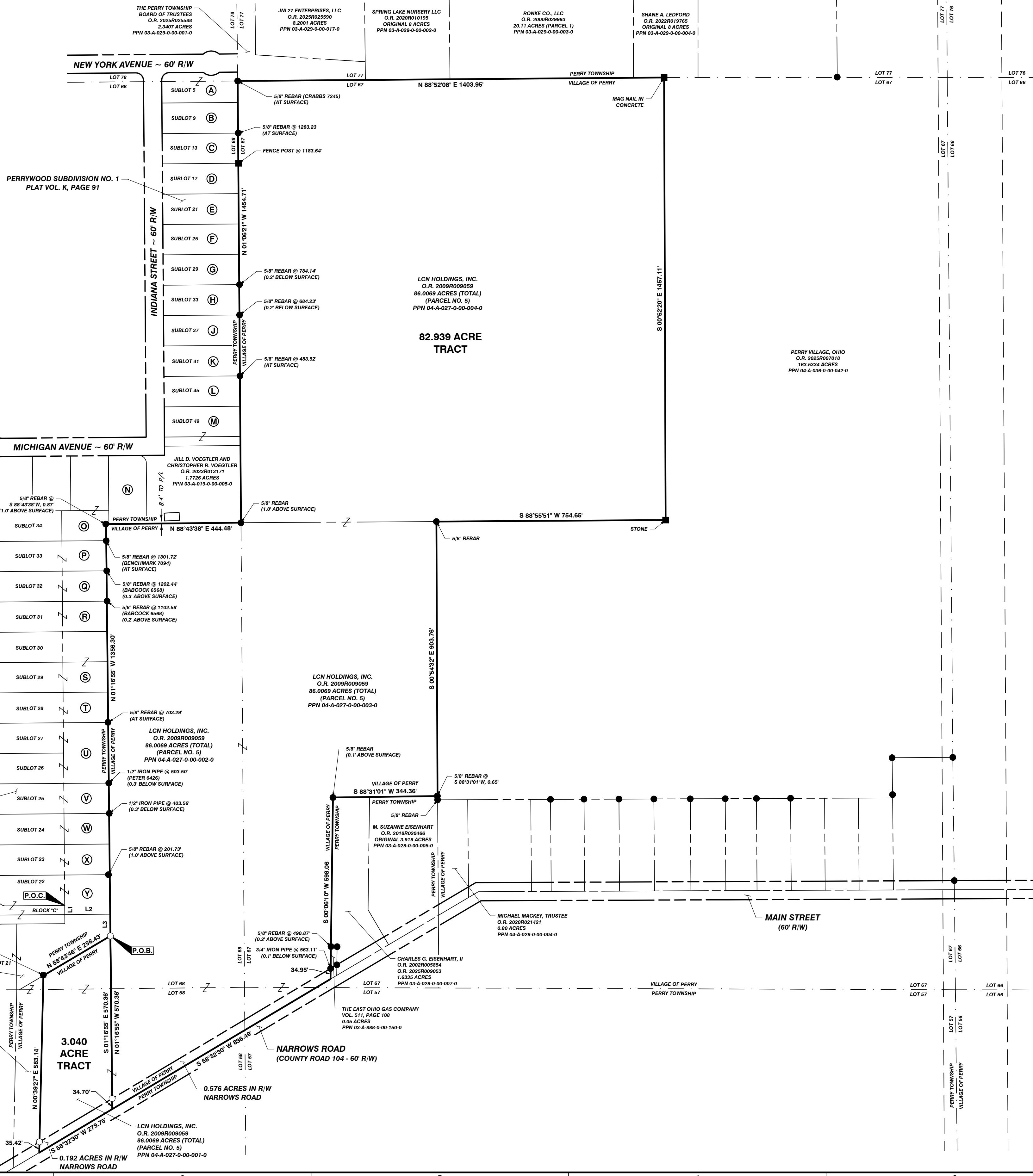


PLAT OF SURVEY

STATE OF OHIO, COUNTY OF LAKE, VILLAGE OF PERRY,
ORIGINAL LOTS 57, 58, 67 AND 68, TOWNSHIP 11 NORTH, RANGE 7 WEST, CONNECTICUT WESTERN RESERVE.

