

REFERENCES USED:

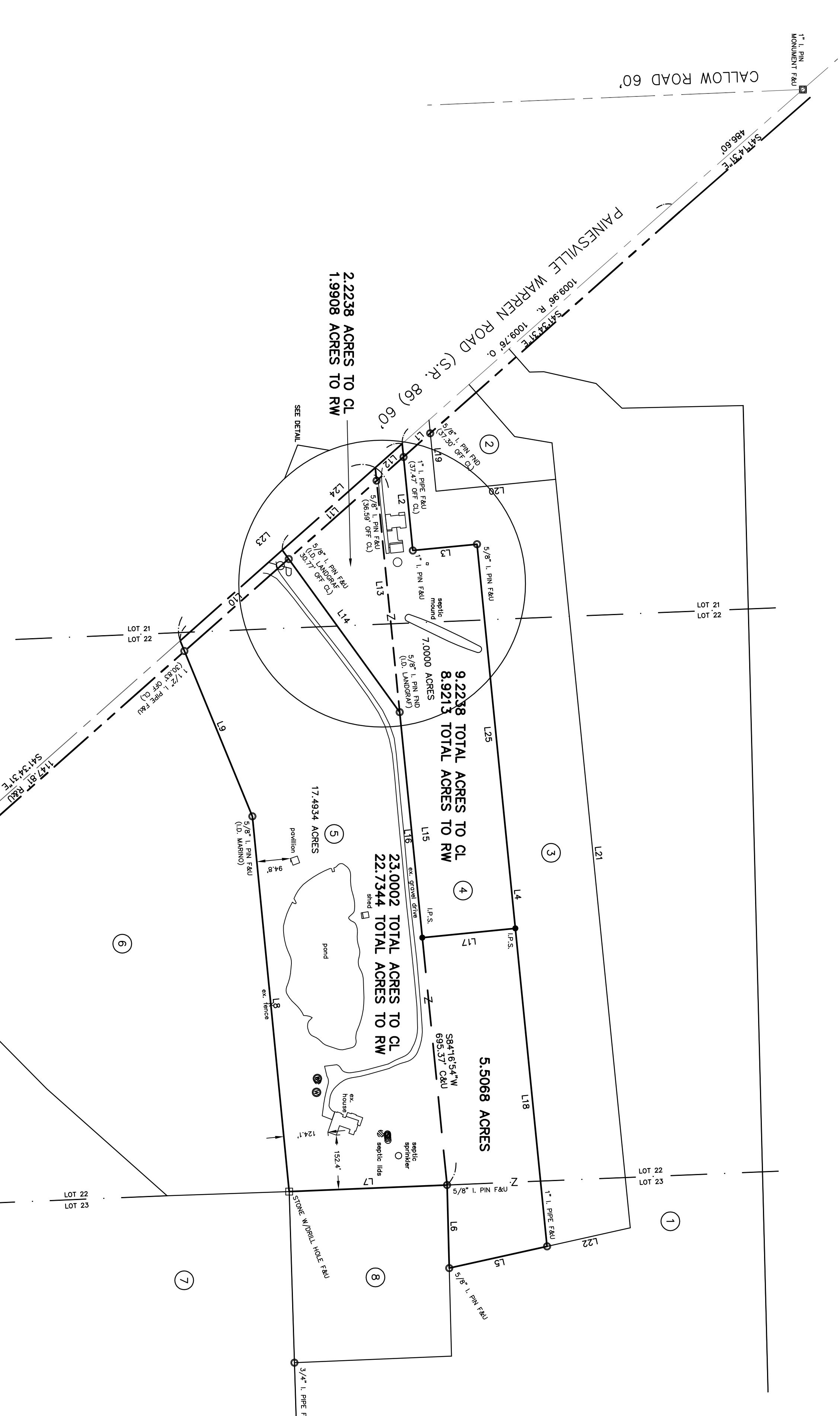
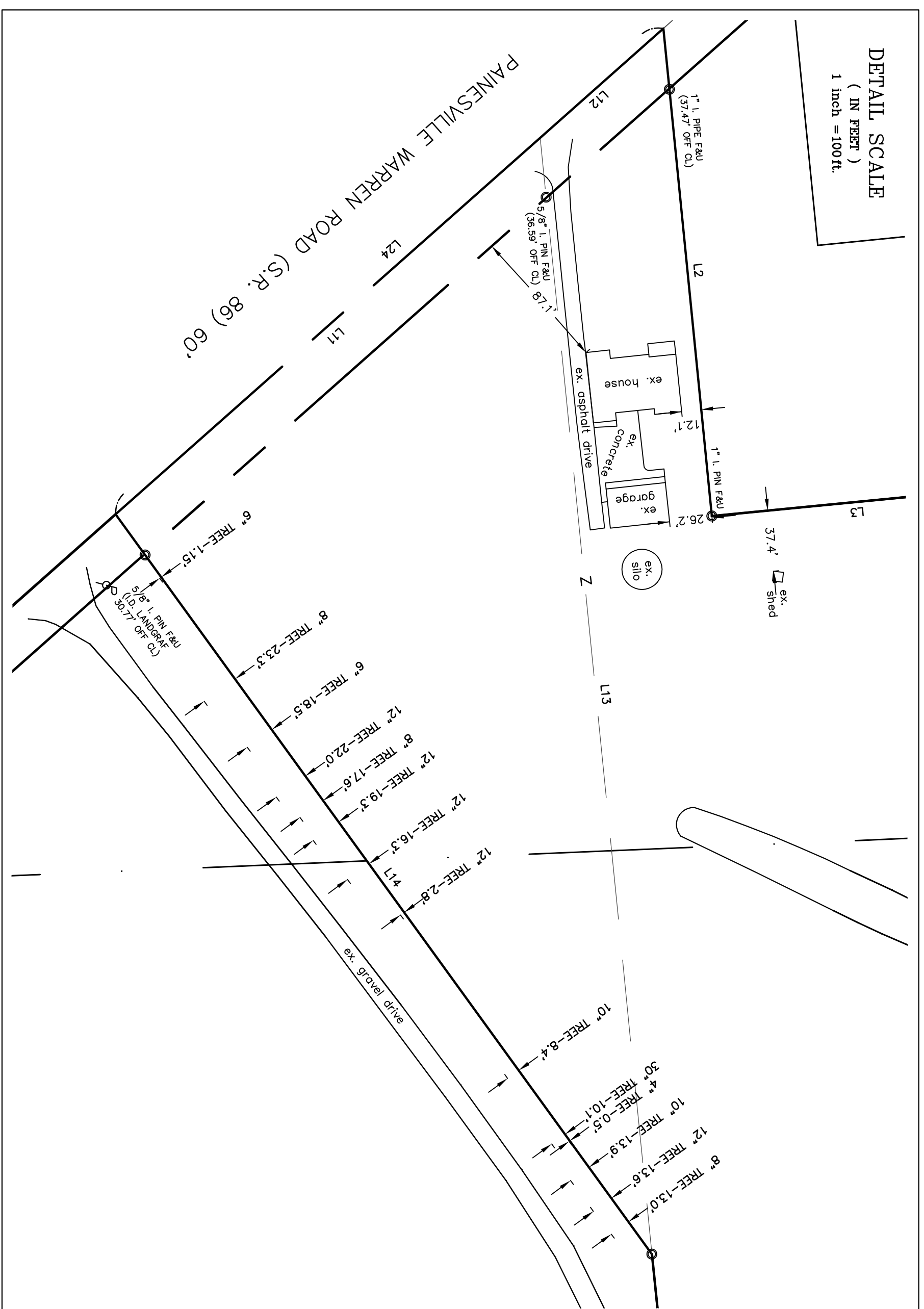
- DEEDS OF RECORD
- LOT SPLIT SURVEY FOR JOHN HOGAN BY MARINO SURVEYING 7/01/2024
- MAP OF SURVEY CONSOLIDATION BY SCOTT A. LANGRISH 3/04/2024
- LOT SPLIT AND CONSOLIDATION PLAT BY RIMKOLE AND ASSOCIATES CORP. 5/20/2022

