

SITUATED IN THE TOWNSHIP OF LEROY, COUNTY OF LAKE, STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL LOTS 31 AND 32 WITHIN SAID TOWNSHIP,
TOWNSHIP 10N, RANGE 7W IN THE CONNECTICUT WESTERN RESERVE

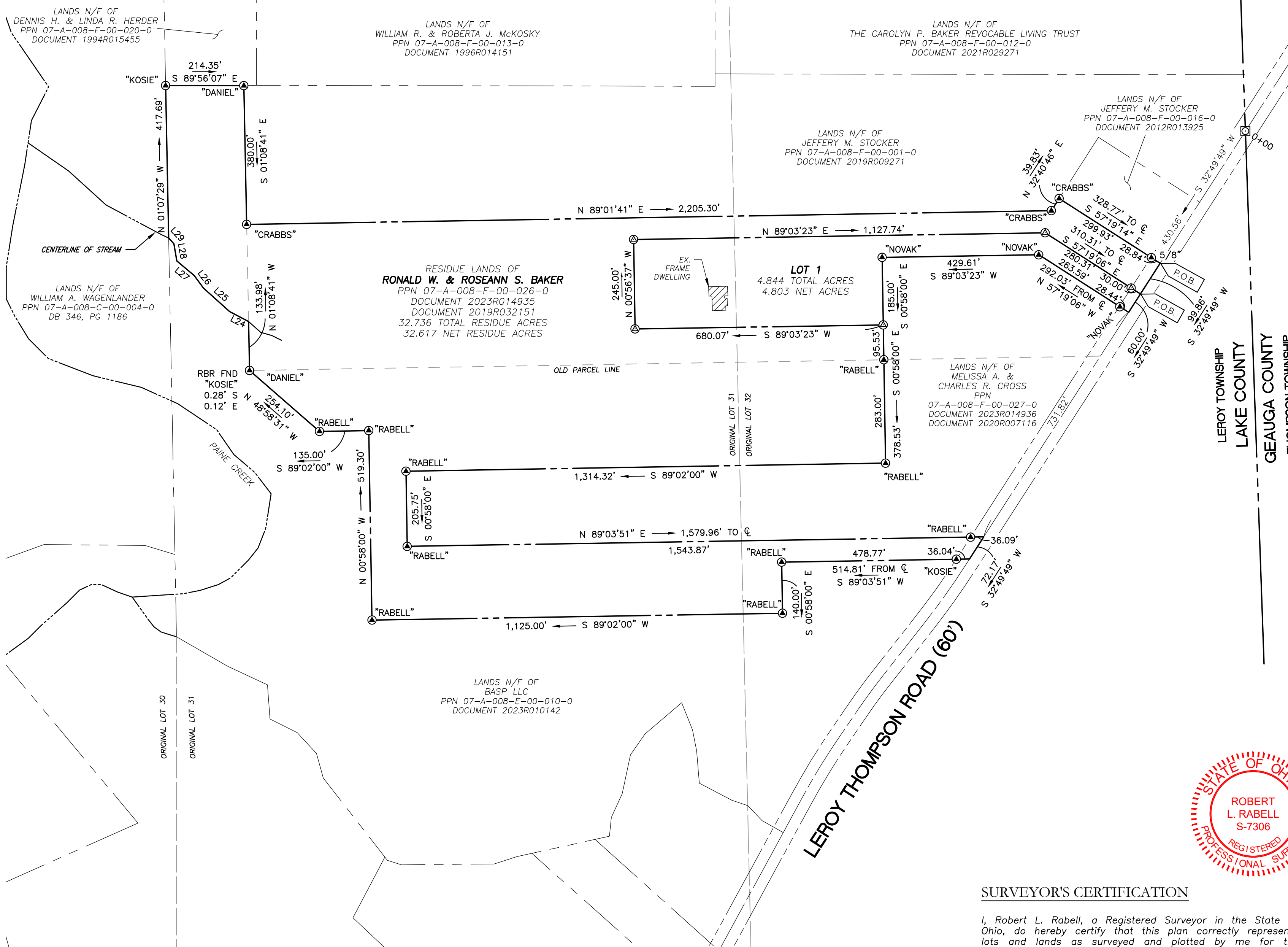


Bearings are rotated to agree with
Leroy Thompson Road
(S 32°49'49" W) as shown on Ref #4.