LIST OF ADJOINING PROPERTIES

- | | |
|--|--|
| A RACHEL I. VITOLO
O.R. 2017R09394
SUBLOT 5
PPN 03-A-019-A-01-001-0 | B JOHN A. WOLF AND
JOEY D. WOLF
O.R. 2018R00180
SUBLOT 9
PPN 03-A-019-A-01-002-0 |
| C BRANDI A. HOLLAND
O.R. 2018R014817
SUBLOT 13
PPN 03-A-019-A-01-003-0 | D MATTHEW G. KRUPKA, TRUSTEE
O.R. 2004R023350
SUBLOT 17
PPN 03-A-019-A-01-004-0 |
| E GORDON J. HEAD AND
YVONNE HEAD, CO-TRUSTEES
O.R. 2021R004495
SUBLOT 21
PPN 03-A-019-A-01-005-0 | F STEPHEN R. BUTSKO
VOL. 621, PAGE 483
O.R. 2021R004495
SUBLOT 25
PPN 03-A-019-A-01-006-0 |
| G RANDY L. MERKOSKY AND
PATRICIA L. MERKOSKY
O.R. 2020R019139
SUBLOT 28
PPN 03-A-019-A-01-007-0 | H NOAH A. MAIER AND
HOLLY A. MAIER
O.R. 2019R027289
SUBLOT 31
PPN 03-A-019-A-02-010-0 |
| J PATRICK F. KELLY AND
FRANCES E. KELLY
O.R. 2004R090009
SUBLOT 37
PPN 03-A-019-A-02-009-0 | K JEFFERY A. HEAD AND
ANGELA S. HEAD
O.R. 2003R002008
SUBLOT 41
PPN 03-A-019-A-02-008-0 |
| L JOHN R. KOVACS
VOL. 404, PAGE 488
SUBLOT 45
PPN 03-A-019-A-02-007-0 | M SHAWN MCDUFFEE
O.R. 2009R023289
SUBLOT 49 (PARCEL 1)
0.1722 ACRES (PARCEL 1)
PPN 03-A-019-A-02-006-0 |
| N BILLY L. MOORE AND
ELIZABETH A. MOORE
O.R. 2024R012732
0.6429 ACRES (PARCEL 1)
PPN 03-A-019-A-02-024-0 | O ERIC M. RITCHIE
O.R. 2015R019327
0.516 ACRES (PARCEL 1)
0.343 ACRES (PARCEL 2)
PPN 03-A-019-A-02-023-0 |
| P ROSEMARY HENSON
O.R. 2008R004522
SUBLOT 33 (PARCEL 1)
0.336 ACRES (PARCEL 2)
PPN 03-A-019-B-00-032-0 | Q CHARLES J. ARRISSON AND
DANIELLE COUGHLIN
O.R. 2024R003023
0.326 ACRES (PARCEL 1)
SUBLOT 32 (PARCEL 2)
PPN 03-A-019-B-00-021-0 |
| R GREGORY J. PECK AND
MARTHA E. PECK
VOL. 562, PAGE 178
SUBLOT 31
VOL. 744, PAGE 327
0.336 ACRES (PARCEL 1)
0.336 ACRES (PARCEL 2)
PPN 03-A-019-B-00-030-0 | S SABRINA M. STANLEY AND
MICHAEL STANLEY
O.R. 2014R014947
SUBLOT 29 (PARCEL 1)
0.337 ACRES (PARCEL 2)
PPN 03-A-019-B-00-030-0 |
| T ROBERT RUDLOFF
O.R. 2020R03724
SUBLOT 29 (PARCEL 1)
0.338 ACRES (PARCEL 2)
PPN 03-A-019-B-00-012-0 | U THOMAS E. ARMSTRONG AND
DARLEEN A. ARMSTRONG
VOL. 228, PAGE 395
SUBLOT 26 (PARCEL 1)
VOL. 365, PAGE 1070
SUBLOT 27 (PARCEL 2)
0.678 ACRES (PARCEL 3)
PPN 03-A-019-B-00-025-0 |
| V JAMES M. MCCALLION AND
NANCY C. MCCALLION
VOL. 965, PAGE 13
SUBLOT 25 (PARCEL 1)
0.341 ACRES (PARCEL 2)
PPN 03-A-019-B-00-013-0 | W JORDAN D. ABRIL
O.R. 2021R015651
SUBLOT 24 (PARCEL 1)
0.341 ACRES (PARCEL 2)
PPN 03-A-019-B-00-023-0 |
| X TERRY L. KOTNIK
O.R. 2020R012821
SUBLOT 23 (PARCEL 1)
0.342 ACRES (PARCEL 2)
PPN 03-A-019-B-00-011-0 | Y ANTHONY B. WASHOCK AND
PAMELA V. WASHOCK
VOL. 1078, PGS. 1087
SUBLOT 22 (PARCEL 1)
0.446 ACRES (PARCEL 2)
PPN 03-A-019-B-00-008-0
1/12 BLOCK "C" (PARCEL 3)
O.R. 2006R015451
51/2 BLOCK "C" |



