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 FOUND & USED COUNTY RECORDER DEED RECORDS, AND BEING PERMANENT PARCEL NUMBER 07-A-029-0-00-010-0. POB BALCH ROAD (60' WIDE) STONE WITH REMAINDER CHISLED "+" **PARCEL** FOUND & USED 25' OFF CENTERLINE MAG NAIL N 88°45'40" E OL 2 1,405.90' CALC & USED 1,406.03 SURVEY & DEED NW CORNER MAG NAIL - EX. R/W -- OL 67 LOT 67 ____ 1,132.90' R/W --**FOUND & USED** IRON LEONARD & MARY N 02°10'44" W FOR LINE AREA: 5ੂ" IRON PIN SET LOU SHERER PIN SET 200.00' 07-A-028-0-00-001-0 POB INST. #: 2017R011691 N 88°45'40" E SPLIT S 00°47'30" E PARCEL SPLIT PARCEL 189.16' CALC ½" IRON PIN **N** 41°45'24" W 189.10' SURVEY & DEED **3.467 ACRES** FOUND & USED PIN SET §" IRON 138.10' "SLAY" (0.467 ACRES WITHIN RIGHT OF WAY) **SPLIT 151,010 SQUARE FEET** (20,340 SQUARE FEET WITHIN RIGHT OF WAY) **PARCEL** PERTINENT DOCUMENTS USED: STATE PLANE ỗ" IRON REMAINDER PARCEL: PIN SET 430.00' **COORDINATES:** 1. SURVEY OF THE SUBJECT PARCEL, PREPARED BY LAND DESIGN CONSULTANTS DATED DECEMBER 28, 63.432 ACRES N 88°45'40" E 5" IRON Z (1.651 ACRES WITHIN RIGHT OF WAY) 2,763,116 SQUARE FEET 2. SURVEY OF SOUTHWESTERLY ADJOINING PARCELS, PREPARED BY BABCOCK, JONES AND ASSOCIATES. (71,899 SQUARE FEET WITHIN RIGHT OF WAY) NW CORNER LOT 67 & CENTERLINE INC. DATED NOVEMBER 12, 2001. INTERSECTION OF TRASK ROAD & 3. SURVEY OF EASTERLY PARCELS, PREPARED BY JERRY SLAY, DATED JUNE 24, 2008. LAKE ERIE COLLEGE BALCH ROAD: PPN: 07-A-029-0-00-010-0 4. COUNTY ROAD RECORD FOR TRASK ROAD, VOLUME A, PAGES 69-71 OF L.C.M.R. NORTH = 748,982.8609 INST. #: 2011R005865 EAST = 2,345,458.0278 5. SURVEY PREPARED BY J.W. DANIEL & ASSOCIATES, DATED AUGUST 31, 2006. (60 6. SURVEY PREPARED BY D.B. KOSIE & ASSOCIATES, DATED JULY 3, 2012. SW CORNER LOT 67: 7. SURVEY PREPARED BY D.B. KOSIE & ASSOCIATES, DATED APRIL 21, 2017. NORTH = 746,253.314 Q EAST = 2,345,561.884 8. LAKE COUNTY DEED RECORDS: RICHARD R BEVILAQUA JR REMAINDER 14636 BALCH RD 0 2001R005865 LAKE ERIE COLLEGE SWLY CORNER REMAINDER PARCEL PPN: 07-A-028-0-00-010-0 **PARCEL** 2017R011691 SHERER INST. #:2016R018119 ON CENTERLINE TRASK ROAD: 2016R018119 BELILAQUA NORTH = 747,829.7253ỗ" IRON PIN 2023R009736 CHESNIC NOTES: 5/8″ IRON PIN FOUND & USED EAST = 2,345,501.90332019R025638 LARRISON FOUND & USED "BABCOCK JONES" 2020R031410 OT B "BABCOCK JONES" 780.78' OBS 780.83' SURVEY & DEED 2020R032089 WMR&D M 1. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO N 88°28'04" E 2020R033380 WMR&D M EASEMENTS AND OTHER RESTRICTIONS, EITHER RECORDED OR UNRECORDED. THE SURVEYOR HAS 2018R004297 SIMONETTI DAWN M SIMONETTTI 8.10. 