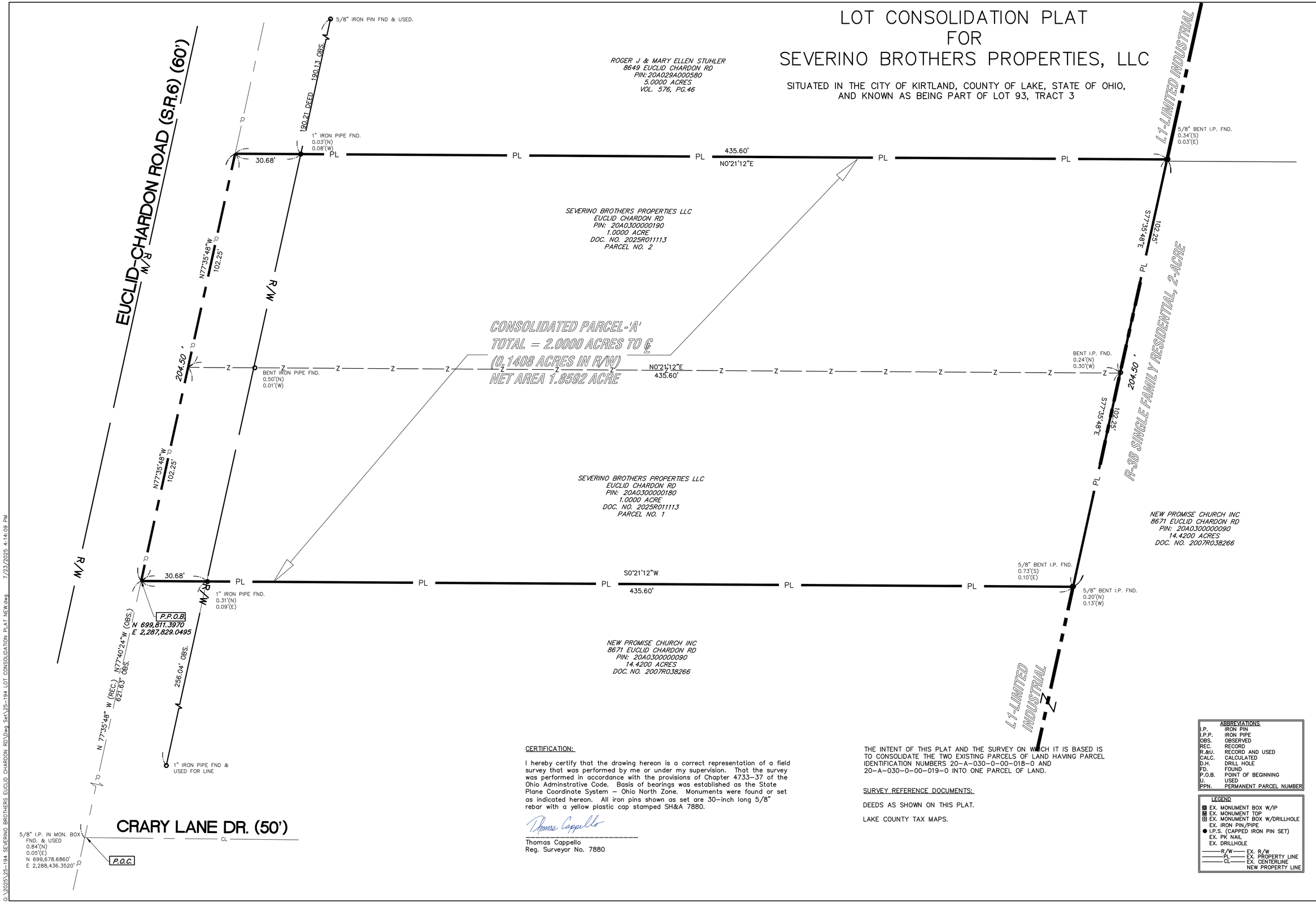
LOT CONSOLIDATION PLAT
FOR
SEVERINO BROTHERS PROPERTIES, LLC

SITUATED IN THE CITY OF KIRTLAND, COUNTY OF LAKE, STATE OF OHIO,
AND KNOWN AS BEING PART OF LOT 93, TRACT 3



CERTIFICATION:

I hereby certify that the drawing hereon is a correct representation of a field survey that was performed by me or under my supervision. That the survey was performed in accordance with the provisions of Chapter 4733-37 of the Ohio Adminstrative Code. Basis of bearings was established as the State Plane Coordinate System – Ohio North Zone. Monuments were found or set as indicated hereon. All iron pins shown as set are 30-inch long 5/8" rebar with a yellow plastic cap stamped SH&A 7880.

Thomas Cappello
Reg. Surveyor No. 7880

THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS TO CONSOLIDATE THE TWO EXISTING PARCELS OF LAND HAVING PARCEL IDENTIFICATION NUMBERS 20-A-030-0-00-018-0 AND 20-A-030-0-00-019-0 INTO ONE PARCEL OF LAND.

SURVEY REFERENCE DOCUMENTS:

DEEDS AS SHOWN ON THIS PLAT.

LAKE COUNTY TAX MAPS.

ABBREVIATIONS

I.P.	IRON PIN
I.P.P.	IRON PIPE
OBS.	OBSERVED
REC.	RECORD
R.&U.	RECORD AND USED
CALC.	CALCULATED
D.H.	DRILL HOLE
FD.	FOUND
P.O.B.	POINT OF BEGINNING
U.	USED
PPN.	PERMANENT PARCEL NUMBER

LEGEND

- EX. MONUMENT BOX W/IP
- EX. MONUMENT TOP
- EX. MONUMENT BOX W/DRILLHOLE
- EX. IRON PIN/PIPE
- I.P.S. (CAPPED IRON PIN SET)
- EX. PK NAIL
- EX. DRILLHOLE
- R/W — EX. R/W
- PL — EX. PROPERTY LINE
- CL — EX. CENTERLINE
- NEW PROPERTY LINE

NORTH

SCALE IN FEET (HORIZONTAL) 20 0 20 40

STATE OF OHIO
THOMAS CAPPELLO
NO. 7880
REGISTERED
PROFESSIONAL SURVEYOR
07/23/2025

No.	DESCRIPTION	DATE	BY
1.)			
2.)			
3.)			
4.)			
5.)			
6.)			

REVISIONS

STEPHEN HOVANCSEK & ASSOCIATES, INC.
CONSULTING ENGINEERS AND PLANNERS
TWO MERIT DRIVE
RICHMOND HEIGHTS, OHIO 44143
PH: (216) 731-6255 FAX: (216) 731-4483

KIRTLAND, OHIO

SEVERINO BROTHERS PROPERTIES LLC
PIN:20-A-030-0-00-018-0 and 019-0
LOT CONSOLIDATION PLAT

JULY 2025

JOB No. 25-194

1 OF 1

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