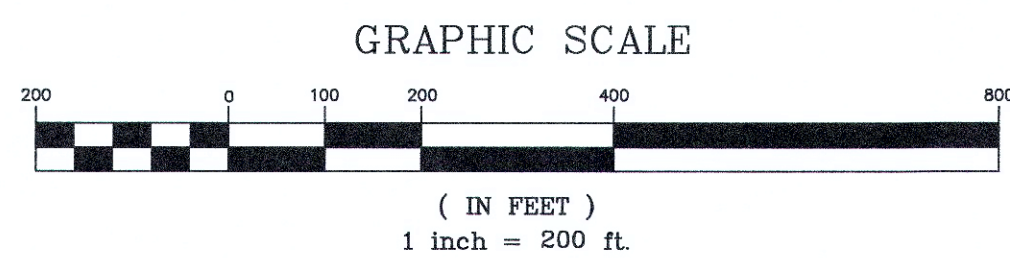
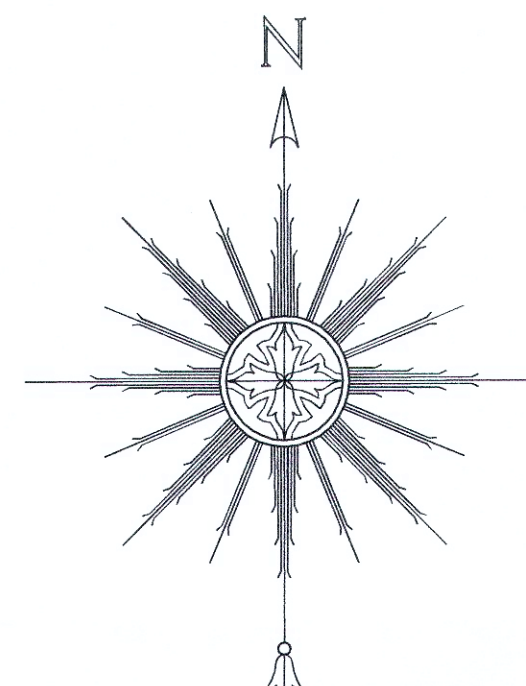
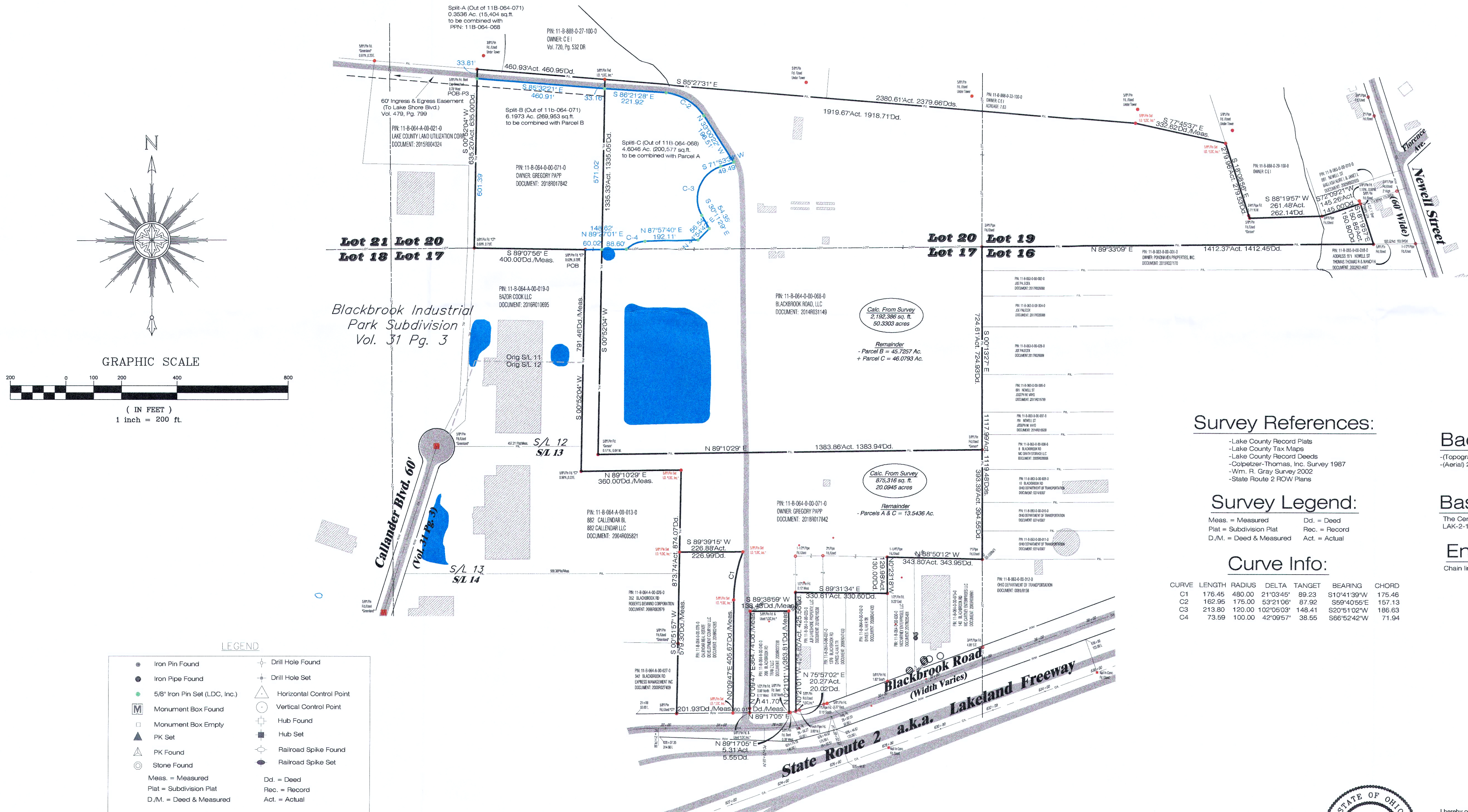