2001R005968 LAKE METROPARKS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, RECORD ENCUMBRANCES, PPN: 07-A-029-0-00-012-0 INST. #: 2018R004297 RESTRICTIVE COVENANTS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH N 88°45'01" E MAY DISCLOSE. b" IRON PIN 345.95' OBS WMR&DM FOUND & USED "SLAY" FOUND & USED 346.08' SURVEY & DEED PPN: 07-A-029-0-00-013-0 INST. #: 2020R033380 2. 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 WMR&DM PPN: 07-A-029-0-00-014-0 1983 (ZONE 3401-OHIO NORTH). OHIO STATE PLANE GRID COORDINATE VALUES ARE INST. #: 2020R032089 EXPRESSED IN UNITS OF U.S. SURVEY FEET. 5/2 IRON PIN 3. ALL DIMENSIONS GIVEN ARE EXPRESSED IN US SURVEY FEET AND DECIMAL PARTS THERE OF "BABCOCK JONES" BEARINGS ARE USED TO DENOTE ANGLES ONLY. PPN: 07-A-029-0-00-001-0 INST. #: 2020R031410 4. IRON PINS SET ARE, 5/8"x30" IRON PINS WITH A PLASTIC CAP INSCRIBED WITH "CT CONSULTANTS" TRASH ROAD (60. MIDE) LEGEND ----- EX. R/W ------ LIMITS OF PUBLIC RIGHT OF WAY RICHARD R BEVILAQUA JR PPN: 07-A-028-0-00-002-0 INST. #: 2016R018119 --- EXISTING PROPERTY LINE EXISTING LOT LINE IRON PIN FOUND FOUND & USED "BABCOCK JONES" IRON PIN SET O IRON PIPE FOUND FOUND & USED N 46°17'01" W 327.84' SURVEY, DEED & CALC DENISE R CHESNIC MAG NAIL SET **SURVEYOR** PPN: 07-A-028-0-00-003-0 N 51°53'18" W INST. #: 2023R009736 188.82' OBS & CALC □ CHISELED "X" FOUND FOUND & USED 189.41' SURVEY & DEED "LCD INC" 530.20' CALC & OBS I HEREBY STATE THAT THIS PLAT, AND THE SURVEY IT IS BASED ON, WERE 530.24' SURVEY & DEED PERFORMED AND COMPLETED UNDER THE DIRECT SUPERVISION OF JOHN H. OL 67 S 88°08'15" W CRAWFORD, P.S. 7826, IS BASED ON ACTUAL FIELD MEASUREMENTS, AND IN §" IRON PIN OL 51 GENERAL ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE 4733-37 FOUND & USED SW CORNER "BABCOCK JONES" LOT 67 JEREMY J LARRISON PPN: 07-A-019-0-00-014-0 **BASIS OF BEARINGS** INST. #: 2019R025638 BEARINGS ARE BASED ON DATA ACQUIRED BY GPS OBSERVATIONS AS PER NAD 83 (2011 ADJ) -SCALE IN FEET REGISTERED PROFESSIONAL SURVEYOR NO. 7826 OHIO STATE PLANE COORDINATE SYSTEM -NORTH ZONE 3401 2" IRON PINCH PIPE FOUND & USED REVISION DATE PROJECT NO. ISSUED FOR: LAKE ERIE COLLEGE 241884 ISSUE DATE: 6/17/24 DISCIPLINE your trusted advisor SCALE: AS SHOWN **SURVEY**

ORIGINAL LEROY TOWNSHIP LOT 67

LAKE COUNTY, OHIO

DESIGNED BY:

CHECKED BY:

DRAWN BY:

JHC

LOT SPLIT PLAT

SHEET NAME

PLAT

H:\2024\241884\DWG_SURVEY\V_241884 - SURVEY - BOUNDARY.DWG - PLAT - 8/21/2024 1:38:04 PM - JOHN CRAWFORD

→engineers

architects

planners

consultants