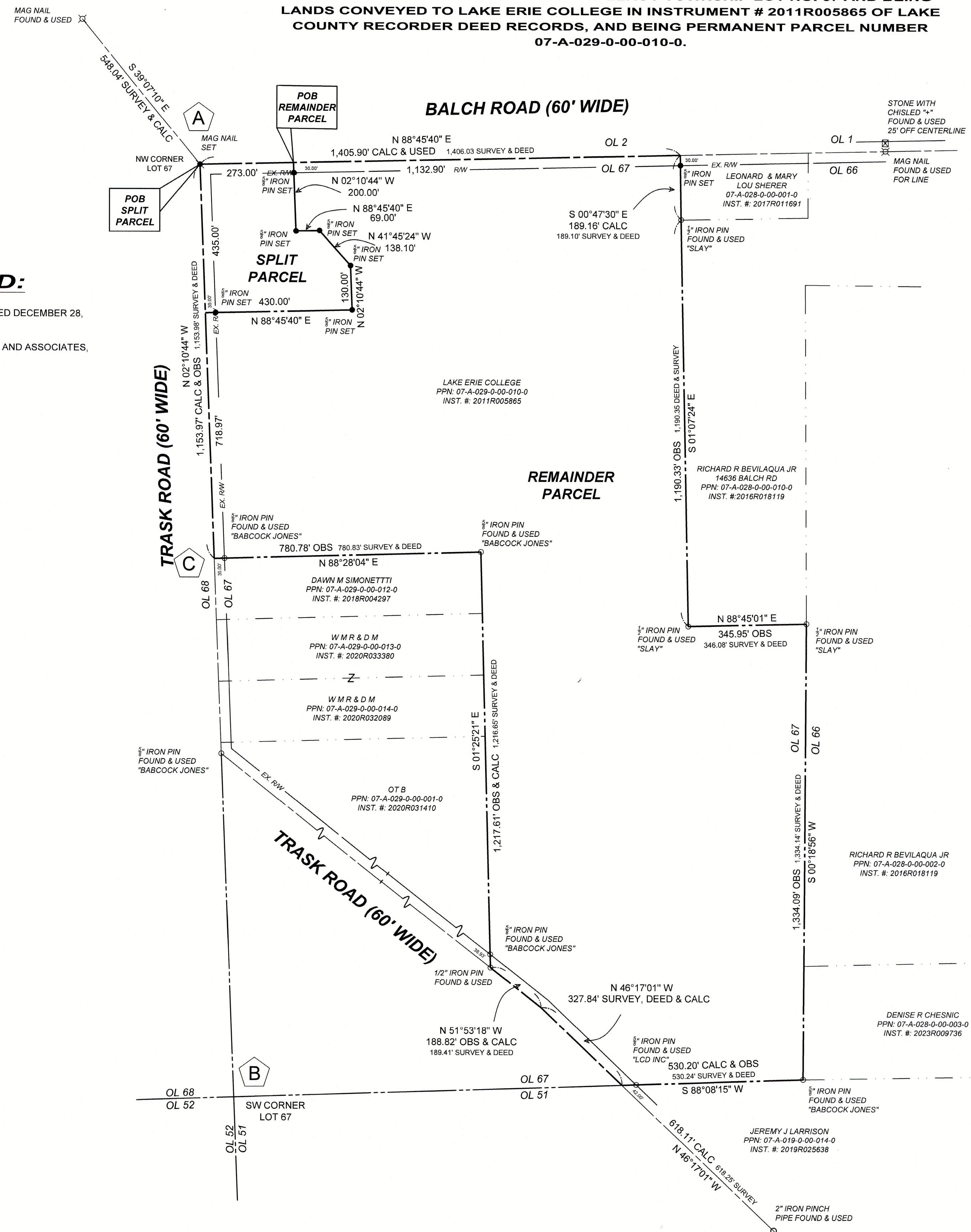


LOT SPLIT PLAT
 SITUATED IN THE TOWNSHIP OF LEROY, COUNTY OF LAKE, AND STATE OF OHIO,
 KNOWN AS BEING A PART OF ORIGINAL LEROY TOWNSHIP LOT NO. 67 AND BEING
 LANDS CONVEYED TO LAKE ERIE COLLEGE IN INSTRUMENT # 2011R005865 OF LAKE
 COUNTY RECORDER DEED RECORDS, AND BEING PERMANENT PARCEL NUMBER
 07-A-029-0-00-010-0.



PERTINENT DOCUMENTS USED:

- SURVEY OF THE SUBJECT PARCEL, PREPARED BY LAND DESIGN CONSULTANTS DATED DECEMBER 28, 2010.
- SURVEY OF SOUTHWESTERLY ADJOINING PARCELS, PREPARED BY BABCOCK, JONES AND ASSOCIATES, INC. DATED NOVEMBER 12, 2001.
- SURVEY OF EASTERLY PARCELS, PREPARED BY JERRY SLAY, DATED JUNE 24, 2008.
- COUNTY ROAD RECORD FOR TRASK ROAD, VOLUME A, PAGES 69-71 OF L.C.M.R.
- SURVEY PREPARED BY J.W. DANIEL & ASSOCIATES, DATED AUGUST 31, 2006.
- SURVEY PREPARED BY D.B. KOSIE & ASSOCIATES, DATED JULY 3, 2012.
- SURVEY PREPARED BY D.B. KOSIE & ASSOCIATES, DATED APRIL 21, 2017.
- LAKE COUNTY DEED RECORDS:
 - 2001R005865 LAKE ERIE COLLEGE
 - 2017R011691 SHERER
 - 2016R018119 BELILAQUA
 - 2023R009736 CHESNIC
 - 2019R025638 LARRISON
 - 2020R031410 OT B
 - 2020R032089 WMR&D M
 - 2020R033380 WMR&D M
 - 2016R004297 SIMONETTI
 - 2001R005968 LAKE METROPARKS