Plat of Survey & Lot Split

Prepared for Gregory Papp of PPN 11B-064-071 & Blackbrook Road, LLC of
PPN: 11B-064-068

Situated in the Township of Painesville, County of Lake and State of Ohio
and known as being part of Lots 17, 19 & 20, Tract 4, Township 11 North,
Range 8 West of the Connecticut Western Reserve Survey.

June 2019 Scale 1"=200'



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 Dd. = Deed
Plat = Subdivision Plat Rec. = Record
D./M. = Deed & Measured Act. = Actual

Survey References:

- Lake County Record Plats
- Lake County Tax Maps
- Lake County Record Deeds
- Colpetzer-Thomas, Inc. Survey 1987
- Wm. R. Gray Survey 2002
- State Route 2 ROW Plans

Survey Legend:

- Meas. = Measured Dd. = Deed
Plat = Subdivision Plat Rec. = Record
D./M. = Deed & Measured Act. = Actual

Curve Info:

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	176.45	480.00	21°03'45"	89.23	S10°41'39"W	175.46
C2	162.95	175.00	53°21'06"	87.92	S59°40'55"E	157.13
C3	213.80	120.00	102°05'03"	148.41	S20°51'02"W	186.63
C4	73.59	100.00	42°09'57"	38.55	S66°52'42"W	71.94

Background Info:

- Topographic Features) 2000 Aerial Mapping
- Aerial) 2007 Ortho Photo

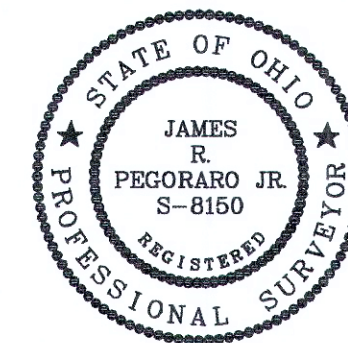
Basis of Bearings:

The Centerline of S.R. 2 per the ROW plans of LAK-2-10.35

Encroachments:

Chain link fence at easterly line near Newell Street

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 the centerline of S.R. 2. 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.

James R. Pegoraro, Jr.
James R. Pegoraro, Jr., P.S. #8150

OSAIR1-0806

LAND DESIGN consultants
www.LDCinc.net

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(440) 354-6938 FAX: (440) 255-9575

L.D.C. Inc. d.b.a.

DATE: 6/26/19
SCALE: HOR. 1"=200'
VERT.
FILENAME: Boundary Sur.
COMPUTER: S
TAB NAME: Split-2019

SHEET 1 OF 1
CONTRACT No. JOHND1-0903