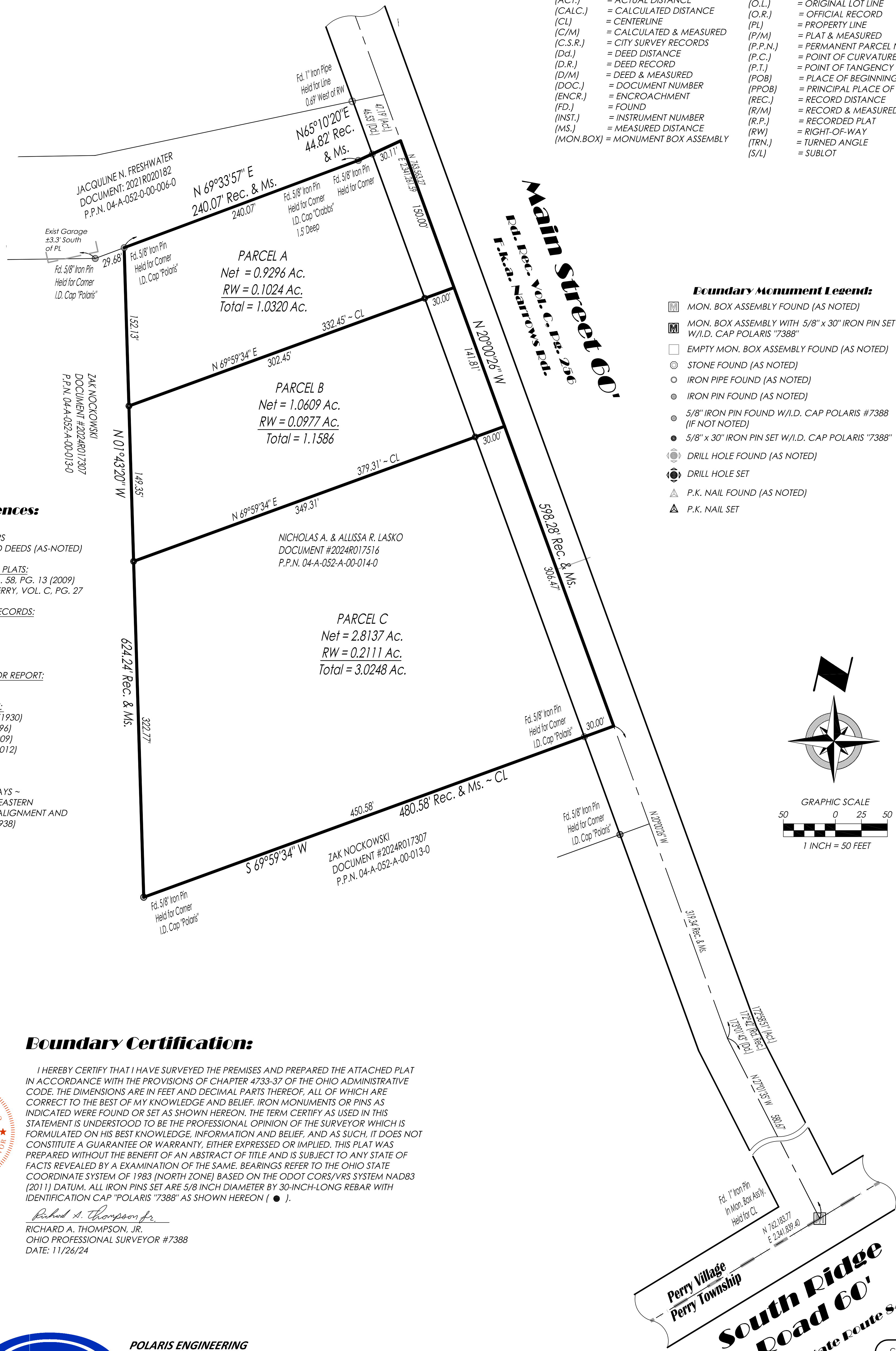
Being a subdivision of P.P.N. 04-A-052-A-00-014-0
 Situated in the Village of Perry, County of Lake, and State of Ohio,
 and further known as being part of Lot 44, Original Perry Township, Being Township No. 11
 in the 7th Range of Townships in the Connecticut Western Reserve.
 November, 2023 Scale 1"=50'

Survey Abbreviations:

