

**LOT SPLIT & COMBINATION OF LANDS**  
 SITUATED IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO, KNOWN AS BEING PART OF SUBLOTS 21, 22, & 23, LAKE ERIE APPLT ORCHARDS NO. 1, RECORDED IN PLAT VOLUME C, PAGE 14, AND PART OF ORIGINAL LOT 2, TRACT 2, A LOT SPLIT TAKEN FROM THE LANDS TO MARY ANN LOCKWOOD, AS RECORDED IN DOCUMENT NUMBER 2023R008327, (PPN 08-A-012-0-00-013-0), AND BEING COMBINED WITH THE LANDS TO JEFFREY & GINA M. SNYDER, AS RECORDED IN DOCUMENT NUMBER 2023R008326, (PPN 08-A-012-0-00-012-0).

**BASIS OF BEARINGS:**  
 CENTERLINE OF ORCHARD ROAD, 60 FEET WIDE, BEING NORTH 01°-02'-54" WEST, USED TO DESCRIBE ANGLES ONLY.

**LEGEND**

- ☒ MON BOX FOUND
- I PIN FOUND/SET  
 ALL SET PINS ARE  
 5/8" X 30" LONG  
 CAPPED (BABCOCK, #6528)
- ⊙ I PIPE FOUND
- ⚓ P.K. NAIL FOUND/SET

**ACREAGE SUMMARY**

PPN 08-A-012-0-00-012-0		PPN 08-A-012-0-00-013-0	
2.0122	ACRES ORIGINAL	2.1072	ACRES ORIGINAL
+ 0.4991	ACRES SPLIT	- 0.4991	ACRES SPLIT
<hr/>		<hr/>	
= 2.5113	ACRES COMBINED (GROSS)	= 1.6081	ACRES REMAINING (GROSS)
- 0.0712	ACRES IN RW	- 0.1727	ACRES IN RW
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= 2.4401	ACRES (NET)	= 1.4354	ACRES (NET)

**SURVEY REFERENCE:**

1. SURVEY BY JONES SURVEYING FOR LOCKWOOD & SNYDER
2. PLAT VOL. C, PG. 14
3. LAKE CO. DEED RECORD

LINE	BEARING	DISTANCE
L 1	N 01°02'54" W	105.00' OBS
L 2	S 01°23'58" E	105.00' OBS
L 3	N 01°02'54" W	50.00' OBS
L 4	N 01°02'54" W	32.56' OBS



