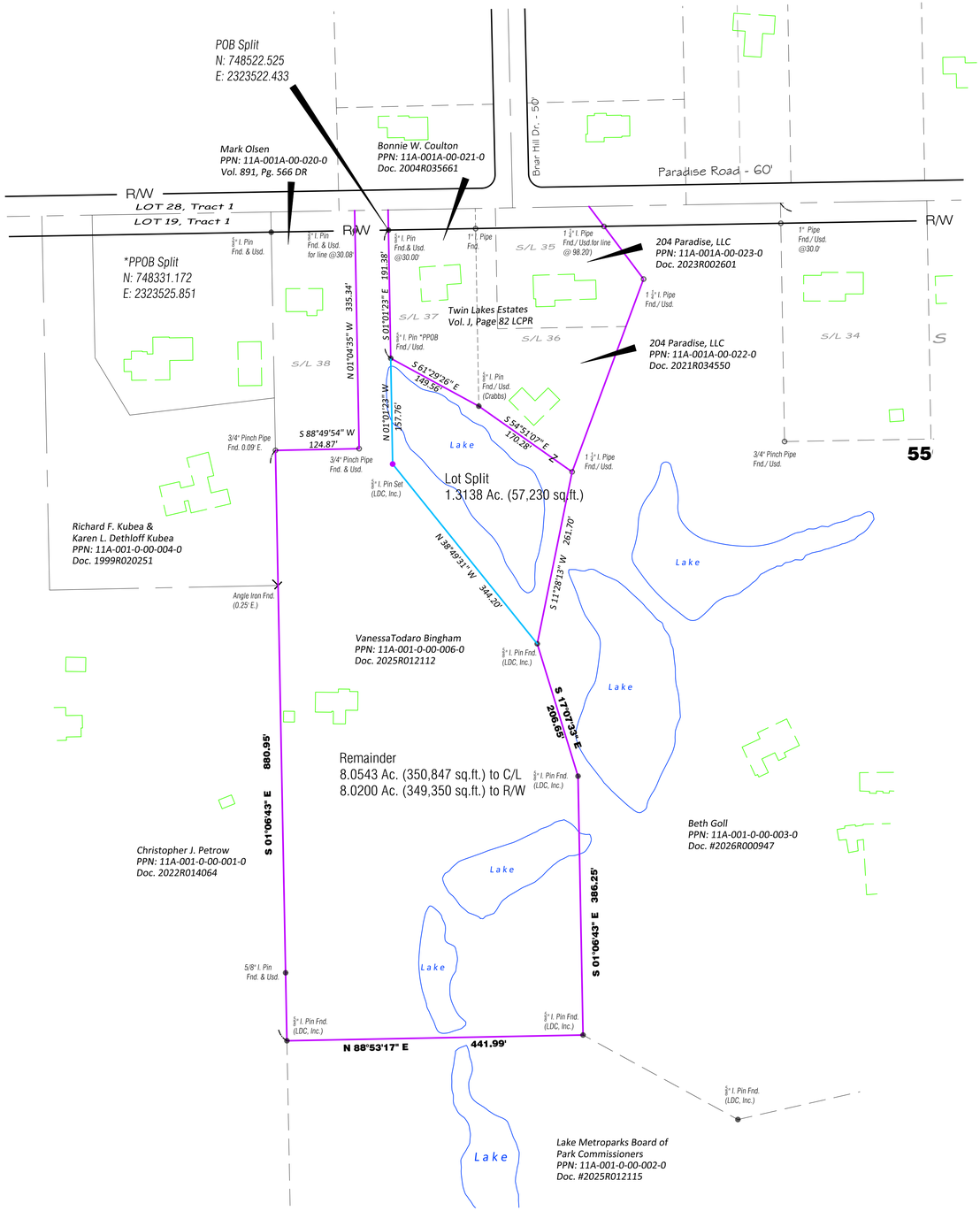
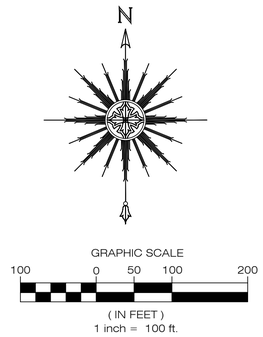




Plat of Survey & Lot Split of Bingham Property

For: 204 Paradise, LLC

Situated in the Township of Painesville, County of Lake and State of Ohio & known as being part of Original Township Lot 19, Tract 1 in Township 10 North, Range VIII West.

September 2026 Scale1"=100'

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., P.S. #7478
10/14/2026

STATE OF OHIO
WILLIAM C. VONDRA JR. S-7478
REGISTERED PROFESSIONAL SURVEYOR

Survey References:

Plat of Lot Split for West Creek Conservancy by LDC, Inc. (2025)
LAK-1-16.55 State Plans (1958)
Re-Establishment & Relocation of Vrooman Rd. Vol, 70, Pg. 33 LCPR (2022)
Previous surveys by LDC, Inc. (2002 & 2008)
Lake County Tax Maps
Lake County Deeds

LEGEND

Iron Pin Found	Drill Hole Found
Iron Pipe Found	Drill Hole Set
5/8" Iron Pin Set (LDC, Inc.)	Horizontal Control Point
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
Plat = Subdivision Plat
D./M. = Deed & Measured
Dd. = Deed
Rec. = Record
Act. = Actual
Angle Iron Found
Fence post in concrete

out of PPN: 11A-001-0-00-006-0

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

DATE 10/14/26
SCALE: HOR. 1"=100'
VERT.
FILENAME SUR-Jaz.
COMPUTER S:
TAB NAME BDY

Survey & Lot Split
204 Paradise, LLC
Township of Painesville - Lake County - Ohio

SHEET 1 OF 1
CONTRACT No.
JAZBA1-2601