

Lot Split & Consolidation

Situated in the Village of Fairport, County of Lake and State of Ohio and known as being part of Original Lot No's 4, 5, 6 & 7, Tract 4

September 2020 SCALE 1"=200'

SURVEY ACREAGE

-Total area of deed Vol. 886, Pg. 778 (PPN: 14A-024-003) which includes PPNs: 14A-024-002, 005, 009, 010 & 011 and is described to the Original centerline of Water Street: 39,9590 Ac. (1,740,612 s.f.) to C/L (Area in R/W: 0.0808 ac. (3,521 s.f.).....39.8782 Exc. R/W

Plus Prior Split of PPN: 14A-016A-014) - 5.3214 Ac. (231,800 sq.ft.) = 45.1996 Ac. (1,968,895 sq.ft.)

Less 1 parcel of Lake County Commissioners (PPN: 14A-024-018) - Storage Tank Parcel: 0.3534 Acres (15,394 Sq.Ft.)

Total area of PPN: 14A-024-003: 44.1996 Ac. (1,925,335 s.f.) to Exc. R/W

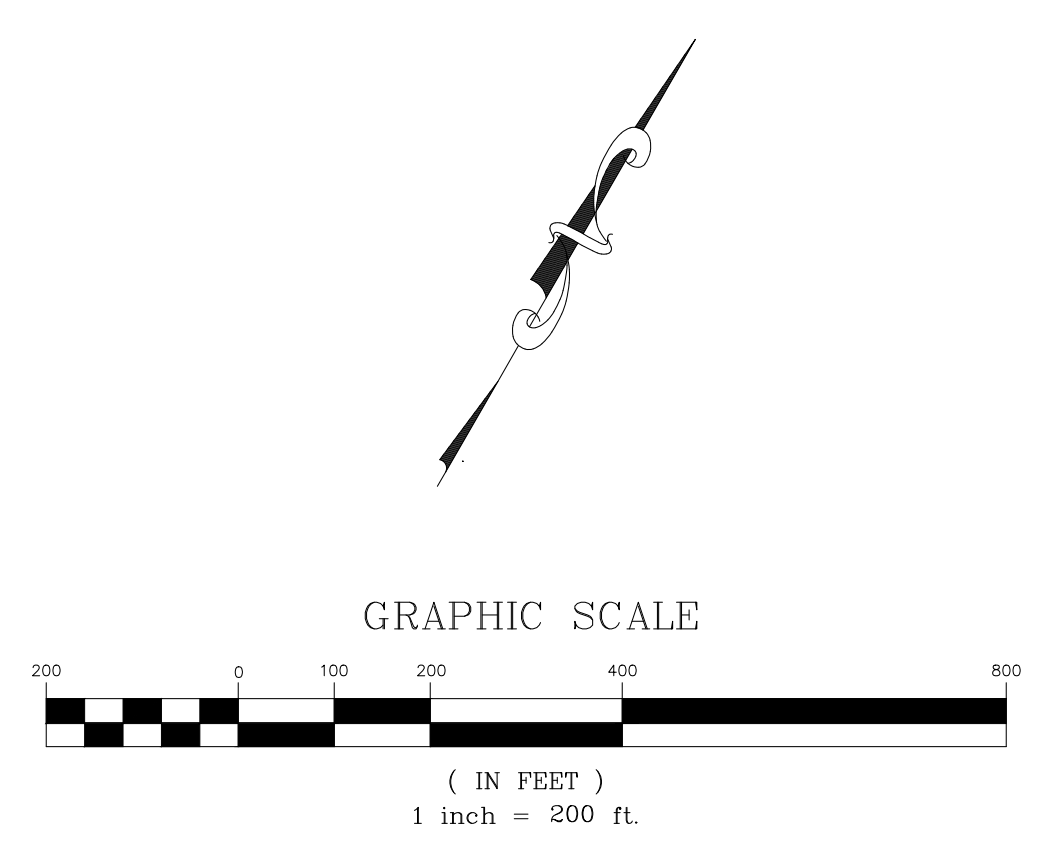
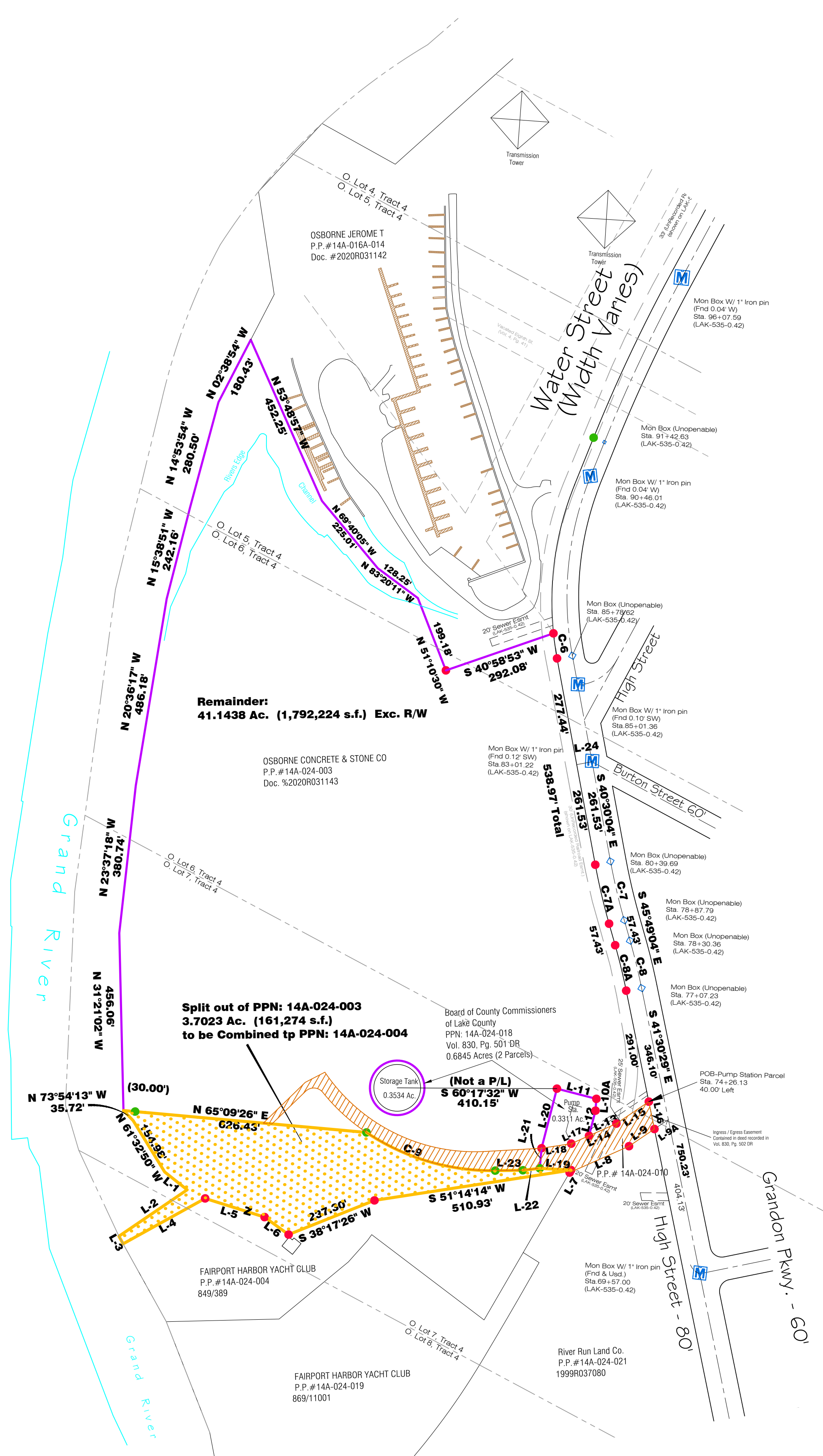
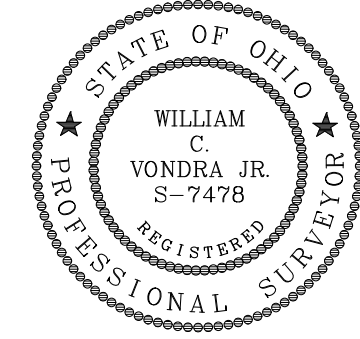
- Lot Split : 3.7023 Ac. (161,274 s.f.)

