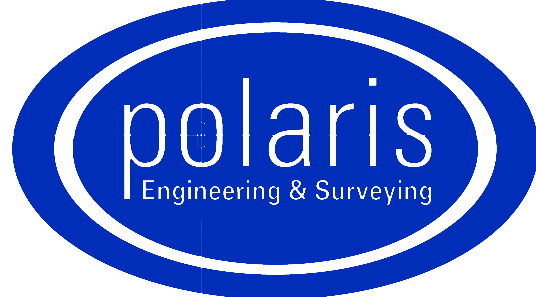


DATE: 06/30/23  
 SCALE: 1"=60'  
 FOLDER: Survey Base  
 DWG: Plat of Lot Split  
 TAB: Plat of Lot Split

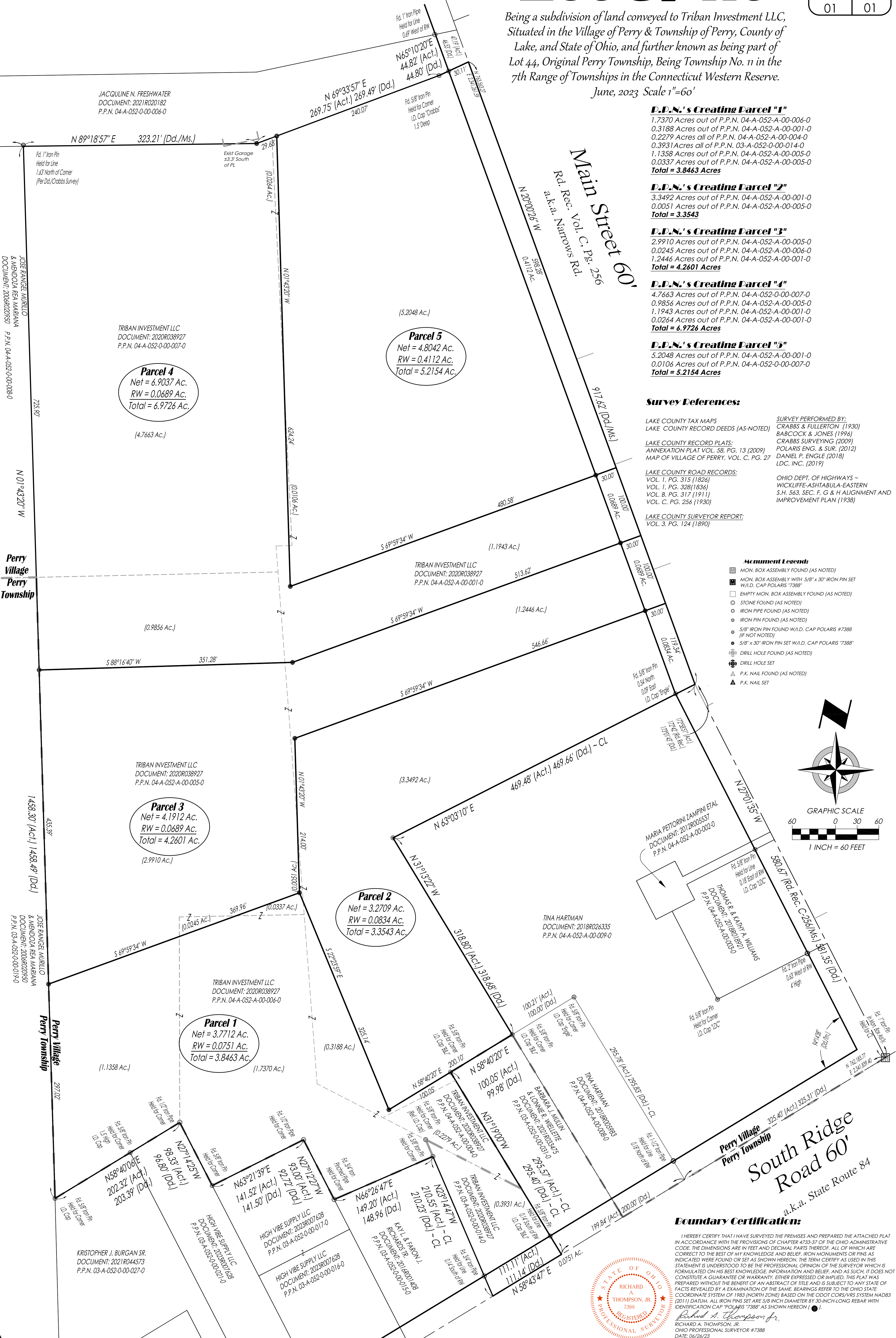


**POLARIS ENGINEERING  
 and SURVEYING, INC.**  
 34600 CHARDON ROAD - SUITE D  
 WILLOUGHBY HILLS, OHIO 44094  
 (440) 944-4433 (440) 944-3722 (Fax)  
 www.polaris-es.com

# Plat of Lot Split

CONTRACT No.	
19115	
SHEET	OF
01	01

Being a subdivision of land conveyed to Triban Investment LLC,  
 Situated in the Village of Perry & Township of Perry, County of  
 Lake, and State of Ohio, and further known as being part of  
 Lot 44, Original Perry Township, Being Township No. 11 in the  
 7th Range of Townships in the Connecticut Western Reserve.  
 June, 2023 Scale 1"=60'



