

LOT SPLIT & CONSOLIDATION MAP OF SURVEY

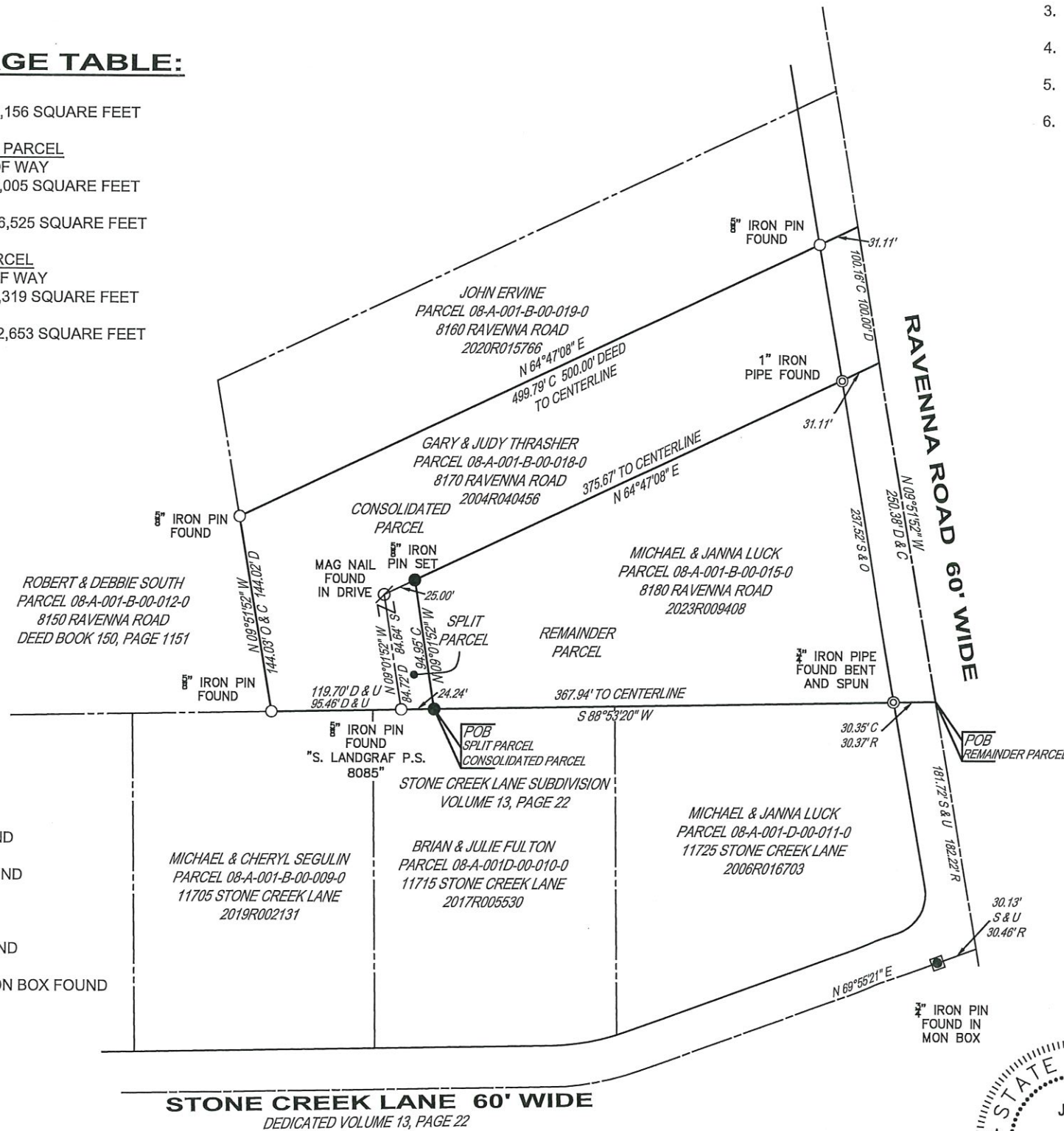
BEING A PART OF ORIGINAL PARCELS 08-A-001-B-00-018-0 & 08-A-001-B-00-015-0, TOWNSHIP OF CONCORD, COUNTY OF LAKE AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL LOT 1, TRACT 1.

