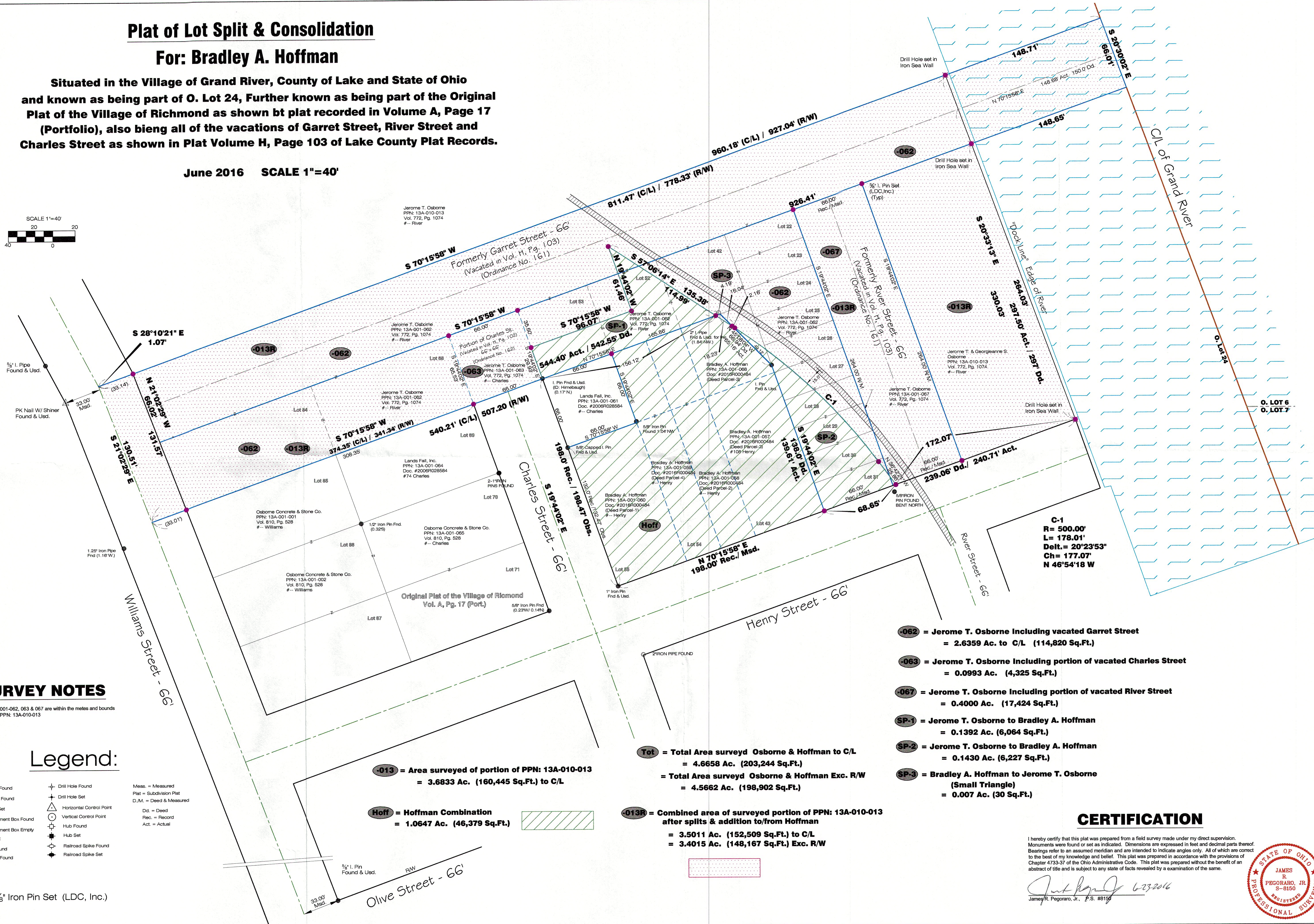
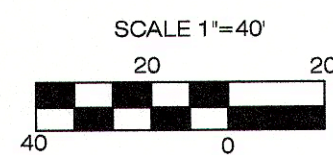


# Plat of Lot Split & Consolidation

## For: Bradley A. Hoffman

Situated in the Village of Grand River, County of Lake and State of Ohio and known as being part of O. Lot 24, Further known as being part of the Original Plat of the Village of Richmond as shown by plat recorded in Volume A, Page 17 (Portfolio), also being all of the vacations of Garret Street, River Street and Charles Street as shown in Plat Volume H, Page 103 of Lake County Plat Records.

