

Plat of Survey

PPN: 08A-011-0-00-042-0

Situated in the Township of Concord, County of Lake and State of Ohio & known as being part of Original Township Lots 11 & 15, Tract 1.

June 2024 Scale: 1"=100'

Coordinates

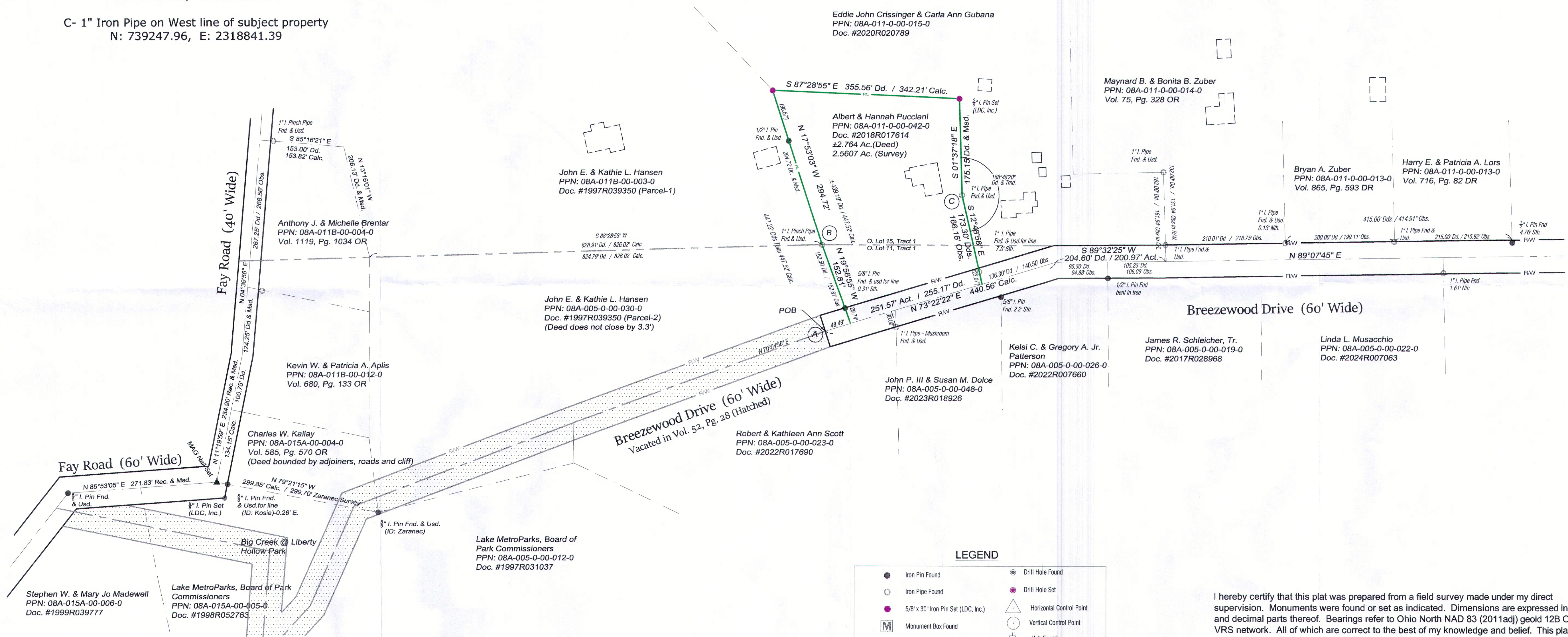
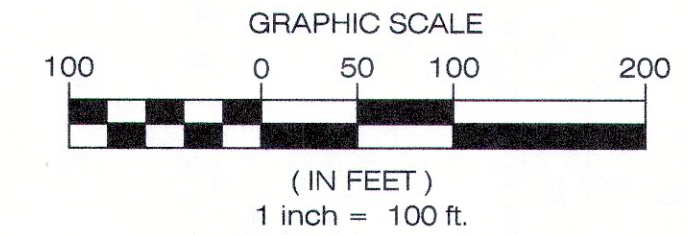
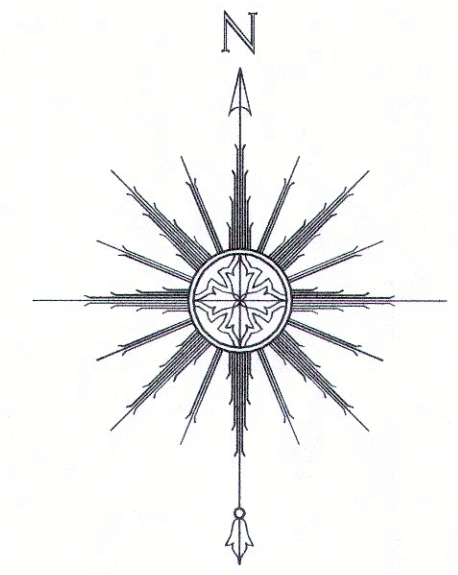
A- End of vacated Centerline of Breezewood Dr.
N:739000.08, E: 2318590.73

B- 1" Iron pipe on Lot Line
N:739157.59, E: 2318585.06

C- 1" Iron Pipe on West line of subject property
N: 739247.96, E: 2318841.39

Survey References

Survey of PPN: 08A-005-0-00-012-0 for Lake MetroParks by John Zaranec (1998)
Vacation of Breezewood Drive by Mitch Ferguson Vol. 52, Pg. 28 (2006)
Survey For Ted Hach by Tim Feller (2010)
Recorded deeds, Tax Maps and GIS Info from Lake County



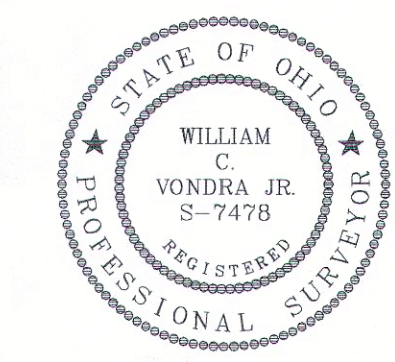
Survey Area

2.5607 Acres (111,546 sq.ft.) to C/L
2.3862 Acres (103,943 sq.ft.) to R/W

LEGEND	
●	Iron Pin Found
○	Iron Pipe Found
●	5/8" x 30" Iron Pin Set (LDC, Inc.)
M	Monument Box Found
□	Monument Box Empty
▲	MAG Nail Set
⊙	PK Found
⊙	Stone Found
●	Drill Hole Found
●	Drill Hole Set
△	Horizontal Control Point
○	Vertical Control Point
⊕	Hub Found
⊕	Hub Set
⊕	Railroad Spike Found
⊕	Railroad Spike Set
Meas.	= Measured
Plat	= Subdivision Plat
D./M.	= Deed & Measured
Dd.	= Deed
Rec.	= Record
Act.	= Actual

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 (2011adj) 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 an examination of the same.

William C. Vondra Jr.
William C. Vondra Jr., P.S. # 7478



July 8, 2024

PPN: 08A-011-0-00-042-0

LAND DESIGN consultants
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DATE 7/8/24
SCALE: HOR. 1"=100'
VERT.
FILENAME Sr.-BW-d-2
COMPUTER S:
TAB NAME Plat

Plat of Survey
Pucciani Residence
Township of Concord - Lake County - Ohio

SHEET 1 OF 1
CONTRACT No. PUCCA1-2401