

PLAT OF LOT SPLIT

SITUATED IN THE TOWNSHIP OF LEROY
 COUNTY OF LAKE, AND STATE OHIO
 BEING A PART OF ORIGINAL
 LEROY TOWNSHIP LOT 27
 MAY 16, 2023
 SCALE 1 INCH = 60 FEET

Parcel 1
 346,283 S.F.
 7.9496 Ac.
 340,281 S.F.
 7.8118 Ac. (Less ROW)

Parcel 2
 441,963 S.F.
 10.1461 Ac.
 435,745 S.F.
 10.0033 Ac. (Less ROW)

LEROY CENTER ROAD 60'

KNIFFEN ROAD 60'

PPN 07-A-007-0-00-026-0
Kniffen Road

Leroy Township - Lake County - Ohio

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



Map of Lot Split

PREPARED FOR:
 DON GREEN

CONTRACT No.

23022

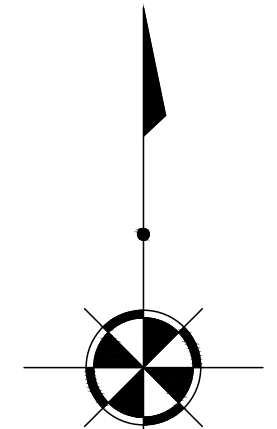
SHEET	OF
1	1

DATE: 5/16/23 DRAWN: mps
 SCALE: HOR. 1"=60', VERT. 1"=60'
 FOLDER: DWG/Proj_Surveying
 FILENAME: Survey Base
 TAB: 01-lot split
 BNDY. CHK: XXX-xx/xx/20xx
 BASE. CHK: XXX-xx/xx/20xx

BOUNDARY SURVEY LEGEND

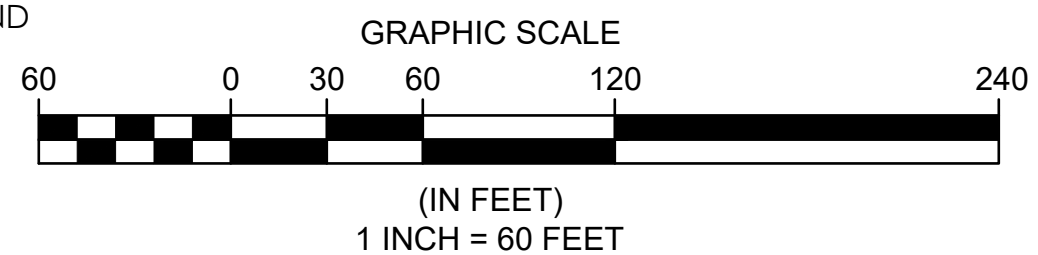
- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET
- MONUMENT BOX FOUND AS NOTED
- MONUMENT BOX FOUND (EMPTY)
- ▲ SURVEY MARKER NAIL SET
- ▲ SURVEY MARKER NAIL FOUND
- STONE FOUND
- DRILL HOLE SET
- DRILL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

PPN 07-A-007-0-00-001-0
 Brandon & Stephanie Lauer
 Doc# 2022R019588



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 5/16/2023
 MICHAEL P. SPELLACY P.S. #8169 DATE



3/4" Iron Pipe Fd / Used
 233.25' Rec / 234.04' Obs
 5/8" Iron Pin (Id: Gerson) Fd / Used 0.64' West
 205.39'
 556.14' Rec / 555.39'
 N 0°58'47" W 349.99'
 349.99' Rec / 350.12' Act
 O.L. 26
 O.L. 27
 399.70' Act
 46.74' Msd
 5/8" Iron Pin Fd / Used
 400.09' Rec / 399.76' Act
 3/4" Iron Pipe Fd / Used 0.14' West

