

# PLAT OF SURVEY

## Prepared for Dennis Balante

Situated in the Township of Painesville,  
County of Lake and State of Ohio:  
Known as being part of Lot 7, Tract 2.

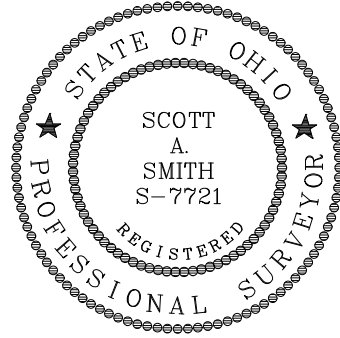
I certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions measured are expressed in feet and decimal parts thereof. Bearings refer to State Plane Ohio North NAD 83 (2011adj) ODOT VRS network. All of which are correct 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.

*Scott A. Smith*

**December 7, 2023**

Scott A. Smith, P.S. # 7721

All Iron Pins Set are 5/8" x 30" rebar with yellow plastic cap "LDC INC".



R = Record  
M = Measured  
Fnd = Found

Fairport-Nursery Road - 60'  
N: 760339.75'  
E: 2319540.26'

C/L Arc Length: 324.59'  
Chord: 323.03' S54° 48' 04"W  
Radius: 954.93' Delta: 19° 28' 31"

P.C.  
N: 55° 15' 50"  
E: 2319276.30'

**LAND DESIGN consultants**  
www.LDCinc.net  
ENGINEERS · PLANNERS · SURVEYORS

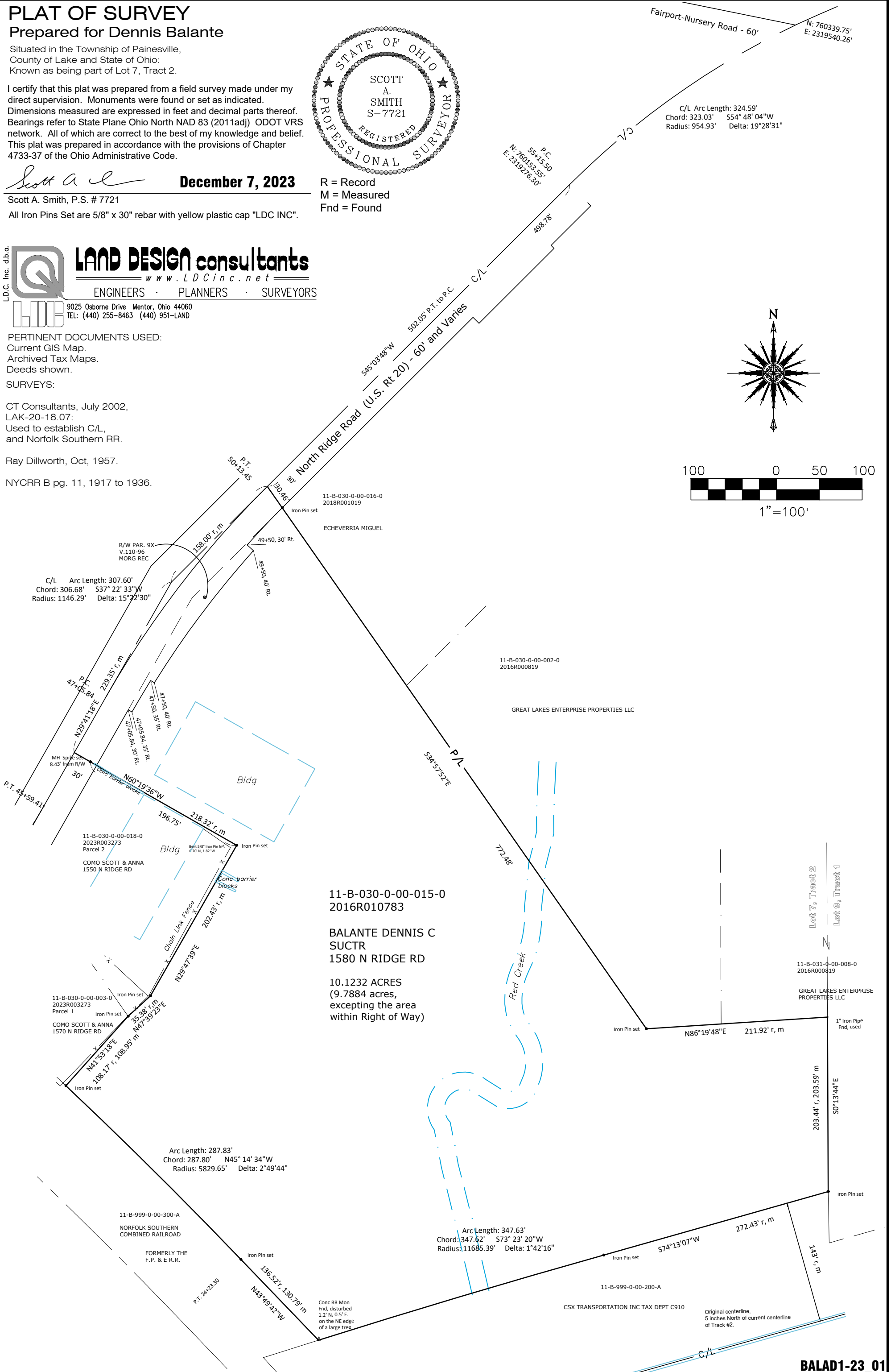
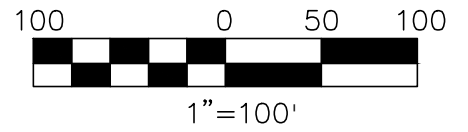
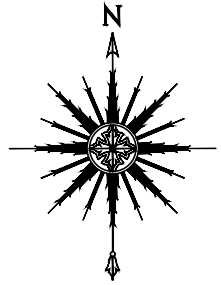
9025 Osborne Drive Mentor, Ohio 44060  
TEL: (440) 255-8463 (440) 951-LAND

PERTINENT DOCUMENTS USED:  
Current GIS Map.  
Archived Tax Maps.  
Deeds shown.

SURVEYS:  
CT Consultants, July 2002,  
LAK-20-18.07:  
Used to establish C/L,  
and Norfolk Southern RR.

Ray Dillworth, Oct, 1957.

NYCRR B pg. 11, 1917 to 1936.



11-B-030-0-00-015-0  
2016R010783

BALANTE DENNIS C  
SUCTR  
1580 N RIDGE RD

10.1232 ACRES  
(9.7884 acres,  
excepting the area  
within Right of Way)

Lot 7, Tract 2  
Lot 9, Tract 1

11-B-031-0-00-008-0  
2016R000819

GREAT LAKES ENTERPRISE  
PROPERTIES LLC

1" Iron Pipe  
Fnd, used

Arc Length: 287.83'  
Chord: 287.80' N45° 14' 34"W  
Radius: 5829.65' Delta: 2° 49' 44"

Arc Length: 347.63'  
Chord: 347.62' S73° 23' 20"W  
Radius: 11685.39' Delta: 1° 42' 16"

11-B-999-0-00-300-A  
NORFOLK SOUTHERN  
COMBINED RAILROAD

FORMERLY THE  
F.P. & E.R.R.

11-B-999-0-00-200-A

CSX TRANSPORTATION INC TAX DEPT C910

Original centerline,  
5 inches North of current centerline  
of Track #2.