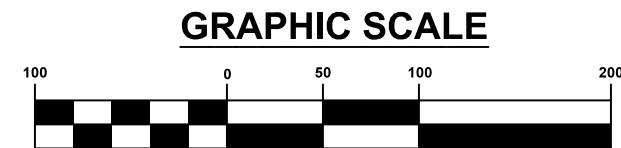
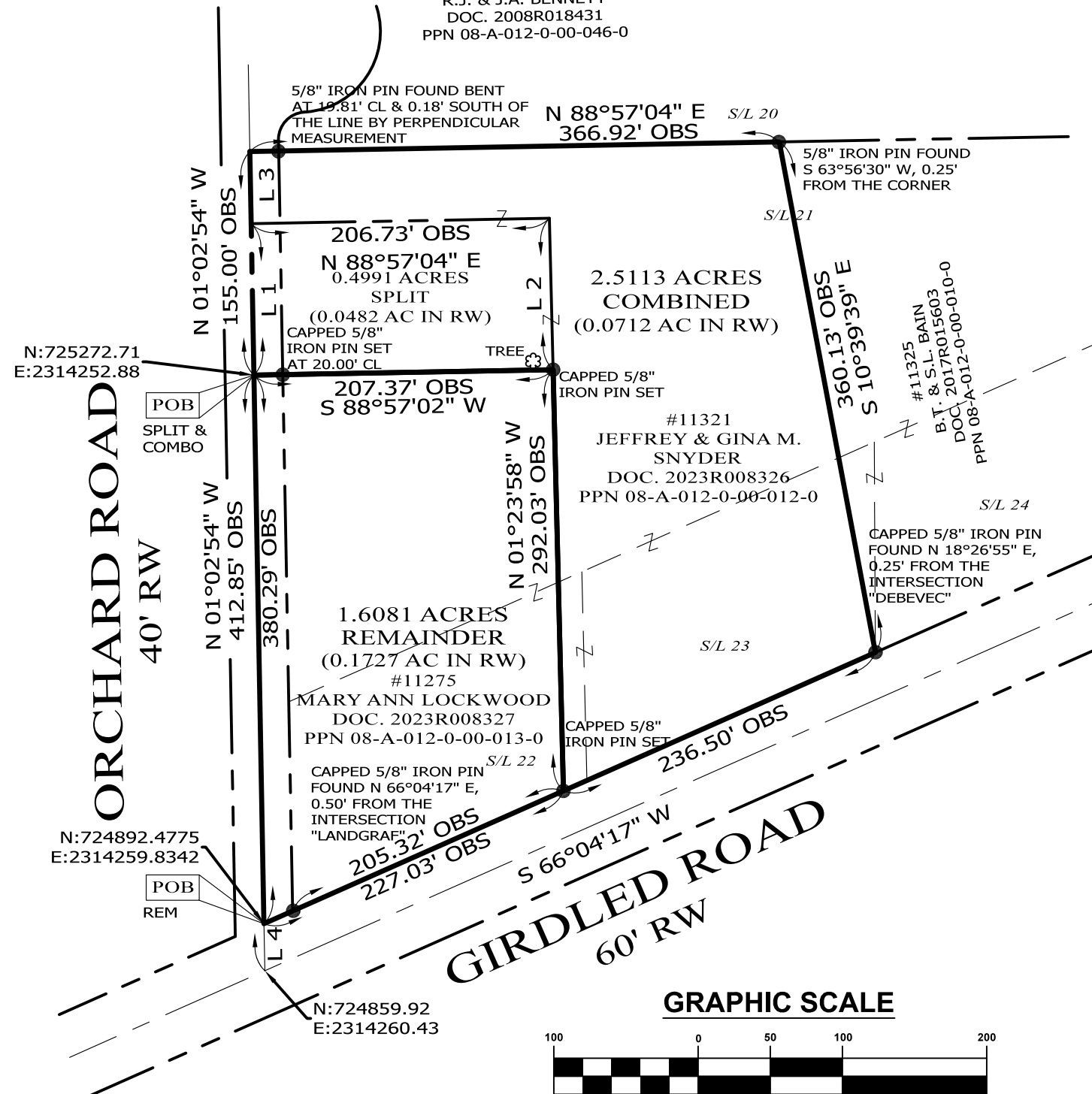
I, WILLIAM C. BABCOCK P.S. #6528, DO HEREBY CERTIFY THAT THE SURVEY PERFORMED IS PURSUANT TO THE STATE OF OHIO ADMINISTRATIVE CODE STANDARDS SET FORTH AS PER ARTICLE NUMBER 4733-37.

*William C. Babcock*  
 WILLIAM C. BABCOCK, P.S. #6528  
 09-30-23

**BABCOCK LAND SURVEYORS**  
 SURVEYORS & LAND PLANNERS  
 6914 BRAKEMAN ROAD  
 PAINESVILLE OHIO 44077  
 440-487-5095  
 babcocklandsurveyors@yahoo.com

DATE	09-30-23
DESIGN BY	WB
DRAWN BY	SH
APPROVED BY	WB
CREW CHIEF	RB

#8101  
 R.J. & J.A. BENNETT  
 DOC. 2008R018431  
 PPN 08-A-012-0-00-046-0



(IN FEET)  
 1 inch = 100ft.

**BOUNDARY SURVEY**  
 PPN 08-A-012-0-00-012-0  
 11321 GIRDLED ROAD  
 PPN 08-A-012-0-00-013-0  
 11275 GIRDLED ROAD  
 CONCORD TOWNSHIP  
 LAKE COUNTY - OHIO

SCALE	
1"=100'	
JOB NO	
23-40	
SHEET	OF
1	1