June 2016 SCALE 1"=40'



### SURVEY NOTES

- Parcels 13A-001-062, 063 & 067 are within the metes and bounds description of PPN: 13A-010-013

### Legend:

- 1. Pin Found
- 1. Pipe Found
- ⊙ 1. Pin Set
- ⊞ Monument Box Found
- ⊞ Monument Box Empty
- ⊞ PK Set
- ⊞ PK Found
- ⊞ Stone Found
- ⊞ Drill Hole Found
- ⊞ Drill Hole Set
- ⊞ Horizontal Control Point
- ⊞ Vertical Control Point
- ⊞ Hub Found
- ⊞ Hub Set
- ⊞ Railroad Spike Found
- ⊞ Railroad Spike Set
- Meas. = Measured
- Plat = Subdivision Plat
- D.M. = Deed & Measured
- Dd. = Deed
- Rec. = Record
- Act. = Actual
- = 5/8" Iron Pin Set (LDC, Inc.)

**-013** = Area surveyed of portion of PPN: 13A-010-013 = 3.6833 Ac. (160,445 Sq.Ft.) to C/L

**Hoff** = Hoffman Combination = 1.0647 Ac. (46,379 Sq.Ft.)

**Tot** = Total Area surveyed Osborne & Hoffman to C/L = 4.6658 Ac. (203,244 Sq.Ft.)  
 = Total Area surveyed Osborne & Hoffman Exc. R/W = 4.5662 Ac. (198,902 Sq.Ft.)

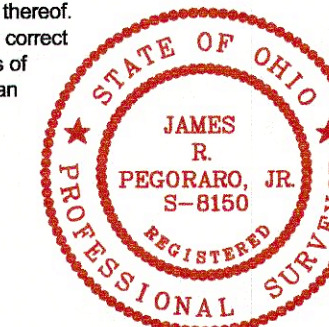
**-013R** = Combined area of surveyed portion of PPN: 13A-010-013 after splits & addition to/from Hoffman = 3.5011 Ac. (152,509 Sq.Ft.) to C/L = 3.4015 Ac. (148,167 Sq.Ft.) Exc. R/W

- 062** = Jerome T. Osborne Including vacated Garret Street = 2.6359 Ac. to C/L (114,820 Sq.Ft.)
- 063** = Jerome T. Osborne Including portion of vacated Charles Street = 0.0993 Ac. (4,325 Sq.Ft.)
- 067** = Jerome T. Osborne Including portion of vacated River Street = 0.4000 Ac. (17,424 Sq.Ft.)
- SP-1** = Jerome T. Osborne to Bradley A. Hoffman = 0.1392 Ac. (6,064 Sq.Ft.)
- SP-2** = Jerome T. Osborne to Bradley A. Hoffman = 0.1430 Ac. (6,227 Sq.Ft.)
- SP-3** = Bradley A. Hoffman to Jerome T. Osborne (Small Triangle) = 0.007 Ac. (30 Sq.Ft.)

### 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 an assumed meridian and are intended to indicate angles only. 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.

*James R. Pegoraro, Jr.* 6/23/2016  
 James R. Pegoraro, Jr., P.S. #8150



DATE 6/23/2016  
 SCALE: HOR. 1"=40'  
 VERT. \_\_\_\_\_  
 FILENAME Survey  
 COMPUTER S:  
 TAB NAME Split

Bradley A. Hoffman  
 Village of Grand River - Lake County - Ohio

SHEET 1 OF 1  
 CONTRACT No. HANDC1-1601

**LAND DESIGN consultants**  
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Lot Split & Consolidation