ACREAGE TABLE:

SPLIT PARCEL
0.0495 ACRES, 2,156 SQUARE FEET

CONSOLIDATED PARCEL
WITHIN RIGHT OF WAY
0.0690 ACRES, 3,005 SQUARE FEET
TOTAL AREA
1.2976 ACRES, 56,525 SQUARE FEET

REMAINDER PARCEL
WITHIN RIGHT OF WAY
0.1680 ACRES, 7,319 SQUARE FEET
TOTAL AREA
1.4383 ACRES, 62,653 SQUARE FEET



- O IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- IRON PIN SET
- ⊘ MAG NAIL FOUND
- IRON PIN IN MON BOX FOUND
- R RECORD
- C CALCULATED
- O OBSERVED
- D DEED
- S SURVEY

PERTINENT DOCUMENTS USED:

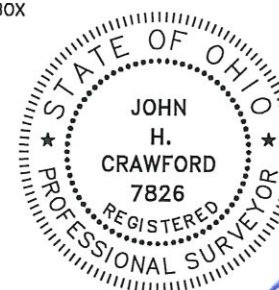
- DEED INSTRUMENT NUMBER 2004R040456 (THRASHER)
- DEED INSTRUMENT NUMBER 2020R015766 (ERVINE)
- DEED INSTRUMENT NUMBER 2023R009408 (LUCK)
- DEED VOLUME 150, PAGE 1151 (SOUTH)
- STONE CREEK LANE SUBDIVISION, VOLUME 13, PAGES 22 & 22-1
- MAP OF SURVEY AND CONSOLIDATION BY JONES SURVEYING DATED 05-02-2023

NOTES:

- ALL DIMENSIONS GIVEN ARE EXPRESSED IN US SURVEY FEET AND DECIMAL PARTS THERE OF. THE BASIS OF BEARING FOR THIS MAP OF SURVEY IS SOUTH 09°51'52" EAST, ALONG THE CENTERLINE OF RAVENNA ROAD, AS ESTABLISHED BY A JONES SURVEYING MAP OF SURVEY DATED 05/02/2023.
- BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY, DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SET IRON PINS SHOWN HEREON ARE 5/8" IN DIAMETER, 30" IN LENGTH WITH A YELLOW CAP INSCRIBED WITH "CPS".
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 39085C0138 F, EFFECTIVE DATE OF FEBRUARY 3, 2010.
- THIS PLAT IS IN GENERAL ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS SET FORTH IN OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 AND THAT OF LAKE COUNTY.
- ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY RECORDER'S OFFICE.
- THIS LOT SPLIT & CONSOLIDATION MAP OF SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND WILL BE SUBJECT TO ANY ENCUMBRANCES REVEALED DURING AN EXAMINATION OF SAME.
- THIS LOT SPLIT & CONSOLIDATION MAP OF SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

SURVEYOR CERTIFICATION

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
JOHN H. CRAWFORD, PS
REGISTERED PROFESSIONAL SURVEYOR NO. 7826

06/14/2023
DATE



DRAWN BY: JHC
CHECKED BY: JHC
DATE: 06/14/2023
SCALE: 1" = 100'

21 LYNDALE DRIVE
PAINESVILLE, OHIO 44077
PH: 440-344-1441
PH: 216-214-1754

P C S
CRAWFORD PROPERTY SOLUTIONS, LLC

LOT SPLIT & CONSOLIDATION MAP OF SURVEY
8180/8170 RAVENNA ROAD
LOCATED IN THE TOWNSHIP OF CONCORD
ORIGINAL LOT 1, TRACT 1, LAKE COUNTY, OHIO
FOR: GARY & JUDY THRASHER

SHEET
1 OF 1
PROJ.#
23-1040.01