

# PLAT OF LOT SPLIT

For: Mark Zukowski

Situated in the Township of Leroy, County of Lake and State of Ohio and known as being part of Original Perry Township Lots 9 & 10, further being known as lands conveyed to Margaret Zukowski in Document No. 2023R012820 (PPN: 07A-042-0-00-024-0)

July 2023 Scale 1"=100'

## Acreages:

**Consolidation (2 Parcels):**  
 17.9329 Ac. (781,158 sq.ft.) to C/L  
 17.6761 Ac. (769,970 sq.ft.) to R/W

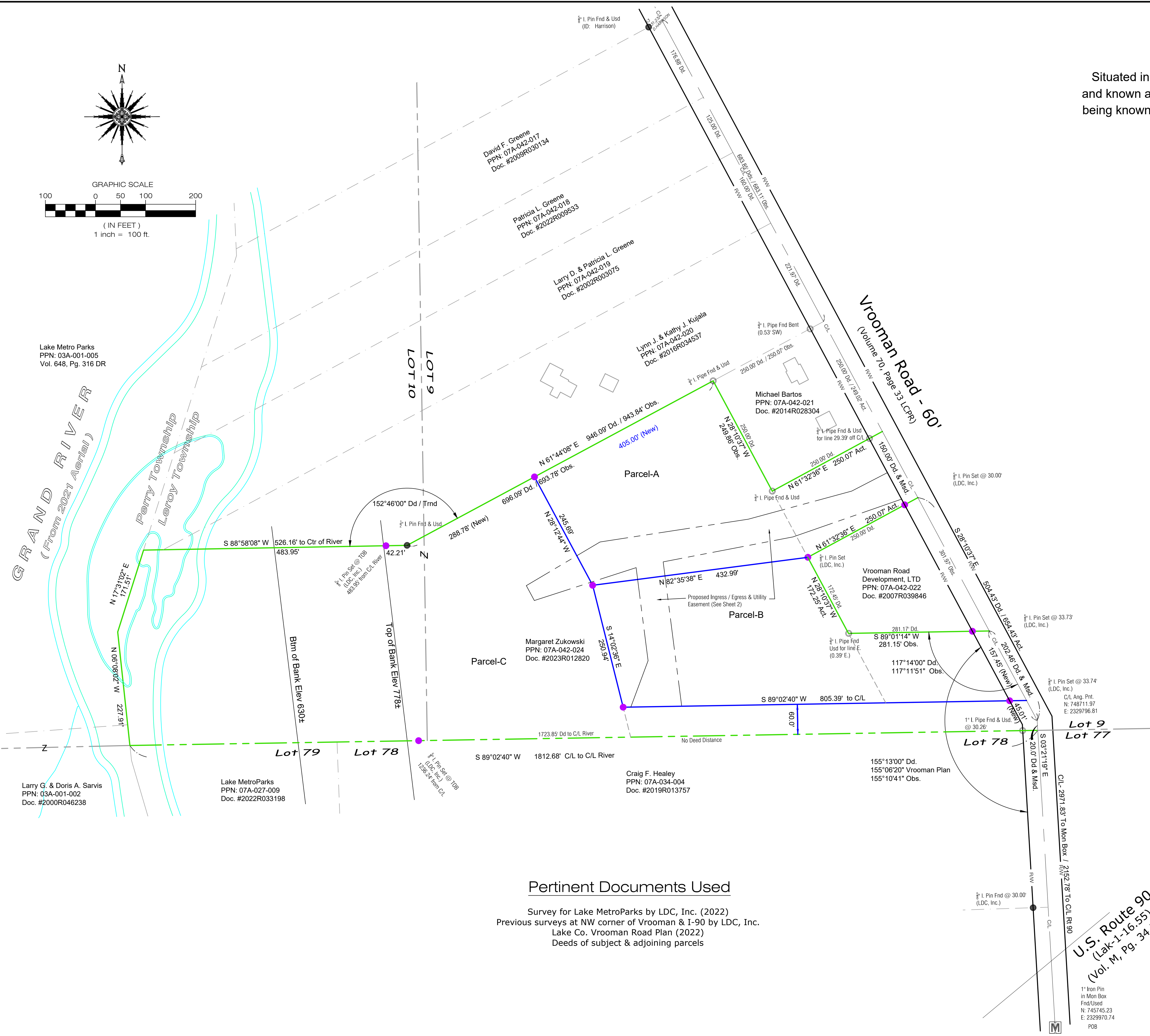
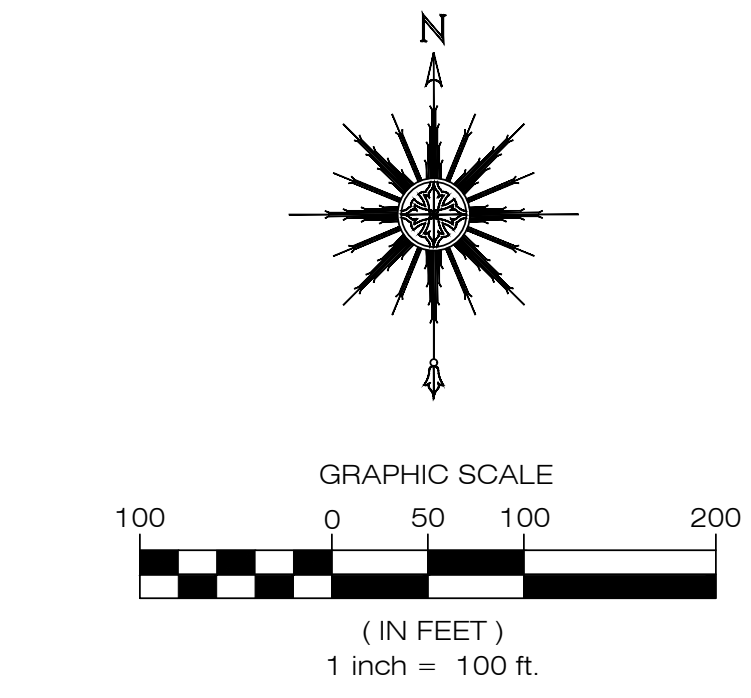
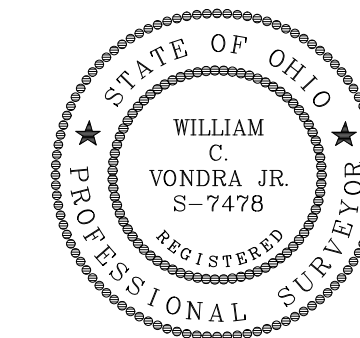
**Split-A:**  
 3.8614 Ac. (168,204 sq.ft.) to C/L  
 3.7581 Ac. (163,704 sq.ft.) to R/W  
 3.0065 Ac. (130,963 sq.ft.) Exc. "Leg"

