SHEET OF

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

LOT No. 20 LOT No. 19
LOT No. 17 LOT No. 16

1" I. PIPE FD. BENT 0.38' E. 0.27' S.

P.P. No. II-B-063-0-00-001-0
DOC.# 201510027170
PONDHAVEN PROPERTIES INC

N89°32'02"E 1628.82'
1597.28'

1" I. PIPE FD. & USED

PARCEL 1
3.496 ACRES
WITH 0.018 ACRES IN
THE RIGHT OF WAY

P.P. No. II-B-063-0-00-002-0
DOC.# 201710026088
PALECEK JOE

1" I. PIPE FD. 0.28' W 0.25' N.

100.00'

N89°32'02"E 1486.06'

PARCEL 2
3.754 ACRES
WITH 0.072 ACRES IN
THE RIGHT OF WAY

P.P. No. II-B-063-0-00-004-0
DOC.# 201710026088
PALECEK JOE

P.P. No. II-B-064-0-00-068-0
DOC.# 201410303149
BLACKBROOK ROAD LLC

N00°15'16"W 366.67'

100.00'

N89°32'02"E 1694.36'
1662.83'

¾" I. PIPE FD. 0.34' W. 0.08' N.

100.00'

P.P. No. II-B-063-0-00-026-0
DOC.# 201710026088
PALECEK JOE

PARCEL 3
6.484 ACRES
WITH 0.072 ACRES IN
THE RIGHT OF WAY

N89°32'02"E 1727.14'
1695.60'

¾" I. PIPE FD. & USED

66.67'

"CAPPED" ⅝" I. PIN SET "BABCOCK S-6528"

1659.67'
S89°32'02"W 1748.99'

P.P. No. II-B-063-0-00-006-0
801 NEWELL ST
DOC.# 201110019799
VAYO JOSEPH M

LOT No. 17 258.20' (OBS.) LOT No. 16

"CAPPED" GERSON I. PIN FD. ONLINE

N89° 36' 52"E
31.34'

1½" I. PIPE FD. & USED

POINT OF BEGINNING (POB)

LOT No. 19
LOT No. 16

105.12'

PRINCIPAL PLACE OF BEGINNING (PPOB)

26.27'

"CAPPED" ⅝" I. PIN SET "BABCOCK S-6528"

1" PIPE FD. 0.29' E. 0.29' S.

31.54'

1" I. PIPE FD. 0.35' E.

L4

SEE DETAIL

L3

L1

P.P. No. II-B-063-0-00-003-0
841 NEWELL ST
DOC.# 201510033513
ESTERHAY EDWARD III

78.85'

N89° 32' 02"E
31.54'

"CAPPED" ⅝" I. PIN SET "BABCOCK S-6528"

L2

155.80'
N67° 06' 07"E

1" I. PIPE. FD. 0.23' E.

105.12'

NEWELL ST. - WIDTH VARIES

31.54'

"CAPPED" ⅝" I. PIN SET "BABCOCK S-6528"

105.12'

¾" I. PIPE FD. & USED

31.54'

STATE OF OHIO
PROBATE CASE# 36661
4-30-1962
PARCEL IJ ON PG. 363 OF 384
OF LAK-2-14.22 R/W PLANS

"CAPPED" ⅝" I. PIN SET "BABCOCK S-6528"

L5

70.08'

L6

89.32'

"CAPPED" ⅝" I. PIN SET "BABCOCK S-6528"

S18° 25' 16"E (EX. CENTERLINE NEWELL)
S18° 15' 25"E (CONSTR. CENTERLINE NEWELL)

BLACKBROOK ROAD

I. PIN FOUND
I. PIN SET
I. PIPE FOUND

ALL PINS SET ARE ⅝" x 30" REBAR CAPPED "BABCOCK 6528".

SITUATED IN THE TOWNSHIP OF PAINESVILLE, COUNTY OF LAKE, STATE OF OHIO, KNOWN AS BEING PART OF LOT No. 16, TRACT 4 IN SAID TOWNSHIP

BASIS OF BEARINGS:
CENTERLINE OF NEWELL STREET, WIDTH VARIES BEING S 18° 25' 16" E USED TO DESCRIBE ANGLES ONLY.

I, WILLIAM C. BABCOCK P.S. #6528, DO HEREBY CERTIFY THAT THE SURVEY PERFORMED IS PURSUANT TO THE STATE OF OHIO ADMINISTRATIVE CODE STANDARDS SET FORTH AS PER ARTICLE NUMBER 4733-37.

05/19/2022
WILLIAM C. BABCOCK, P.S. #6528 DATE:

STATE OF OHIO
WILLIAM C. BABCOCK
S-6528
REGISTERED
PROFESSIONAL SURVEYOR

NOTE:
SUBJECT TO ANY KNOWN OR UNKNOW EASEMENTS.

SURVEY REFERENCE:

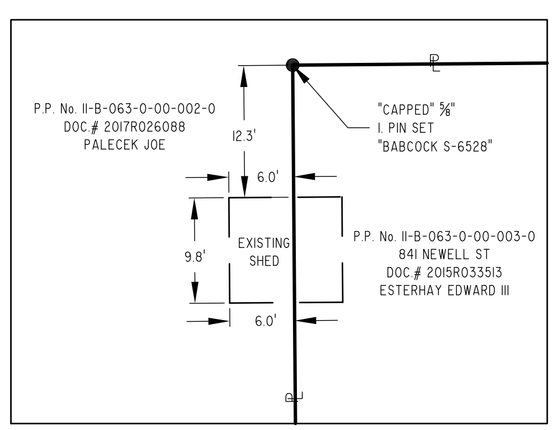
1. LAKE COUNTY TAX MAPS
2. SURVEY BY COLPETZER & THOMAS FOR DIAMOND SHAMROCK CORPORATION – APRIL 1987
3. SURVEY BY WILLIAM R GRAY & ASSOC. FOR OSAIR, INC. NOVEMBER 2001
4. ODOT LOCATION PLANS LAK-2-10.35 363 / 379
5. ODOT LOCATION PLANS LAK-2-14.22 356, 361-363 / 384

CONSOLIDATION:

PARCEL 1	3.496 ACRES
PARCEL 2	3.754 ACRES
PARCEL 3	6.484 ACRES
TOTAL	13.734 ACRES
ACRES IN RIGHT OF WAY	0.162 ACRES

LINE TABLE		
LINE #	LENGTH	BEARING
L1	134.46'	S0°27'02"E
L2	59.45'	N0°27'02"W
L3	75.01'	N0°27'02"W
L4	151.20'	S89°32'02"W
L5	65.21'	N38°57'08"E
L6	17.38'	N18°15'25"W

DETAIL:
1" = 10'



REV NO.	DESCRIPTION	DATE	BY	CHK'D
1	SURVEYED ON 02-06-2018 AND UPDATED 05-19-2020.	05/19/2022	SPR	WB

CONSOLIDATION SURVEY

P.P. No. 11-B-063-0-00-002-0, 004-0, & 026-0
PAINESVILLE TOWNSHIP - LAKE COUNTY - OHIO

BABCOCK LAND SURVEYORS
SURVEYORS & LAND PLANNERS
PAINESVILLE OHIO 44077
babcocklandsurveyors@yahoo.com

DATE	2-6-18
DESIGN BY	WSO
DRAWN BY	WSO
APPROVED BY	WB
CREW CHIEF	RB

JOE PALECEK
99 WOODWORTH AVE.
PAINESVILLE, OHIO 44077

SCALE	1" = 60'
JOB NO	18-04
SHEET	1
OF	1