

BASIS OF BEARINGS

Bearings shown hereon are based on Ohio State Plane Coordinate System, North Zone, NAD 1983. US Feet

PLEASE NOTE

This Site Plan Survey was prepared without the benefit of a current title commitment. Therefore, the Riverstone Company cannot determine if any easements, restrictions and reservations affect the subject property. If the Riverstone Company is provided with the title commitment, a revised survey map will be provided at Riverstone's hourly fee schedule.

**PLAT OF LOT SPLIT
OF
6967 AUBURN RIDGE ROAD
PARCEL No.
08-A-018-0-00-060-0
TOWNSHIP OF CONCORD, OHIO**

Situated in the Township of Concord, County of Lake and State of Ohio and known as being a part of Original Concord Township Lot No. 7 in Tract 3 by land conveyed to Bonnie Davis, Trustee by the deed dated September 29, 2025 and recorded in Document No. 2025R021425 of Lake County Records.

OWNERS ACCEPTANCE

I, the undersigned owner of the land shown hereon, do hereby accept this Lot Split of the same.

Bonnie Davis, Trustee

NOTARY

State of _____ ;
County of _____ ;

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at _____ this _____ day of _____, 2026.

Notary Public

My commission expires _____

CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in Accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Brian Siebenthal

Brian Siebenthal P.S. No. 8740

May 11, 2026

Date



NOTE

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Co PS8740"

FIELD DATE

April 2026

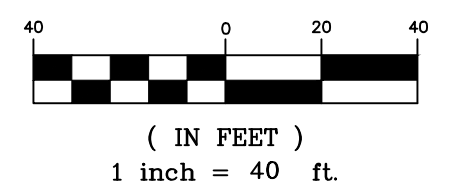
DRAWN BY

BDK, ER, BS

APPROVED

B.S. P.S. 8740

GRAPHIC SCALE



LEGEND

- = Monument Box Found
- = Iron Pin Found
- = Iron Pipe Found
- = 5/8"x30" Iron Pin Set
- = Spike Set on P/L
- ⊙ = Drill Hole Set / Found
- ⊕ = Mag Nail Set / Found
- ⊔ = Centerline

- Calc./C. Calculated
- D. Deed
- E. East
- H.N. House Number
- Meas./M. Measured
- N. North
- Obs. Observed
- Parcel No. Permanent Parcel Number
- P/L Property Line
- R/W Right-of-Way
- Rec./R. Record
- S. South
- Sq.Ft. Square Feet
- V/Vol. Volume
- W. West

ZONING

R-1 Residential

REFERENCE SURVEYS

- 1.) Subject and adjoining deeds as noted
- 2.) Plat of Lot Split for Precision Harness Racing Stables, Inc. performed by Land Design Consultants, July 1996.
- 3.) Plat of Lot Split for Precision Harness Racing Stables, Inc. performed by Land Design Consultants, August 1996. (Land)
- 4.) Resurvey of Lands, Parcel No. 08-A-018-A-00-064-0 Crabb's Surveying, July 2021
- 5.) Plat of Survey for David & Wendy Conway Babcock, Jones and Associates, Inc. April 2006 (Babcock)