Consolidation = 41.1438 Ac. (1,792,224 s.f.)

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 an assumed meridian and are intended to indicate angles only. 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. #7478



LINE	LENGTH	BEARING
L-1	73.71	N81°34'29"W
L-2	212.00	N25°47'06"E
L-3	22.33	N58°57'54"W
L-4	240.75	S31°02'06"W
L-5	160.00	S77°27'56"W
L-6	76.20	S83°58'34"E
L-7	7.33	S00°11'06"W
L-8	166.77	S36°02'46"W
L-9	78.74	S25°57'16"W
L-9A	43.31	N25°57'16"E
L-10	17.30	N24°51'54"W
L-10A	30.48	N25°46'55"W
L-11	104.59	N74°27'01"E
L-12	66.55	N15°33'15"W
L-13	76.79	S36°02'46"W
L-14	126.79	N36°02'46"E
L-15	100.68	N25°57'16"E
L-15A	153.95	S25°57'16"W
L-16	71.70	S41°30'29"E
L-17	50.00	S36°02'46"W
L-18	77.08	S51°12'51"W
L-19	80.57	N63°16'01"E
L-20	158.01	N15°32'59"W
L-21	51.71	N24°51'54"W
L-22	43.62	N53°23'44"E
L-23	71.04	N59°13'00"E
L-24	40.00	S49°29'56"W

CURVE	LENGTH	RADIUS	CHORD	DELTA	BEARING
C-6	65.02	800.07	65.00	4°39'22"	S38°10'23"E
C-7	151.90	1637.02	151.85	5°19'00"	N43°09'34"W
C-7A	155.62	1677.02	155.56	5°19'00"	N43°09'34"W
C-8	123.13	1637.02	123.11	4°18'35"	N43°39'46"W
C-8A	120.13	1597.02	120.10	4°18'35"	N43°39'46"W
C-9	350.28	580.00	344.98	34°36'10"	N76°31'05"E

ACCESS EASEMENT
1.1376 Ac. (49,552 SQ.FT.)

Recording Info

- = 3/8" Iron pin set (LDC, Inc)
- = 3/8" Iron pin found (LDC, Inc)

CONTRACT NO. OSBOJ3-1601	SHEET 1 OF 1	<h3>Jerome T. Osborne</h3> <p>PPN: 14A-024-003 Village of Fairport Harbor - Lake County - Ohio</p>	DATE: 07/03/2020 SCALE: HOR: 1"=200' VERT: 1"=200' FILENAME: Split 2R COMPUTER: S TAB NAME: Marina	 www.LDCinc.net ENGINEERS PLANNERS SURVEYORS 9025 Osborne Drive Mentor, Ohio 44060 TEL: (440) 255-8463 (440) 951-LAND FAX: (440) 255-9575	<h2>Plat of Lot Split</h2>
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