SCALE IN FEET
0 200' 400'

LEGEND:

- ▲ MAG NAIL OR SPIKE FOUND
- △ MAG NAIL SET
- IRON PIN OR PIPE FOUND
- REBAR SET & CAP (SEE IRON PINS NOTE)
- FENCE POST FOUND
- EXISTING CENTERLINE
- - - EXISTING EASEMENT LINE
- - - EXISTING ORIGINAL LOT LINE
- - - EXISTING PARCEL LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY LINE

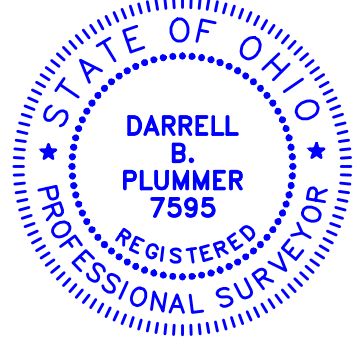
ACREAGE BREAKDOWN 3.040 ACRE TRACT
2.478 ACRES OUT OF LOT 58,
0.562 ACRES OUT OF LOT 68,
3.040 ACRES OUT OF PARCEL NO. 04-A-027-0-00-001-0.

ACREAGE BREAKDOWN 82.939 ACRE TRACT
0.383 ACRES OUT OF LOT 57,
2.710 ACRES OUT OF LOT 58,
64.317 ACRES OUT OF LOT 67,
15.529 ACRES OUT OF LOT 68,
18.239 ACRES OUT OF PARCEL NO. 04-A-027-0-00-002-0,
17.867 ACRES OUT OF PARCEL NO. 04-A-027-0-00-003-0,
46.833 ACRES OUT OF PARCEL NO. 04-A-027-0-00-004-0.

IRON PINS:
ALL IRON PINS SET ARE 5/8" SOLID REBAR, 30" IN LENGTH
WITH A YELLOW PLASTIC CAP BEARING THE NAME "CEC INC".

BASIS OF BEARINGS:
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON
THE BEARING OF SOUTH 58°32'30" WEST FOR THE CENTERLINE
OF NARROWS ROAD, BASED ON FIELD OBSERVATIONS
PERFORMED IN JANUARY 2026, AND BASED ON NAD 83
(NSRS 2011 ADJUSTMENT), OHIO STATE PLANE NORTH ZONE.

PERTINENT DOCUMENTS:
DEEDS OF RECORD, ON FILE AT THE LAKE COUNTY
RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF
RECORD & TAX MAPS ON FILE AT LAKE COUNTY.



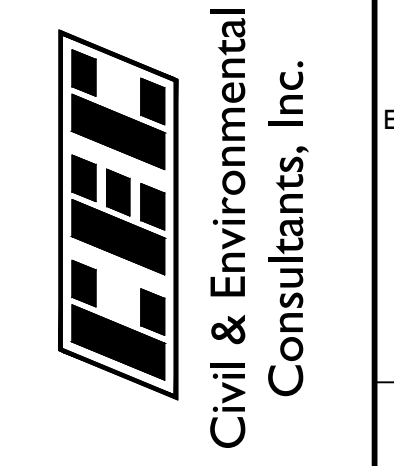
CERTIFICATION:
I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY
SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY
PERFORMED IN JANUARY 2026 BY OR UNDER MY DIRECT
SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37
OHIO ADMINISTRATIVE CODE.

Darrell B. Plummer 3/02/2026
DATE
DARRELL B. PLUMMER
PROFESSIONAL LAND SURVEYOR NO. 7595

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 01°06'14" E	30.00'
L2	N 88°53'46" E	149.52'
L3	S 01°16'55" E	71.60'

NO.	DATE	DESCRIPTION

8800 Lyra Drive
Suite 300
Columbus, OH 43240
Ph: 614.540.6633
www.cecinc.com



NEWPORT EQUITIES, LLC
VILLAGE OF PERRY
LAKE COUNTY, OHIO

DATE: MARCH 2026	DRAWN BY: DBP
DWG SCALE: 1" = 200'	CHECKED BY: JULY
PROJECT NO: 344-273	APPROVED BY: DBP

DRAWING NO: **SRV**
SHEET 1 OF 1