

Plat of Survey

For: Pierre Hodgins

Situated in the Village of Grand River, County of Lake and State of Ohio & Known as being all of Lots 8 through 12, 17, 47, 48 and part of Vacated Maria Street of the Town Plat of Richmond as shown in Volume A (Port.), Page 17 of Lake County Plat Records and Volume 15, Page 484 of Geauga County Deed Records (1832).

May 2022 Scale 1"=40'

Pertinent Documents:

Deeds of subject and adjoining properties as shown hereon
 Tax Maps and GIS Information
 Split & Consolidation by Babcock & Jones for Al Ratray (2008)
 Plat of Town of Richmond, Vol. A, Pg. 17 (Lake County)
 Right of Way and Track Map the Baltimore & Ohio RR Co. - 1916

Survey Notes:

Vacation of Maria Street recorded in Volume F, Page 293 (1848) in Geauga Common Pleas Records.

Lake County Parcel No. 13A-899-400-A shown to be owned by Great Lake Port Corporation The Grand River Railway was previously transferred from The Baltimore & Ohio Railroad Company to Consolidated Rail Corporation in Volume 220, Page 200 (1985), Parcel No. 30 within described the property as an "Easement"

Prior: in the deed from Frank J. Jaborek & Wife to R.K. Paige & A.E. Powers Trs in Volume 16, Page 255 (LCDR (9/19/1887) transfers Lot 17 (and others) of the Richmond Town plat.

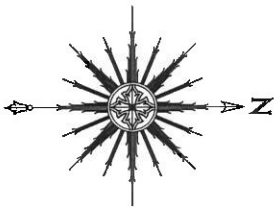
In the deed from R.K. Paige & A.E. Powers to The Pittsburgh, Painesville and Fairport Railway Co. in Volume 72, Page 442 (LCDR (9/26/1899) transfers the same property as prior deed and describes a "Right of Way" of 50' wide (25 feet each side of the tracks that shall terminate and revert to the owners if not operating as a railroad.

AREA A. is the portion of the Southwesterly side of vacated Right of Way of Maria Street adjacent to the Northwesterly side of River Street.

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 measured are expressed in feet and decimal parts thereof. Bearings refer to Ohio North NAD 83 (2011) and geoid 128 CDOT 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 an examination of the same.

William C. Vondra, Jr.

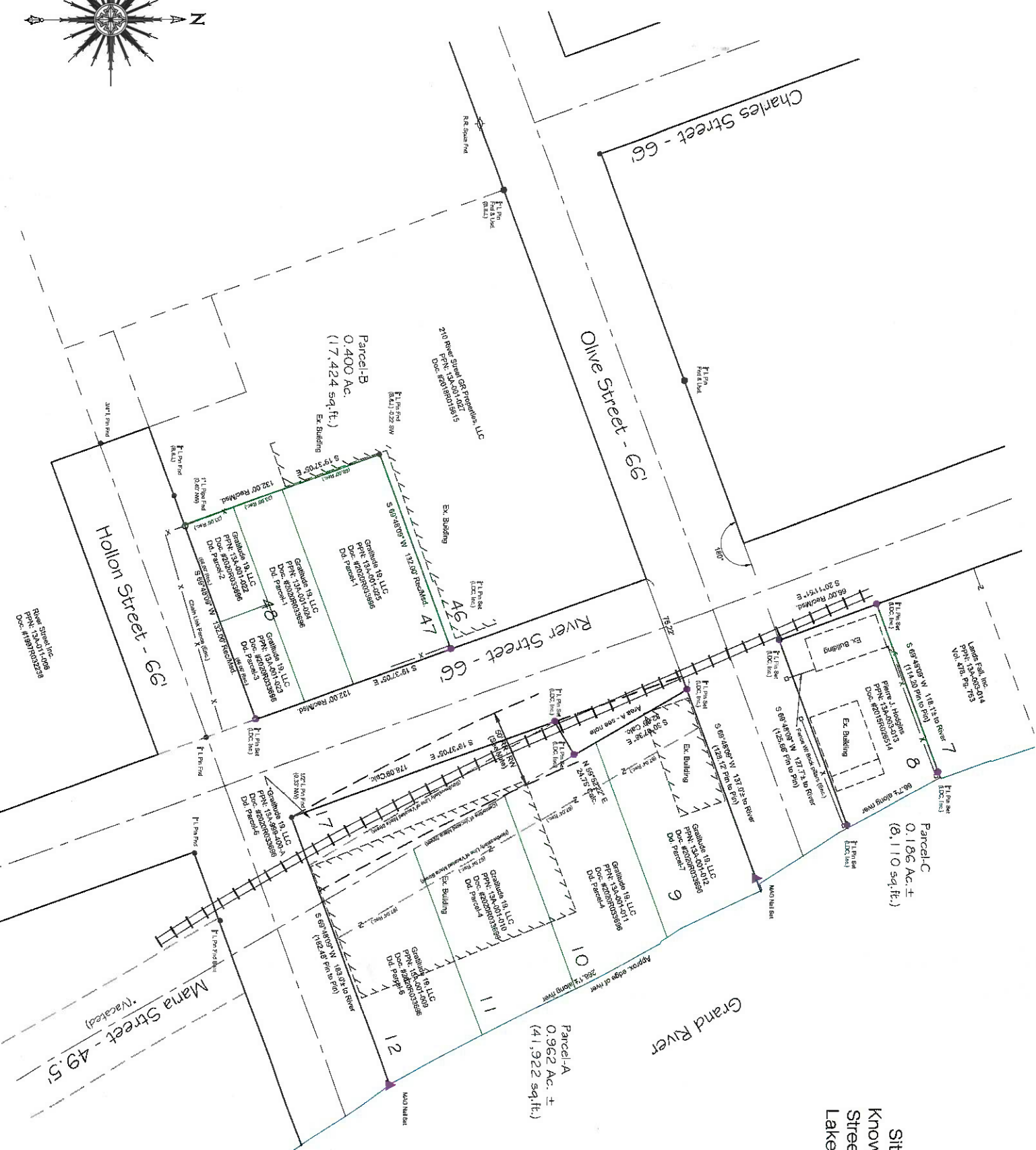
WILLIAM C. VONDRA, JR., P.S. No. 7478



Legend:

- 1/4" Pin Found
- 1" Pipe Found
- 5/8" - 1" Pin Set (JUC)
- Monument Base Found
- Monument Base Empty
- ▲ IR Set
- △ IR Found
- △ Stake Found
- 3/4" Hole Found
- 3/4" Hole Set
- Horizontal Control Point
- Vertical Control Point
- Hub Found
- Hub Set
- Reduced Stake Found
- Reduced Stake Set
- Mass. = Measured
- Point = Substation Point
- D.M. = Deed & Measured
- D.L. = Deed
- Rec. = Record
- Act. = Actual

*47" = Lot Numbers from the Town Plat of Richmond



Pierre Hodgins

Village of Grand River - Lake County - Ohio

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DATE: 05/16/2022
 SCALE: HOR. 1"=40'
 VEERT.
 FILENAME: Sur-River/S
 COMPUTER: S
 TAB NAME: Plat

SHEET 1 OF 1
 CONTRACT NO. HODGP1-2201