LEGEND

- ⊙ = 5/8" Iron Rebar Found (Surveyor Noted)
- ⊗ = 5/8" Iron Rebar Set
- ⊕ = 1" Iron Pin Found
- ⊠ = Monument Box (Paved Over)

LINE TABLE		
LINE #	BEARING	DISTANCE (FT)
L24	N 62°05'50" W	58.90
L25	N 48°12'54" W	96.13
L26	N 36°34'00" W	42.71
L27	N 49°52'30" W	62.27
L28	N 09°29'30" W	47.74
L29	N 42°45'02" W	21.21

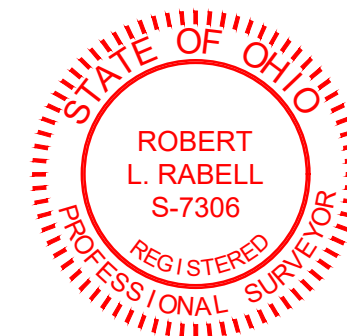


RESIDUE LANDS OF
RONALD W. & ROSEANN S. BAKER
PPN 07-A-008-F-00-026-0
DOCUMENT 2023R014935
DOCUMENT 2019R032151
32.736 TOTAL RESIDUE ACRES
32.617 NET RESIDUE ACRES

LOT 1
4.844 TOTAL ACRES
4.803 NET ACRES

LANDS N/F OF
MELISSA A. &
CHARLES R. CROSS
PPN
07-A-008-F-00-027-0
DOCUMENT 2023R014936
DOCUMENT 2020R007116

LANDS N/F OF
BASP LLC
PPN 07-A-008-E-00-010-0
DOCUMENT 2023R010142



SURVEYOR'S CERTIFICATION

I, Robert L. Rabell, a Registered Surveyor in the State of Ohio, do hereby certify that this plan correctly represents lots and lands as surveyed and plotted by me for the owner(s) in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Robert L. Rabell 9-19-23
Robert L. Rabell, PS, Reg.#S-7306 Date

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions, zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.

No.	Date	Description	By

NOTES

- All Iron Rebars Set are 5/8" epoxy coated, 30" in length with identification caps stating "RABELL LSSE ENG."
- Property lines were established using existing property monumentation, deeds and maps of record at the Lake County Recorder's Office.
- The purpose of this survey is to show residue Lands of Ronald W. & Roseann S. Baker (PPN 07-A-008-F-00-026-0, 32.736 total residue acres) after splitting Lot 1 (4.844 total acres).

REFERENCES

- Lot Split and Remainder of Lands Prepared for Jeffery M. Stocker prepared by Crabbs' Surveying Service, dated July 23, 2012.
- Map of Survey of PPN 07-A-008-E-00-009-0 and 07-A-008-E-00-010-0 Windsor Road Land, LLC prepared by D.B. Kosie & Associates, LLC., dated April 2023, and recorded at the Lake County Engineer's Office on April 24, 2023.
- Lot Split for Ron Baker prepared by Barrington Consulting Group, Inc., dated January 21, 2020.
- Survey Map for BASP LLC prepared by Rabell Surveying & Engineering, A Division of LSSE dated July 27, 2023, and approved by the Lake County Planning Commission on July 28, 2023.

OWNER

Ronald W. & Roseann S. Baker
6980 Leroy Thompson Road
Thompson, Ohio 44086

LOT SPLIT FROM
LANDS OF BAKER
37.580 TOTAL ACRES
Situating In
Leroy Township, Lake County, Ohio

Drawn By NEM	Scale: 1" = 200'	Tax Parcel No. 07-A-008-F-00-026-0
Reviewed By	Date: September 19, 2024	Sheet No. 1 of 1
Approved By RLR		Filename: M1577propR.dwg

LSSE
Civil Engineers and Surveyors

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LSSE • Rabell • Senate