PLAT OF SURVEY

FOR

ROBERT L. BROOKS III

SITUATED IN THE TOWNSHIP OF PAINESVILLE, COUNTY OF LAKE, AND STATE OF OHIO: AND KNOWN AS BEING PART OF LOTS 43, 44, 49, AND 50 ALL IN TRACT NO. 4.

BOUNDARY CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. 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. ALL DIMENSION ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM.. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "PJK "7249" AS SHOW HEREON (⬤).

BY: _____

PETER J. KNEZEVIC
OHIO PROFESSIONAL SURVEYOR #7249
DATE: FEBRUARY 23, 2025

02-23-2025

(Seal: STATE OF OHIO — PETER JEFFREY KNEZEVIC 7249 — REGISTERED SURVEYOR)

REFERENCES
1) DEEDS OF RECORD.
2) MAY 2014 PLAT OF LOT SPLIT, JONES SURVEYING LLC.
3) NYELAND ALLOTMENT NO. 2, PLAT VOL. M, PG. 150

BASIS OF BEARINGS
BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM AND ARE USED TO INDICATE ANGLES ONLY.

LEGEND
⬤ IPS – IRON PIN SET, ALL IRON PINS SET ARE 5/8"X30" REBAR WITH CAP "P.J.K. 7249"

◎ I.PIN – IRON PIN FOUND

○ I.PIPE – IRON PIPE FOUND

● DRILL HOLE SET

◔ DRILL HOLE FOUND

Ⓜ MONUMENT BOX

⬓ MAG NAIL, AS NOTED

△ TEMPORARY HUB SET

OBS. – OBSERVED
MSD. – MEASURED
CALC. – CALCULATED
REC. – RECORD
FD. – FOUND
DIST. – DISTANCE
DHS. – DRILL HOLE SET

GRAPHIC SCALE

0'   80'   160'

Scale: 1" = 80'

N: 743079.737
E: 2299879.287

N 66°19'11" E

W. JACKSON ST. 60'

NYE ROAD 60'

S 47°45'03" E

99.90' REC. & MSD.
159.68' REC. & MSD.

173.00' OBS. 172.90' REC.
137.92' REC. & OBS.

5/8" I. PIN "BABCOCK-JONES" FD. & USED 30' FROM ℄

PPN 11-A-015-J-00-026-0
RYAN & JANE KAMINSKI
1801 JACKSON ST.
DOC. #2022R015547

PPN 11-A-015-J-00-026-0
WILLIAM TISHKO
1809 W. JACKSON ST.
V.179 P.510

PPN 11-A-015-J-00-021-0
RENATA MARIE SNYDER &
SHAWN PATRICK
1815 W. JACKSON ST.
DOC. # 2022R018619

5/8" I. PIN "BABCOCK-JONES" FD. & USED 30' FROM ℄

IPS @ 31.78'

198.56' OBS.   198.17' REC.

N61°30'08"E
263.69' OBS.   264.0' REC.

5/8" I. PIN "MARINO 7769" FD. & USED

N30°47'43"W
69.91' OBS.
70.62' REC.

PPN 11-A-015-L-00-014-0
ROBERT L. BROOKS III
165 NYE RD.
DOC. #2021R005428
1.5004 AC. (℄)
1.3601 AC. (R/W)

LOT 49 TRACT 4
LOT 43 TRACT 4

N: 742838.878
E: 2300144.460

LOT 50 TRACT 4
LOT 44 TRACT 4

3/4" I. PIPE FD. & USED 28.14' FROM ℄

154.94' OBS.
155.00' REC.

3/4" I. PIPE FD. & USED

N47°43'06"W
218.31' OBS.   218.93' REC.

S42°19'13"W
269.46' OBS.   269.50' REC.

1 1/4" I. PIPE FD. & USED

PPN 11-A-015-L-00-015-0
MARLENE JAYNE SCHOLLE &
SANDRA DALRYMPLE
151 NYE RD.
DOC. #2003R019235

IPS

80.00' REC. & MSD.

PPN 11-A-015-I-00-004-0
KELSEY & DANIEL GILLESPIE
N. DOAN AVE.
DOC. #2023R010240

PPN 11-A-015-I-00-003-0
KELSEY & DANIEL GILLESPIE
162 N DOAN AVE.
DOC. #2023R010240

PPN 11-A-015-I-00-002-0
NANCY K. & DANIEL A. SPALLER
154 N DOAN AVE.
DOC. #2019R001902

PPN 11-A-015-I-00-001-0
MICHELE M BARON
144 N DOAN AVE.
DOC. #2020R021884

PROPOSED NYELAND ALLOTMENT #3

S/L 4
S/L 3
S/L 2
S/L 1

NYELAND ALLOTMENT #2
VOL. M PG. 150

(PART) S/L 1
S/L 2
S/L 3

5/8" I. PIN "BABCOCK-JONES" FD. & USED 30' FROM ℄

5/8" I. PIN "COFFMAN" FD. & USED

EVERETT RD. 60'

LOT 44 TRACT 4
LOT 43 TRACT 4