**Split-B:**  
 3.9056 Ac. (170,129 sq.ft.) to C/L  
 3.7972 Ac. (165,406 sq.ft.) to R/W  
 3.0023 Ac. (130,780 sq.ft.) Exc. "Leg"

**Split-C:**  
 10.1659 Ac. (442,825 sq.ft.) to C/L  
 10.1208 Ac. (440,860 sq.ft.) to R/W  
 9.0470 Ac. (394,088 sq.ft.) Exc. "Leg"  
 4.2430 Ac. (184,827 sq.ft.) Exc. "Leg" to TOB

I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to Ohio North NAD 83(2011), Geoid 12B, ODOT VRS Network. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

*William C. Vondra, Jr.*  
 William C. Vondra, Jr., P.S. #7478  
 7/11/2023



### Pertinent Documents Used

- Survey for Lake MetroParks by LDC, Inc. (2022)
- Previous surveys at NW corner of Vrooman & I-90 by LDC, Inc.
- Lake Co. Vrooman Road Plan (2022)
- Deeds of subject & adjoining parcels

U.S. Route 90  
 (Lak-1-16-55)  
 (Vol. M, Pg. 34 LC)

Lot Split Plat

**LAND DESIGN consultants**  
 www.LDCinc.net  
 ENGINEERS PLANNERS SURVEYORS  
 9025 Odorous Drive Mentor, Ohio 44060  
 TEL: (440) 255-5410  
 FAX: (440) 255-5875  
 L.D.C. Inc. d.b.a.

DATE	07/13/23
SCALE: HOR.	1"=100'
VERT.	
FILENAME	Surv-Zuk
COMPUTER S:	
TAB NAME	Split

**Mark Zukowski**  
 Township of Leroy - Lake County - Ohio

SHEET	OF
1	2
CONTRACT No.	
ZUKOM1-2301	

# Ingress, Egress & Utility Easement

For: Mark Zukowski

Situated in the Township of Leroy, County of Lake and State of Ohio and known as being part of Original Perry Township Lot 9, further being known as an easement for Ingress, Egress and Utilities over land conveyed to Margaret Zukowski in Document No. 2023R012820 (PPN: 07A-042-0-00-024-0)

