

Plat of Survey & Lot Split

For: West Creek Conservancy

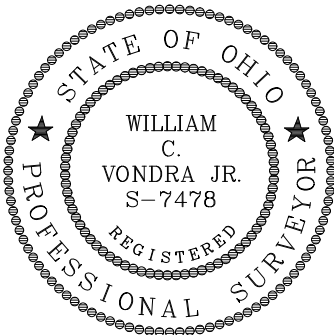
Situated in the Township of Painesville & Village of Grand River,
County of Lake and State of Ohio & known as being part of Original
Township Lot 25, Tract 4 in the Village of Grand River & Lot 26,
Tract 4 in Painesville Township.

December 2025 Scale 1"=120'

Survey Certification:

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(2011) 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 a examination of the same.

William C. Vondra Jr., P.S. #7478
12/19/2025



Total Survey

29.8655 Ac. (1,300,941 sq.ft.) - to C/L
27.6267 Ac. (1,203,417 sq.ft.) -Exc. R/W

Area in Painesville Twp.
7.3114 Ac. (318,483 sq.ft.) - to C/L
6.4497 Ac. (280,950 sq.ft.) -Exc. R/W

Area in Grand River Village
22.5541 Ac. (982,458 sq.ft.) - to C/L
21.1770 Ac. (922,468 sq.ft.) -Exc. R/W

Carmeuse Line, Inc.
PPN: 13A-010-0-00-008-0
Doc. #2008R027196

Osborne Concrete & Stone Co.
PPN: 13A-010-0-00-016-0
Vol. 756, Pg. 882 DR

Osborne Concrete & Stone Co.
PPN: 13A-010-0-00-009-0
Vol. 756, Pg. 882 DR

Osborne Concrete & Stone Co.
PPN: 13A-010-0-00-010-0
Vol. 756, Pg. 882 DR

Osborne Concrete & Stone Co.
PPN: 13A-010-0-00-011-0
Vol. 758, Pg. 146 DR (Prel-2)

Osborne Concrete & Stone Co.
PPN: 13A-010-0-00-019-0
Vol. 283, Pg. 175 OR

Grand River Dock
Properties, LTD.
PPN: 13A-010-0-00-013-0
Doc. #2021R036637

Huron Lime Co., LLC
PPN: 13A-010-0-00-018-0
Doc. #2004R020162

Line Table:

LINE	LENGTH	BEARING	NOTE
L-1	70.67'	N 01°42'51" E	70.48' Record
L-2	86.34'	S 88°11'48" E	Rec. & Msd.
L-3	108.48'	S 81°55'33" E	Total
L-3A	69.25'	S 81°55'33" E	
L-3B	39.23'	S 81°55'33" E	R/W West Creek Split
L-4	125.11'	N 01°11'02" E	126.40' Deed
L-5	66.25'	N 77°48'42" W	Parking Esmt.
L-6	68.08'	N 68°33'39" W	Parking Esmt.

LEGEND

● Iron Pin Found	⊙ Drill Hole Found
○ Iron Pipe Found	⊙ Drill Hole Set
● 5/8" Iron Pin Set (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
Meas. = Measured	Dd. = Deed
Plat = Subdivision Plat	Rec. = Record
D/M. = Deed & Measured	Act. = Actual
	∠ Angle Iron Found

