

Situated in the Township of Painesville, County of Lake and State of Ohio and known as being part of Lot 30, Tract 1 and also being part of PPN 11A0240000140, record deed, Document No. 2021R030955, Lake County Record of Deeds. Bearings used herein are based on the Sixth Amendment to Declaration of Condominium, Tanners Farm Condominium, Phase 6, recorded plat, Volume 56, Page 11, Lake County Record of Plats to denote angular relationship only and do not represent true north.

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM TANNERS FARM CONDOMINIUM PHASE No. 3, VOL. 52 PG. 10

N 42°32'29" E
104.25'

S 29°35'33" E
81.04'

N 76°19'00" E
124.78'

C1	L=36.20'	C2	L=28.78'	C3	L=69.90'
	R=24.00'		R=29.00'		R=46.00'
	Δ=86°25'16"		Δ=56°51'56"		Δ=87°03'28"
	C=32.86'		C=27.62'		C=63.37'
	N 60°28'22" W		N 11°10'14" E		N 03°55'32" W

SPLIT PARCEL
1.2199 ACRES
53140 SQ. FT.

S 13°41'00" E
92.00'

N 76°19'00" E
48.00'

S 13°41'00" E
55.00'

S 76°19'00" W
78.41'

P.P. No. II-A-024-0-00-014-0
CHARLES A PENGEL and TODD HARRISON
DOC. #2021R030955

CERTIFICATION :

I HERBY CERTIFY THAT THIS SURVEY AND PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION ON THE 10th DAY OF MAY, 2021. THIS SURVEY AND PLAT OF THE SURVEYED PREMISES WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AND THE DIMENSION ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS 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 EXPRESS OR IMPLIED. THIS PLAT AND SURVEY 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. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY. ALL PINS SET ARE 5/8" DIA., 30" LONG REBAR WITH CAP MARKED "NOVAK 7507".

DAVID W. NOVAK, OHIO PROFESSIONAL SURVEYOR No. 7507



NOTE: This split parcel is part of the Remainder Phase - 6, Parcel B of the Sixth Amendment to Declaration of Condominium, Tanners Farm Condominium, Phase 6, recorded plat, Volume 56, Page 11, Lake County Record of Plats. Bearings used herein are based on the Sixth Amendment to Declaration of Condominium, Tanners Farm Condominium, Phase 6, recorded plat, Volume 56, Page 11, Lake County Record of Plats.

P.P. No. II-A-024-0-00-016-0

RETTGER DENNIS P
& NATHAN J & JEREMY
1655 MADISON
VOL. 1190 PG. 0179

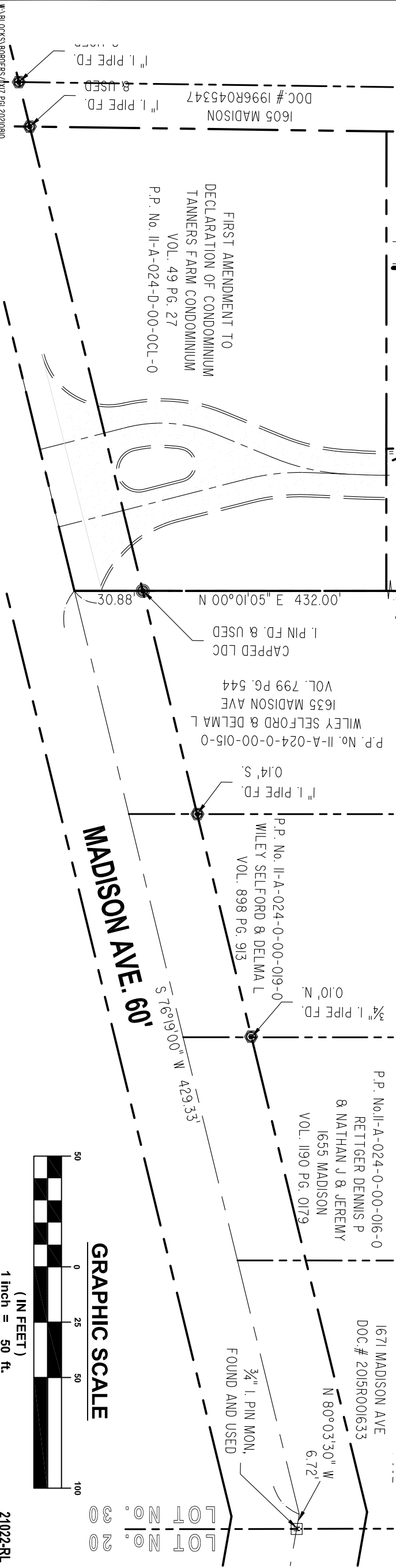
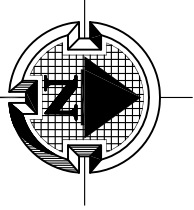
1671 MADISON AVE
DOC. # 2015R001633

N 80°03'30" W
6.72'

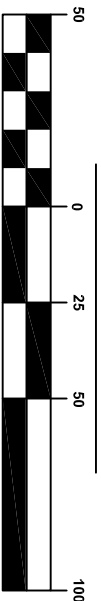
3/4" I. PIN MON.
FOUND AND USED

LOT 1 NO. 2
LOT 2 NO. 3

Barrington
CONSULTING GROUP, INC.



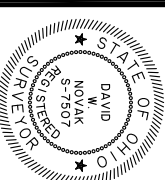
GRAPHIC SCALE



21022-RL

REVISIONS	BY

Barrington
CONSULTING GROUP, INC.
9114 TYLER BLVD., MENTOR, OHIO 44060
PHONE 440.205.1260
www.BarringtonCGI.com



TANNERS FARM - 1.2199 ACRE SPLIT
PPN 11A0240000140
TANNERS FARM DRIVE, PAINESVILLE TWP., OH 44077
PROBUILT HOMES, INC.

DRAWN
DWN
CHECKED
DWN
DATE
SEPT. 2, 2021
SCALE
1" = 50'
JOB NO.
21022-RL
SHEET
OF
SHEETS