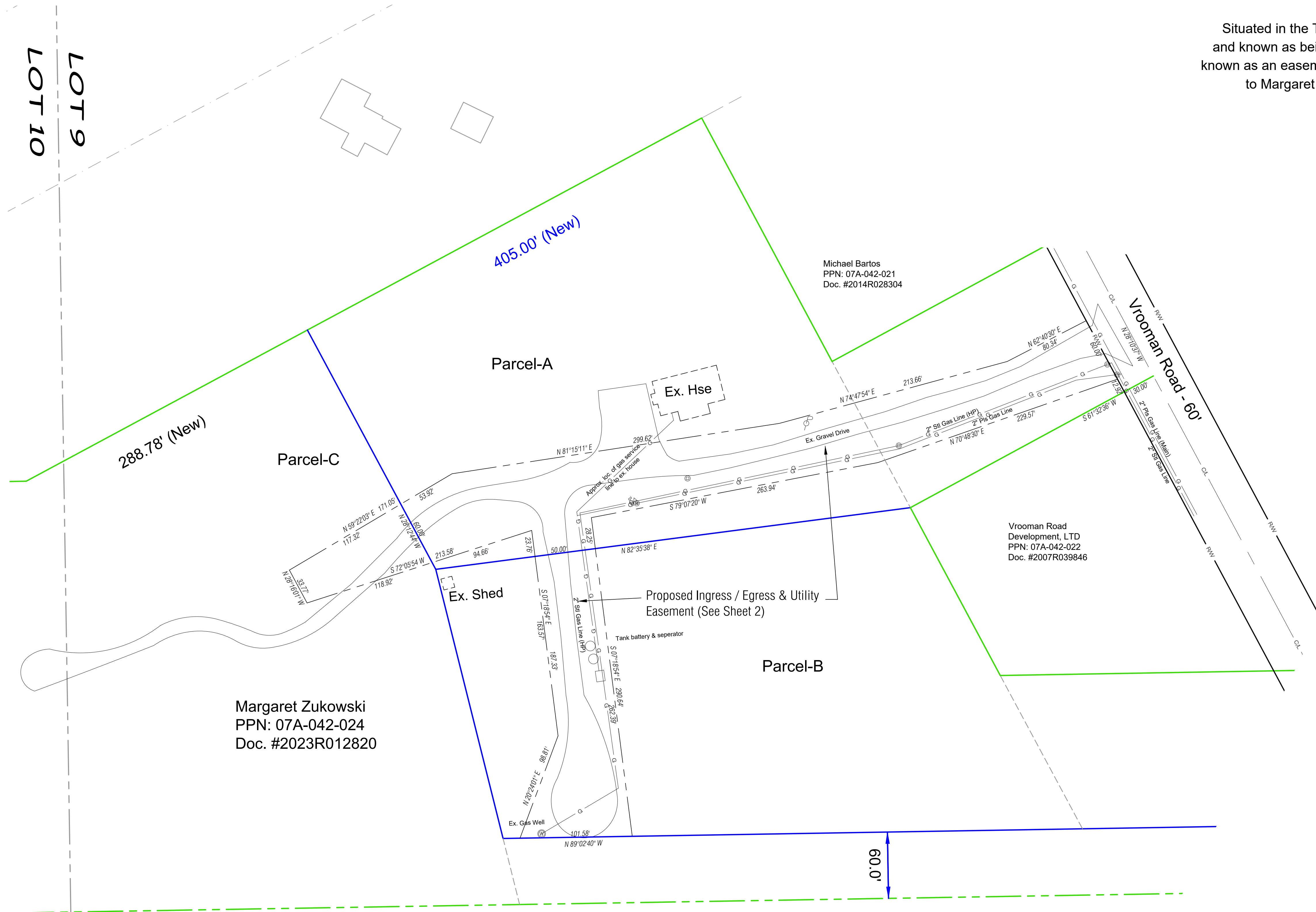
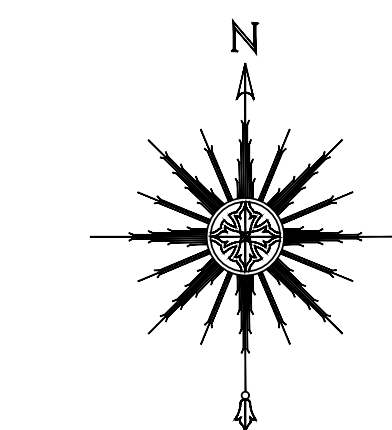
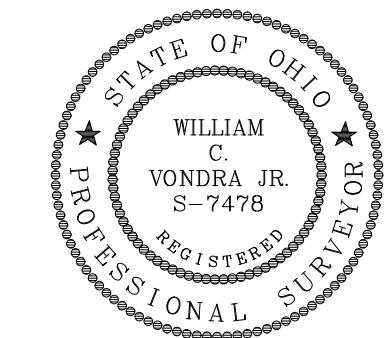
July 2023 Scale 1"=50'

Area of Easement:

1.3704 Ac. (59,696 sq.ft.)

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William C. Vondra, Jr., P.S. #7478



Michael Bartos  
PPN: 07A-042-021  
Doc. #2014R028304

Vrooman Road  
Development, LTD  
PPN: 07A-042-022  
Doc. #2007R039846

Margaret Zukowski  
PPN: 07A-042-024  
Doc. #2023R012820

Craig F. Healey  
PPN: 07A-034-004  
Doc. #2019R013757

Easement

LAND DESIGN consultants  
www.LDCinc.net



L.D.C. Inc. d.b.a.

ENGINEERS PLANNERS SURVEYORS  
9025 Odorous Drive Mentor, Ohio 44060  
TEL: (440) 255-1416  
FAX: (440) 255-9575

DATE 07/13/23  
SCALE: HOR. 1"=50'  
VERT. \_\_\_\_\_  
FILENAME Surv-Zuk  
COMPUTER S:  
TAB NAME Esmt

Mark Zukowski  
Township of Leroy - Lake County - Ohio

SHEET 2 OF 2  
CONTRACT No. ZUKOM1-2301