(A.F.N.) = AUTOMATIC FILE NUMBER	(OBS.) = OBSERVED DISTANCE
(ACT.) = ACTUAL DISTANCE	(O.L.) = ORIGINAL LOT LINE
(CALC.) = CALCULATED DISTANCE	(O.R.) = OFFICIAL RECORD
(CL) = CENTERLINE	(PL) = PROPERTY LINE
(C/M) = CALCULATED & MEASURED	(P/M) = PLAT & MEASURED
(C.S.R.) = CITY SURVEY RECORDS	(P.P.N.) = PERMANENT PARCEL NUMBER
(Dd.) = DEED DISTANCE	(P.C.) = POINT OF CURVATURE
(D.R.) = DEED RECORD	(P.T.) = POINT OF TANGENCY
(D/M) = DEED & MEASURED	(POB) = PLACE OF BEGINNING
(DOC.) = DOCUMENT NUMBER	(PROB) = PRINCIPAL PLACE OF BEGINNING
(ENCR.) = ENCROACHMENT	(REC.) = RECORD DISTANCE
(F.) = FOUND	(R/M) = RECORD & MEASURED
(INST.) = INSTRUMENT NUMBER	(R.P.) = RECORDED PLAT
(MS.) = MEASURED DISTANCE	(RW) = RIGHT-OF-WAY
(MON.BOX) = MONUMENT BOX ASSEMBLY	(TRN.) = TURNED ANGLE
	(S/L) = SUBLOT

Boundary Monument Legend:

- ☐ MON. BOX ASSEMBLY FOUND (AS NOTED)
- ☑ MON. BOX ASSEMBLY WITH 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
- ☐ 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 W/I.D. CAP POLARIS #7388 (IF NOT NOTED)
- 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
- ⊙ DRILL HOLE FOUND (AS NOTED)
- ⊙ DRILL HOLE SET
- ▲ P.K. NAIL FOUND (AS NOTED)
- ▲ P.K. NAIL SET



Survey References:

- LAKE COUNTY TAX MAPS
- LAKE COUNTY RECORD DEEDS (AS-NOTED)
- LAKE COUNTY RECORD PLATS:
ANNEXATION PLAT VOL. 58, PG. 13 (2009)
MAP OF VILLAGE OF PERRY, VOL. C, PG. 27
- LAKE COUNTY ROAD RECORDS:
VOL. 1, PG. 315 (1826)
VOL. 1, PG. 328 (1836)
VOL. B, PG. 317 (1911)
VOL. C, PG. 256 (1930)
- LAKE COUNTY SURVEYOR REPORT:
VOL. 3, PG. 124 (1890)
- SURVEY PERFORMED BY:
CRABBS & FULLERTON (1930)
BABCOCK & JONES (1996)
CRABBS SURVEYING (2009)
POLARIS ENG. & SUR. (2012)
DANIEL P. ENGLE (2018)
LDC, INC. (2019)
- OHIO DEPT. OF HIGHWAYS -
WICKLIFFE-ASHTABULA-EASTERN
S.H. 563, SEC. F, G & H ALIGNMENT AND
IMPROVEMENT PLAN (1938)

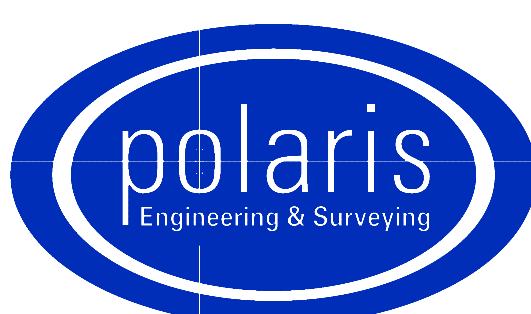
Boundary Certification:

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 (●).

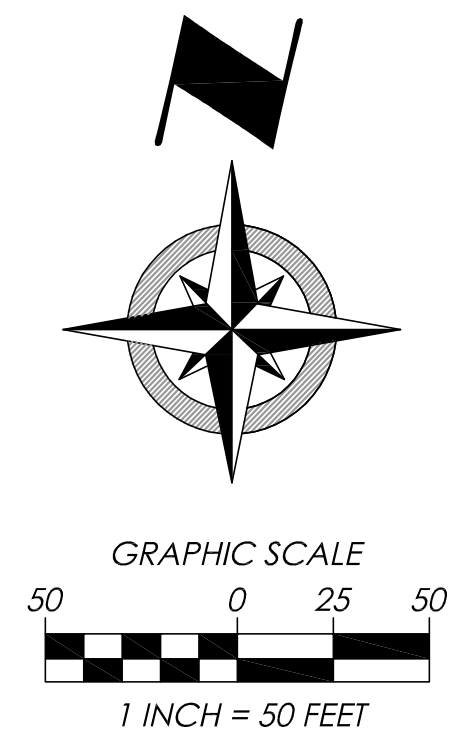
Richard A. Thompson Jr.
 RICHARD A. THOMPSON, JR.
 OHIO PROFESSIONAL SURVEYOR #7388
 DATE: 11/26/24



DATE: 11/26/24
 SCALE: 1"=50'
 FOLDER: Survey Base
 DWG: Plat of Lot Split
 TAB: 01 - Plat of Lot Split



**POLARIS ENGINEERING
 and SURVEYING, INC.**
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 WILLOUGHBY HILLS, OHIO 44094
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 www.polaris-es.com



CONTRACT No.
 24249
 SHEET OF
 01 01