

Plat of Lot Split & Consolidation For: BR Land, LLC

Situated in the Township of Painesville, County of Lake and State of Ohio & known as being part of Original Township Lot No. 37, Tract 4, further being a lot split of deed parcel-1 of land conveyed to Gary L. Miller in deed recorded in Volume 1032, Page 105 of Lake County Official Records and consolidation of deed parcel-2 with the remaining lands.

July 2024 Scale: 1"=50'

Legend:

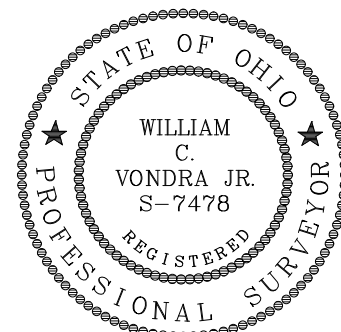
- | | |
|---|------------------------------|
| ● Iron Pin Found | ⊕ Drill Hole Found |
| ○ Iron Pipe Found | ⊕ Drill Hole Set |
| ● Iron Pin Set (5/8" x 30" (LDC, Inc.)) | △ Horizontal Control Point |
| Ⓜ Monument Box Found | ○ Vertical Control Point |
| □ Monument Box Empty | ⊕ Hub Found |
| ▲ PK Set | ⊕ Hub Set |
| △ PK Found | ⊕ Railroad Spike Found |
| ⊙ Stone Found | ⊕ Railroad Spike Set |
| ⊙ C/L Monument W/ 5/8" rebar | ⊕ C/L Monument W/ 5/8" rebar |
| △ MAG Nail Set | |
- Dd. = Deed
Rec. = Record
Plot = Subdivision Plat
Act. = Actual
D./M. = Deed & Measured
P.R. = Pro-Rated distance
AD/M = Adjoiners Deed & Measured

Addresses:

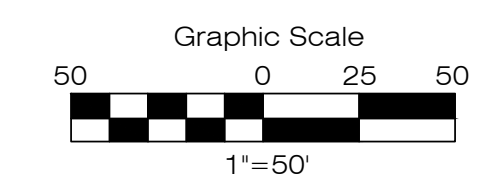
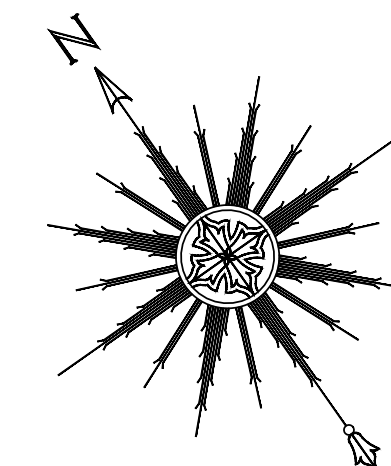
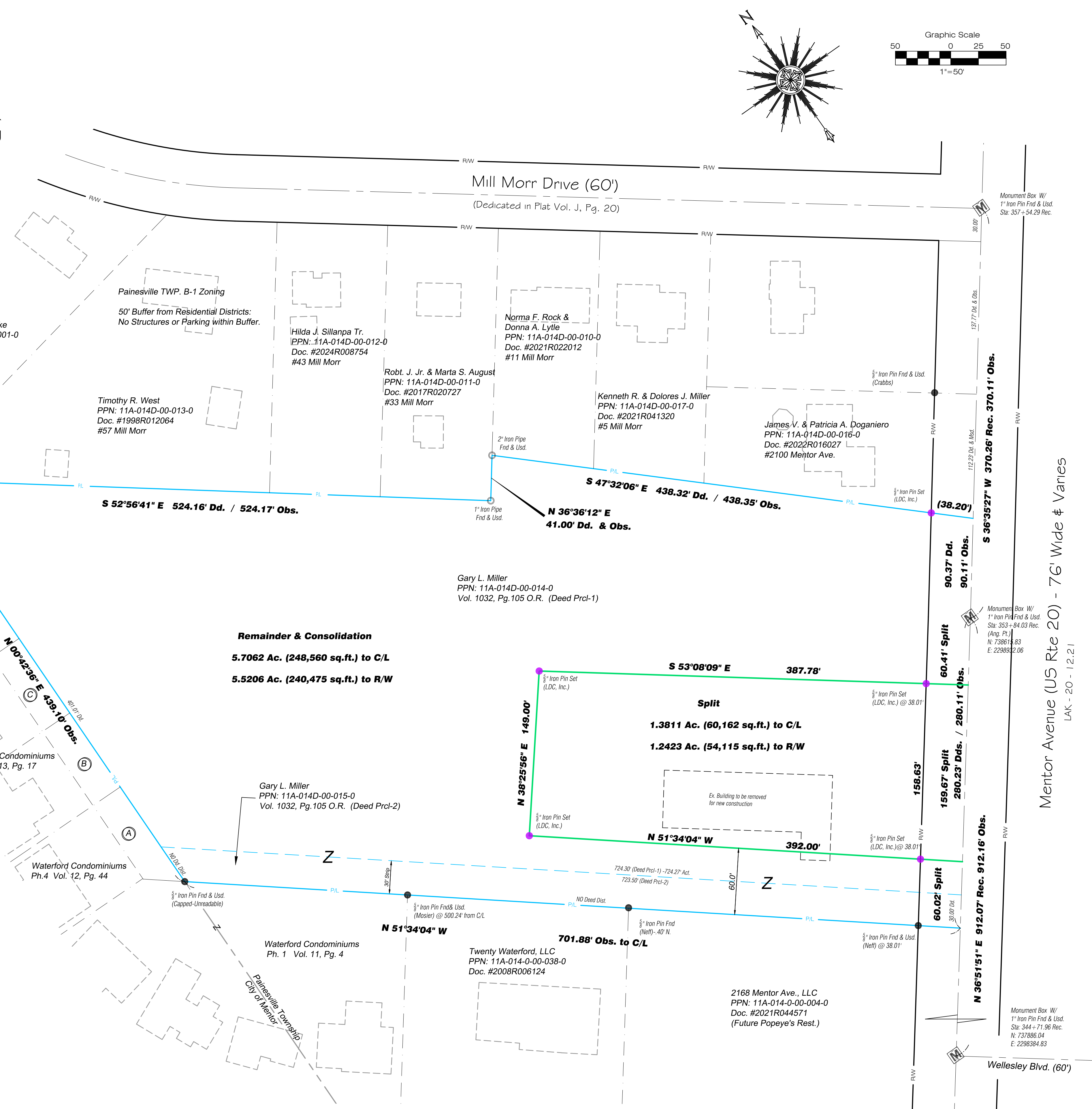
- A) Margie Demastry Tr. PPN: 16B-058C-00-032-0, Doc. #2018R005428
 B) James F. & Jean D. Bognar Co. Tr. PPN: 16B-058D-00-001-0, Doc. #2022R026642
 C) Anthony J. & Marie T. Aveni PPN: 16B-058D-00-002-0, Doc. #2007R014063
 D) Karen Lohse PPN: 16B-058D-00-013-0, Doc. #2011R020150
 E) Kenneth J. & Nancy L. Leovic PPN: 16B-058D-00-003-0, Doc. #2020R021890
 F) John W. II & Mary Jane F. Hall Tr. PPN: 16B-058D-00-004-0, Doc. #2013R002795

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 (2011ad) 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., P.S. # 7478



August 7, 2024



PPN.: 11A-014D-0-00-014-0, -015-0

LAND DESIGN consultants
 www.LDCinc.net
 ENGINEERS PLANNERS SURVEYORS
 9828 Oak Creek Ct., Columbus, OH 43240
 TEL: (614) 295-5463 FAX: (614) 961-1440
 LDC, Inc. d.b.a.

DATE: 8/07/2024
 SCALE: HOR. 1"=50'
 VERT. _____
 FILENAME: Base
 COMPUTER: S
 TAB NAME: Plat

BR Land, LLC
 Lot Split
 Township of Painesville - Lake County - Ohio

SHEET 1 OF 1
 CONTRACT NO. BUCKR1-2401