S 87°58'04" W 1067.15' Rec / 1066.99' Act
 PPN 07-A-007-0-00-063-0 Timothy D. Replogle Doc# 2005R001883
 Existing Drive (Over Property Line)
 5/8" Iron Pin (Id: Babcock & Jones) Fd / Used
 200.00' Rec / 199.82' Obs
 N 1°03'02" W 200.00' Rec / 199.68' Act
 5/8" Iron Pin (Id: Babcock & Jones) Fd / Used
 N 1°00'45" W 161.55' Rec / Msd
 5/8" Iron Pin Fd / Used
 Existing Shed (Over Property Line)
 S 88°55'04" W 459.97' Rec / 460.53' Act
 5/8" Iron Pin (Id: Gerson) Fd / Used 0.54' West
 30.00' Msd.
 PPN 07-A-007-0-00-026-0 Donald R. & Jodi L. Green Doc# 2022R020500 (Deed Parcel 2)
 142.71'
 N 0°58'27" W 649.00'
 S 88°45'31" W 878.44'
 S 88°45'31" W 1527.09' Rec / 1528.47' Rec (Adj) / 1527.41' Act
 207.28'
 S 0°58'27" E 407.28' Act
 407.33' Rec / 407.28' Act
 30.00'
 207.28'
 S 0°58'27" E 407.28' Act
 5/8" Iron Pin Fd / Used 0.45' West
 30.00'
 S 88°45'39" W 1527.76' Rec / 1527.37' Act
 PPN 07-A-007-0-00-028-0 Leah Green & Jacob Bates Doc# 2022R030793
 S 88°45'47" W 1527.76' Rec / 1527.34' Act

663.70' Rec / 664.30' Act
 N 88°55'40" E 263.77' Rec / 263.61' Obs
 5/8" Iron Pin (Id: Babcock & Jones) Fd / Used
 400.00' Rec / 400.70' Act
 3/4" Iron Pipe Fd / Used 4.58' West
 PPN 07-A-007-0-00-042-0 Nicholas F. Magnusson Doc# 2023R002123
 5/8" Iron Pin (Id: Babcock & Jones) Fd / Used For Line 0.76' West
 5/8" Iron Pin Fd / Used 0.66' West
 N 88°54'25" E 399.95' Rec / 400.43' Act
 5/8" Iron Pin (Id: Gerson) Fd / Used 0.54' West
 30.00' Msd.
 N=734485.8218 E=2342900.7672
 407.33' Rec / 407.28' Act
 207.28'
 S 0°58'27" E 407.28' Act
 30.00'
 207.28'
 S 0°58'27" E 407.28' Act
 5/8" Iron Pin Fd / Used 0.45' West
 30.00'
 207.28'
 S 0°58'27" E 407.28' Act
 30.00'
 207.28'
 S 0°58'27" E 407.28' Act
 350.00' Rec / 350.18' Act
 O.L. 27
 O.L. 28
 350.00' Rec / 350.18' Act
 46.74' Msd
 5/8" Iron Pin Fd / Used
 46.74' Msd
 5/8" Iron Pin (Id: B & J) Fd / Used
 400.00' Rec / 399.76' Act
 30.00'
 N=733528.7407 E=2342917.0413 C.L.
 PPOB PARCEL 1
 PPOB PARCEL 2

5/8" Iron Pin In Mon Box Fd / Used POB
 N=739050.7870 E=2342823.1450
 4365.62' Obs
 200.00' Rec / 199.68' Act
 S 0°58'27" E 4365.68' (Adj|Deeds) / 4365.62' Obs
 60.00' Rec / 60.09' Act
 PPOB PARCEL 1
 407.33' Rec / 407.28' Act
 207.28'
 S 0°58'27" E 407.28' Act
 30.00'
 207.28'
 S 0°58'27" E 407.28' Act
 350.00' Rec / 350.18' Act
 O.L. 27
 O.L. 28
 350.00' Rec / 350.18' Act
 46.74' Msd
 5/8" Iron Pin Fd / Used
 46.74' Msd
 5/8" Iron Pin (Id: B & J) Fd / Used
 400.00' Rec / 399.76' Act
 30.00'
 N=733528.7407 E=2342917.0413 C.L.
 PPOB PARCEL 2