AREA:

SPLIT PARCEL:
 3.467 ACRES
 (0.467 ACRES WITHIN RIGHT OF WAY)
 151,010 SQUARE FEET
 (20,340 SQUARE FEET WITHIN RIGHT OF WAY)

REMAINDER PARCEL:
 63.432 ACRES
 (1.651 ACRES WITHIN RIGHT OF WAY)
 2,763,116 SQUARE FEET
 (71,899 SQUARE FEET WITHIN RIGHT OF WAY)

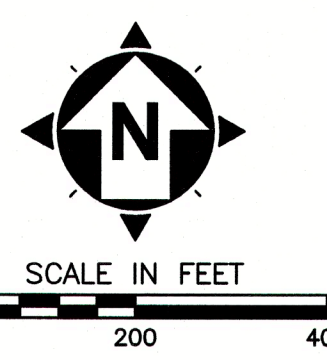
STATE PLANE COORDINATES:

- A** NW CORNER LOT 67 & CENTERLINE INTERSECTION OF TRASK ROAD & BALCH ROAD:
 NORTH = 748,982.8609
 EAST = 2,345,458.0278
- B** SW CORNER LOT 67:
 NORTH = 746,253.314
 EAST = 2,345,561.884
- C** SWLY CORNER REMAINDER PARCEL ON CENTERLINE TRASK ROAD:
 NORTH = 747,829.7253
 EAST = 2,345,501.9033

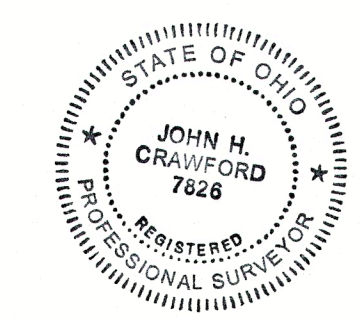
NOTES:

- THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS, EITHER RECORDED OR UNRECORDED. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, RECORD ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE PROJECT CONTROL COORDINATE SYSTEM IS BASED UPON THE FOLLOWING:
 - HORIZONTAL DATUM - PROJECT CONTROL COORDINATES FOR THIS PROJECT HAVE BEEN ESTABLISHED BY GPS/RTK OBSERVATIONS UTILIZING THE OHIO COORDINATE SYSTEM OF 1983 (ZONE 3401-OHIO NORTH). OHIO STATE PLANE GRID COORDINATE VALUES ARE EXPRESSED IN UNITS OF U.S. SURVEY FEET.
- ALL DIMENSIONS GIVEN ARE EXPRESSED IN US SURVEY FEET AND DECIMAL PARTS THERE OF. BEARINGS ARE USED TO DENOTE ANGLES ONLY.
- IRON PINS SET ARE, 5/8"x30" IRON PINS WITH A PLASTIC CAP INSCRIBED WITH "CT CONSULTANTS"

- LEGEND**
- EX. RW — LIMITS OF PUBLIC RIGHT OF WAY
 - — — EXISTING CENTER LINE
 - — — EXISTING PROPERTY LINE
 - — — EXISTING LOT LINE
 - IRON PIN FOUND
 - IRON PIN SET
 - IRON PIPE FOUND
 - ⊗ MAG NAIL FOUND
 - ⊗ MAG NAIL SET
 - ⊗ CHISELED "X" FOUND



BASIS OF BEARINGS
 BEARINGS ARE BASED ON DATA ACQUIRED BY GPS OBSERVATIONS AS PER NAD 83 (2011 ADJ) - OHIO STATE PLANE COORDINATE SYSTEM - NORTH ZONE 3401



SURVEYOR

I HEREBY STATE THAT THIS PLAT, AND THE SURVEY IT IS BASED ON, WERE PERFORMED AND COMPLETED UNDER THE DIRECT SUPERVISION OF JOHN H. CRAWFORD, P.S. 7826, IS BASED ON ACTUAL FIELD MEASUREMENTS, AND IN GENERAL ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE 4733-37

John H. Crawford 6/17/24
 JOHN H. CRAWFORD, P.S.
 REGISTERED PROFESSIONAL SURVEYOR NO. 7826 DATE

	NO	REVISION	DATE	<p align="center">LAKE ERIE COLLEGE</p> <p align="center">ORIGINAL LEROY TOWNSHIP LOT 67 LAKE COUNTY, OHIO</p>	ISSUED FOR:	<p align="center">LOT SPLIT PLAT</p>	PROJECT NO.
					ISSUE DATE:		241884
					SCALE:		DISCIPLINE
					DESIGNED BY:		SURVEY
					DRAWN BY:		PLAT
			CHECKED BY:	SHEET	OF	1	1