

LOT CONSOLIDATION PLAT

SITUATED IN THE TOWNSHIP OF LEROY, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT NOS. 21, 22 AND 23 IN SAID TOWNSHIP.

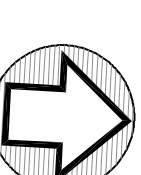
FOR: JENNIFER L. CONVERY and BRIAN A. CONVERY

DEED REFERENCE: P.Ns. 07-A-005-B-007-0, 07-A-005-B-008-0 and 07-A-005-A-024-0

DOC. NO. 2021R003814

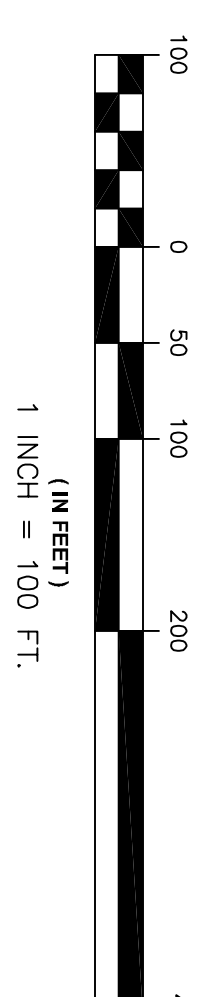
SITE ADDRESS: V/L PAINSVILLE-WARREN ROAD
PAINSVILLE, OHIO 44077

AREA TABULATION	
AREA	PARCEL A
PARCEL 1	5.4144 ACRES
PARCEL 2 ~ (including 0.0280 Ac. in R.O.W.)	16.6688 ACRES
PARCEL 3 ~ (including 0.4732 Ac. in R.O.W.)	3.0969 ACRES
TOTAL AREA	25.1397 ACRES

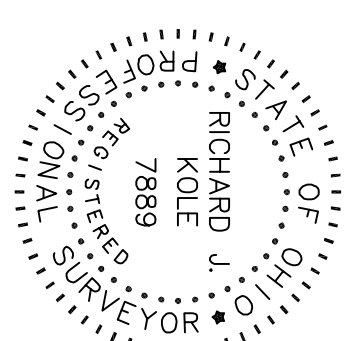


NORTH

GRAPHIC SCALE



JUNE 23, 2021



Certification
I do hereby certify that I have surveyed the premises and prepared this plat in accordance with the provisions of Chapter 4733.37 of the Ohio Administrative Code. Diagrams shown herein are expressed in field and decimal parts thereof. Measurements were found or set as indicated hereon. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

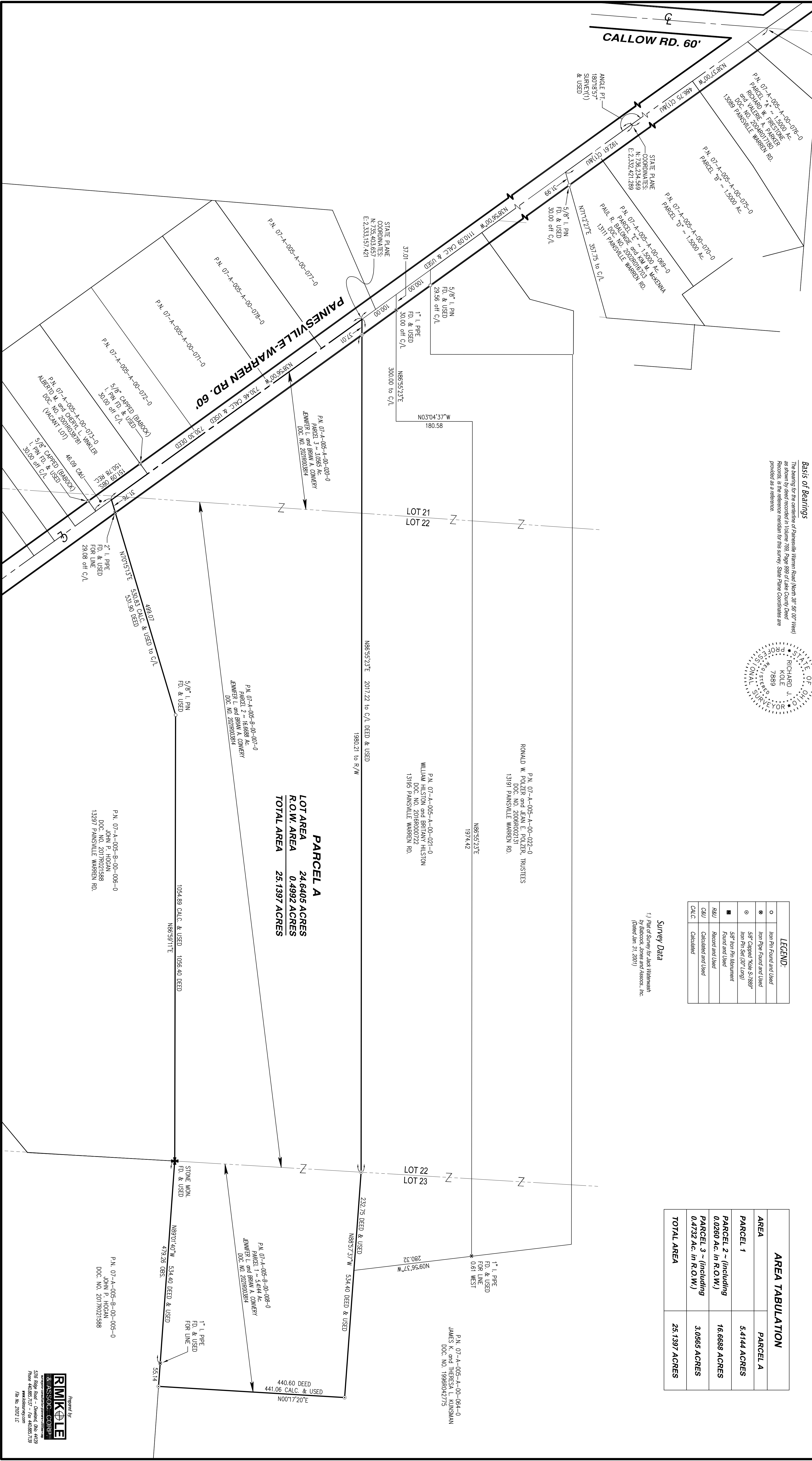
Richard J. Kole
Richard J. Kole, Registered Surveyor #7889
Date 6/23/21

Basis of Bearings
The bearing for the centerline of Painesville Warren Road (North 38° 58' 00" West) as shown by deed recorded in Volume 198, Page 959 of Lake County Deed Records, is the reference meridian for this survey. State Plane Coordinates are provided as a reference.

LEGEND:	
○	Iron Pin Found and Used
⊗	Iron Pipe Found and Used
⊙	5/8" Capred "1016 S-7889" Iron Pin Set (20" Long)
■	5/8" Iron Pin Monument
■	Found and Used
RAU	Record and Used
CAU	Calculated and Used
CALC.	Calculated

Survey Data

1.) Plat of Survey for Jack Waterman by Babcock, Jones and Assoc., Inc. (dated Jan. 31, 2001)



PARCEL A
LOT AREA 24.6405 ACRES
R.O.W. AREA 0.4992 ACRES
TOTAL AREA 25.1397 ACRES