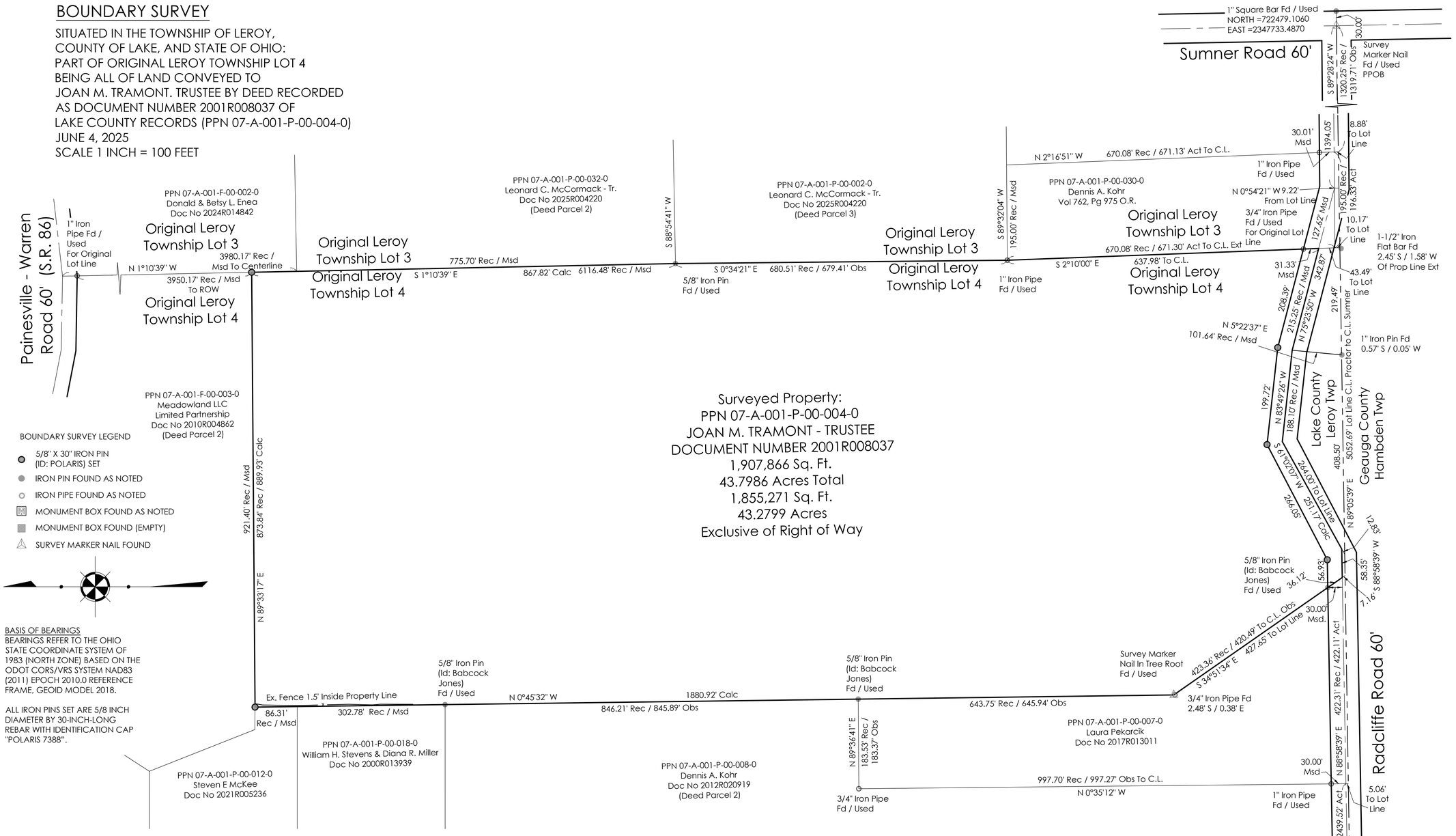
BOUNDARY SURVEY

SITUATED IN THE TOWNSHIP OF LEROY,
COUNTY OF LAKE, AND STATE OF OHIO:
PART OF ORIGINAL LEROY TOWNSHIP LOT 4
BEING ALL OF LAND CONVEYED TO
JOAN M. TRAMONT. TRUSTEE BY DEED RECORDED
AS DOCUMENT NUMBER 2001R008037 OF
LAKE COUNTY RECORDS (PPN 07-A-001-P-00-004-0)
JUNE 4, 2025
SCALE 1 INCH = 100 FEET



Surveyed Property:
PPN 07-A-001-P-00-004-0
JOAN M. TRAMONT - TRUSTEE
DOCUMENT NUMBER 2001R008037
1,907,866 Sq. Ft.
43.7986 Acres Total
1,855,271 Sq. Ft.
43.2799 Acres
Exclusive of Right of Way

BOUNDARY SURVEY LEGEND

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED
- MONUMENT BOX FOUND (EMPTY)
- SURVEY MARKER NAIL FOUND

BASIS OF BEARINGS
BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) EPOCH 2010.0 REFERENCE FRAME, GEOID MODEL 2018.

ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS 7388".

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND 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 TERM 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 TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS".

Michael P. Spellacy 06/04/2025
MICHAEL P. SPELLACY P.S. #8169 DATE

STATE OF OHIO
MICHAEL P. SPELLACY 8169
REGISTERED PROFESSIONAL SURVEYOR

REV. No.		DATE	BY

DATE: 6/4/25 DRAWN: mps
SCALE: HOR:1"= 100' VERT. 1"=00'
FOLDER: DWG/Proj. Surveying
FILENAME: 25066 Boundary
TAB: 01-BOUNDARY
BNDY. BY: mps
BASE. BY: XXX

PPN 07-A-001-P-00-004-0
14762 RADCLIFFE ROAD
LEROY TOWNSHIP - LAKE COUNTY - OHIO

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

polaris Engineering & Surveying

BOUNDARY SURVEY

PREPARED FOR:
Mike Rempel
14785 Radcliffe Road
Chardon, Ohio 44024
440-478-1714

CONTRACT No.
25066

SHEET	OF
1	1