**D.E.N.'s Creating Parcel "1"**  
 1.7370 Acres out of P.P.N. 04-A-052-A-00-006-0  
 0.3188 Acres out of P.P.N. 04-A-052-A-00-001-0  
 0.2279 Acres all of P.P.N. 04-A-052-A-00-004-0  
 0.3931 Acres all of P.P.N. 03-A-052-0-00-014-0  
 1.1358 Acres out of P.P.N. 04-A-052-A-00-005-0  
 0.0337 Acres out of P.P.N. 04-A-052-A-00-005-0  
**Total = 3.8463 Acres**

**D.E.N.'s Creating Parcel "2"**  
 3.3492 Acres out of P.P.N. 04-A-052-A-00-001-0  
 0.0051 Acres out of P.P.N. 04-A-052-A-00-005-0  
**Total = 3.3543**

**D.E.N.'s Creating Parcel "3"**  
 2.9910 Acres out of P.P.N. 04-A-052-A-00-005-0  
 0.0245 Acres out of P.P.N. 04-A-052-A-00-006-0  
 1.2446 Acres out of P.P.N. 04-A-052-A-00-001-0  
**Total = 4.2601 Acres**

**D.E.N.'s Creating Parcel "4"**  
 4.7663 Acres out of P.P.N. 04-A-052-0-00-007-0  
 0.9856 Acres out of P.P.N. 04-A-052-A-00-005-0  
 1.1943 Acres out of P.P.N. 04-A-052-A-00-001-0  
 0.0264 Acres out of P.P.N. 04-A-052-A-00-001-0  
**Total = 6.9726 Acres**

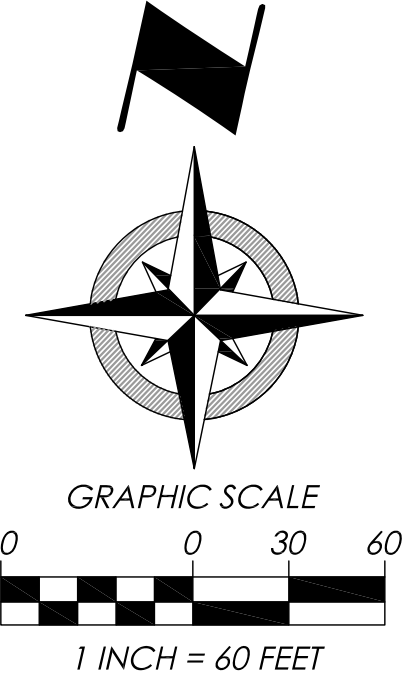
**D.E.N.'s Creating Parcel "5"**  
 5.2048 Acres out of P.P.N. 04-A-052-A-00-001-0  
 0.0106 Acres out of P.P.N. 04-A-052-0-00-007-0  
**Total = 5.2154 Acres**

**Survey References:**

- LAKE COUNTY TAX MAPS  
 LAKE COUNTY RECORD DEEDS (AS-NOTED)
- LAKE COUNTY RECORD PLATS:  
 ANNEXATION PLAT VOL. 58, PG. 13 (2009)  
 MAP OF VILLAGE OF PERRY, VOL. C, PG. 27
- LAKE COUNTY ROAD RECORDS:  
 VOL. 1, PG. 315 (1824)  
 VOL. 1, PG. 328 (1836)  
 VOL. B, PG. 317 (1911)  
 VOL. C, PG. 256 (1930)
- LAKE COUNTY SURVEYOR REPORT:  
 VOL. 3, PG. 124 (1890)
- SURVEY PERFORMED BY:  
 CRABBS & FULLERTON (1930)  
 BABCOCK & JONES (1996)  
 CRABBS SURVEYING (2009)  
 POLARIS ENG. & SUR. (2012)  
 DANIEL P. ENGLE (2018)  
 LDC, INC. (2019)
- OHIO DEPT. OF HIGHWAYS -  
 WICKLIFFE-ASHTABULA-EASTERN  
 S.H. 563, SEC. F, G & H ALIGNMENT AND  
 IMPROVEMENT PLAN (1938)

**Monument Legend:**

- MON. BOX ASSEMBLY FOUND (AS NOTED)
- MON. BOX ASSEMBLY WITH 5/8" x 30" IRON PIN SET W/D. CAP POLARIS "7388"
- EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
- STONE FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- IRON PIN FOUND (AS NOTED)
- 5/8" IRON PIN FOUND W/D. CAP POLARIS #7388 (IF NOT NOTED)
- 5/8" x 30" IRON PIN SET W/D. CAP POLARIS "7388"
- DRILL HOLE FOUND (AS NOTED)
- DRILL HOLE SET
- P.K. NAIL FOUND (AS NOTED)
- P.K. NAIL SET



**Boundary Certification:**

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERMS CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLES AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30 INCH LONG REBAR WITH IDENTIFICATION CAP "POLARIS 7388" AS SHOWN HEREON.

**Richard A. Thompson Jr.**  
 RICHARD A. THOMPSON, JR.  
 OHIO PROFESSIONAL SURVEYOR #7388  
 DATE: 06/26/23