NOTES:

- NO TITLE COMMITMENT SUPPLIED

PROPERTY DETAILS:

- JAMES K. AND THERESA L. KUNSMAN
DOC# 1998R042775
PPN 07-A-005-A-00-064-0
- BRYAN CAMMERATA
DOC# 2015R022091
PPN 07-A-005-A-00-023-0
- RONALD W. AND JEAN E. POLZER RUISTERS
DOC# 2008R002131
PPN 07-A-005-A-00-022-0
- WILLIAM AND BRITANY HILSTON
DOC# 2016R000722
PPN 07-A-005-A-00-021-0
- BRIAN A. AND JENNIFER L. CONVERY
DOC# 2024R007040
PPN 07-A-005-B-00-007-0
- JOHN P. HOGAN
DOC# 2017R021588
PPN 07-A-005-B-00-006-0
- JOHN P. HOGAN
DOC# 2017R021588
PPN 07-A-005-B-00-005-0
- BRIAN A. AND JENNIFER L. CONVERY
DOC# 2021R003814
PPN 07-A-005-B-00-008-0



LINE	LENGTH D/R	LENGTH U/O	BEARING
L1	100.00 D.	99.96	S41°34'31"E
L2	300.00 D.	300.19	N84°19'23"E
L3	180.58 D.	180.43	N05°34'23"W
L4	1974.45 D.	1973.86	N84°17'55"E
L5	280.32 D.	280.51	S12°32'28"E
L6	232.75 D.	232.64	S88°30'02"W
L7	441.74 D.	442.23	S02°22'51"E
L8	1056.40 D.	1054.69	S84°23'49"W
L9	531.93 D.	531.01	S67°37'32"W
L10	2017.22 D.	382.22	N41°34'31"W
L11	100.00 D.	347.68	N41°34'31"W
L12	100.00 D.	100.91	N41°34'31"W
L13	687.54	687.54	N84°16'54"E
L14	559.95	559.95	S54°04'03"W
L15	2017.22 D.	2016.71	S84°16'54"W
L16	1056.40 D.	633.81	N84°16'54"E
L17	261.67	261.67	N05°42'05"W
L18	893.97	893.97	N84°17'55"E
L19	200.17	200.17	N84°19'35"E
L20	336.50	336.50	N05°41'51"W
L21	2104.41	2104.41	N84°18'10"E
L22	729.72 D.	729.89	S12°32'28"E
L23	729.72 D.	729.89	S41°34'31"E
L24	448.58	448.58	N41°34'31"W
L25	1079.88	1079.88	N84°17'55"E

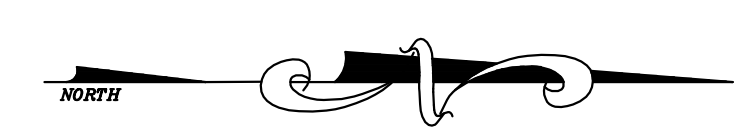
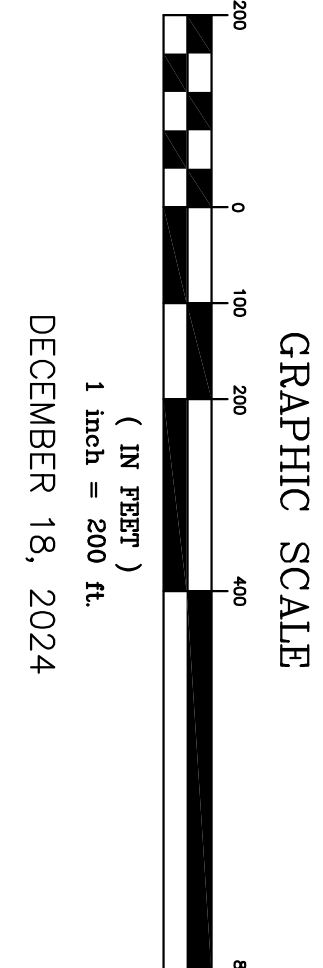
PLAT OF SURVEY AND LOT SPLIT

For
JENNIFER L. AND BRIAN A. CONVERY
 SITUATED IN THE TOWNSHIP OF LEROY, COUNTY OF LAKE AND THE
 STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT
 NUMBERS 21, 22, AND 23.

PREPARED FOR:
JENNIFER L. AND BRIAN A. CONVERY
 325 CORNWALL RD
 ROCKY RIVER, OH 44116

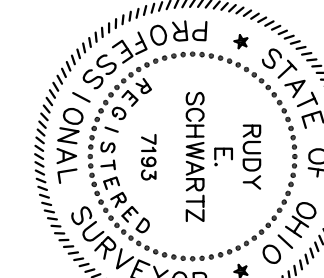
SYMBOL LEGEND

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<input checked="" type="checkbox"/>	CORN NAIL
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<input checked="" type="checkbox"/>	WATER VALVE
<input checked="" type="checkbox"/>	SEWER VALVE
<input checked="" type="checkbox"/>	FIRE HYDRANT
<input checked="" type="checkbox"/>	WATER MAIN
<input checked="" type="checkbox"/>	SEWER MAIN
<input checked="" type="checkbox"/>	POWER POLE
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<input checked="" type="checkbox"/>	2" LIPT' SQUARE POLE
<input checked="" type="checkbox"/>	4" LIPT' SQUARE POLE
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<input checked="" type="checkbox"/>	8" LIPT' SQUARE POLE
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<input checked="" type="checkbox"/>	1488" LIPT' SQUARE POLE
<input checked="" type="checkbox"/>	1494" LIPT' SQUARE POLE
<input checked="" type="checkbox"/>	1500" LIPT' SQUARE POLE



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.

12-24-2024
 RUDY E. SCHWARTZ, P.S. #7193
 Date



PREPARED BY:
SCHWARTZ LAND SURVEYING INC.
 RUDY E. SCHWARTZ
 PROFESSIONAL SURVEYOR
 12121 KINSMAN ROAD
 NEWBURY, OHIO 44065
 440-564-8174 Fax: 440-564-8285