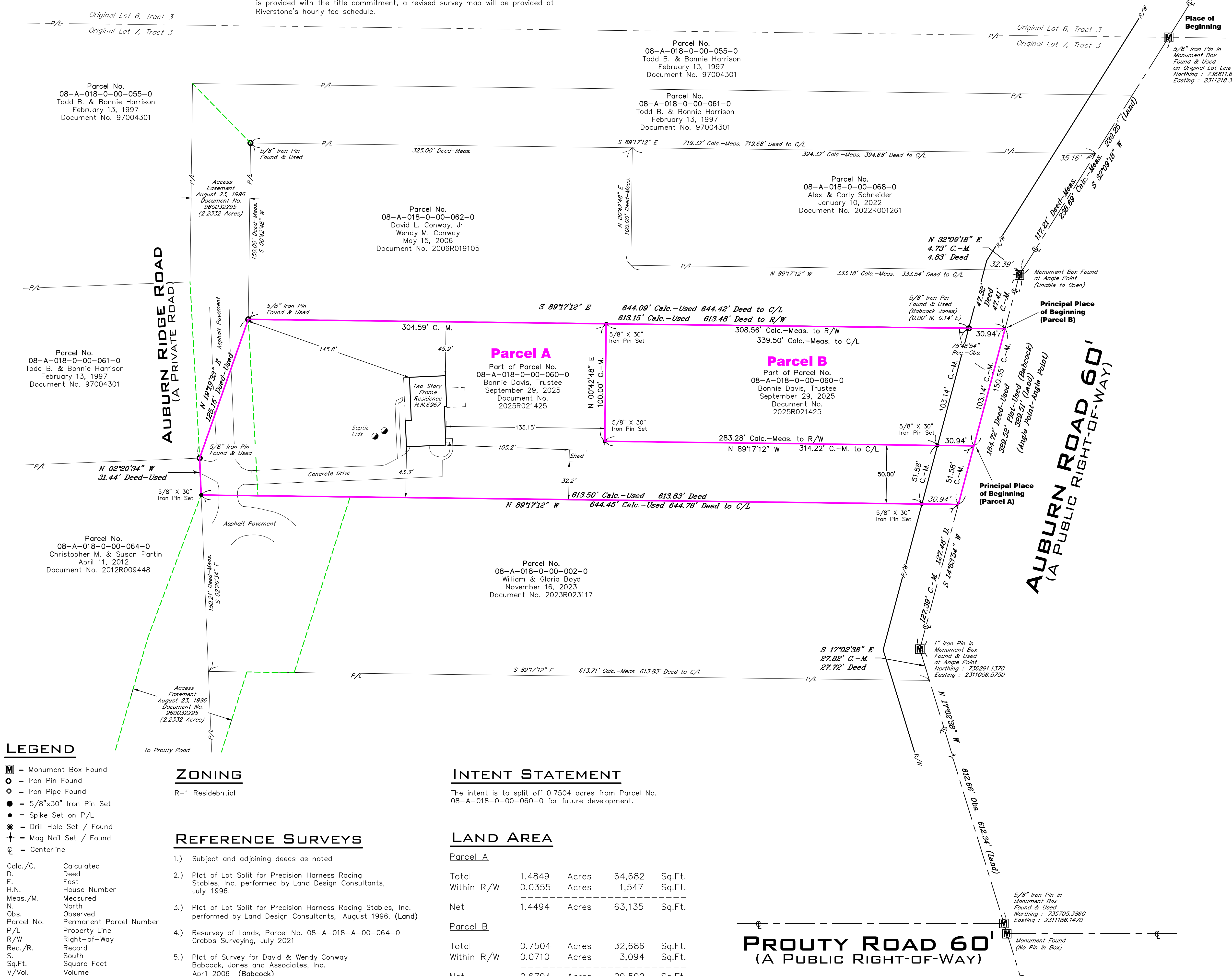
INTENT STATEMENT

The intent is to split off 0.7504 acres from Parcel No. 08-A-018-0-00-060-0 for future development.

LAND AREA

Parcel	Total	Acres	Sq.Ft.
Parcel A	1.4849	Acres	64,682 Sq.Ft.
Within R/W	0.0355	Acres	1,547 Sq.Ft.
Net	1.4494	Acres	63,135 Sq.Ft.
Parcel B	0.7504	Acres	32,686 Sq.Ft.
Within R/W	0.0710	Acres	3,094 Sq.Ft.
Net	0.6794	Acres	29,592 Sq.Ft.

**PROUTY ROAD 60'
(A PUBLIC RIGHT-OF-WAY)**



6967 AUBURN RIDGE DRIVE