

LOT SPLIT & CONSOLIDATION PLAT

For: West Creek Conservancy

Situated in the Township of Painesville, County of Lake and State of Ohio & Known as being part of Original Township Lots 1, 5 & 6, Tract 2

March 2026 Scale 1"=120

CONSOLIDATION AREA:
 (PPN's: 11B-039-0-00-006-0, 11B-028-0-00-001-0 & 11B-028-0-00-010-0)

111.0338 Ac. (4,836,631 sq.ft.) to C/L
 109.5358 Ac. (4,771,361 sq.ft.) to R/W

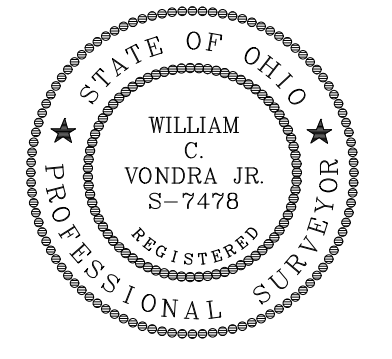
SPLIT AREA:
 8.8747 Ac. (386,580 sq.ft.) to C/L
 8.2385 Ac. (358,869 sq.ft.) to R/W

REMAINDER AREA:
 102.1591 Ac. (4,450,051 sq.ft.) to C/L
 101.2974 Ac. (4,412,513 sq.ft.) to R/W

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
 3/30/2026



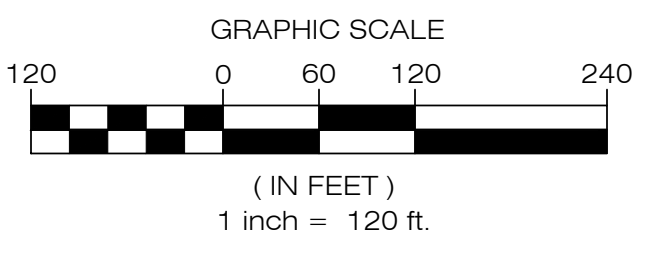
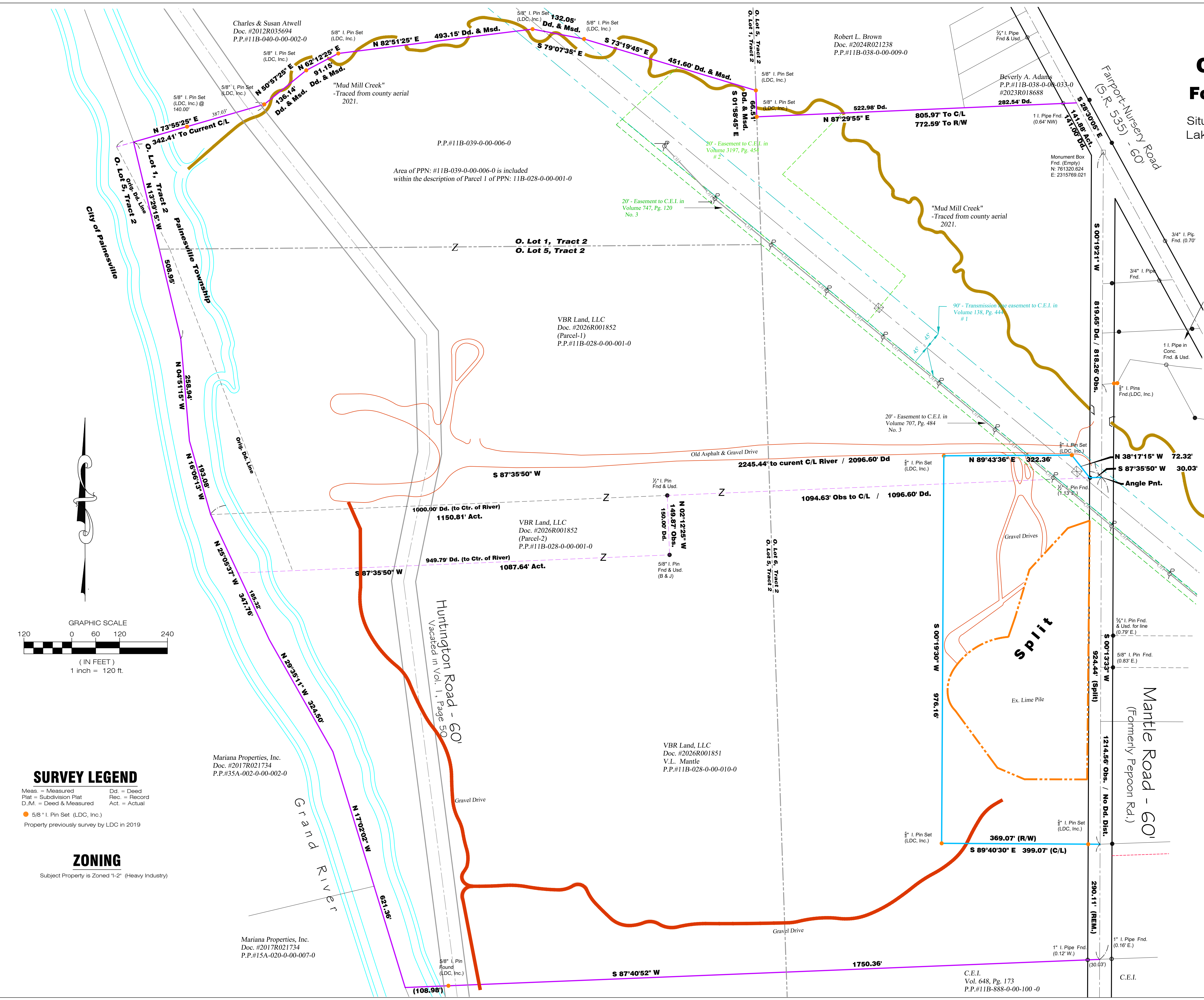
PPN: 11B-028-0-00-010-0

LAND DESIGN consultants
 WWW.LDCINC.NET
 ENGINEERS PLANNERS SURVEYORS
 8026 Cassarine Drive Mentor, Ohio 44060
 TEL: (440) 255-9575 FAX: (440) 255-9575
 L.D.C. inc. d.b.a.

DATE	3/30/2026
SCALE: HOR.	1"=120'
VERT.	
FILENAME	Split-Mantle
COMPUTER S:	
TAB NAME	Plat

West Creek Conservancy
 Township of Painesville - Lake County - Ohio

SHEET	OF
1	1
CONTRACT No.	
WESTC1-2601	



SURVEY LEGEND

- Meas. = Measured
- Plat = Subdivision Plat
- D./M. = Deed & Measured
- 5/8" I. Pin Set (LDC, Inc.)
- Property previously survey by LDC in 2019
- Dd. = Deed
- Rec. = Record
- Act. = Actual

ZONING

Subject Property is Zoned 'I-2' (Heavy Industry)

Charles & Susan Atwell
 Doc. #2012R035694
 P.P.#11B-040-0-00-002-0

Robert L. Brown
 Doc. #2024R021238
 P.P.#11B-038-0-00-009-0

Beverly A. Adams
 P.P.#11B-038-0-00-033-0
 #2023R018688

VBR Land, LLC
 Doc. #2026R001852
 (Parcel-1)
 P.P.#11B-028-0-00-001-0

VBR Land, LLC
 Doc. #2026R001852
 (Parcel-2)
 P.P.#11B-028-0-00-001-0

VBR Land, LLC
 Doc. #2026R001851
 V.L. Mantle
 P.P.#11B-028-0-00-010-0

Mariana Properties, Inc.
 Doc. #2017R021734
 P.P.#35A-002-0-00-002-0

Mariana Properties, Inc.
 Doc. #2017R021734
 P.P.#15A-020-0-00-007-0

C.E.I.
 Vol. 648, Pg. 173
 P.P.#11B-888-0-00-100-0