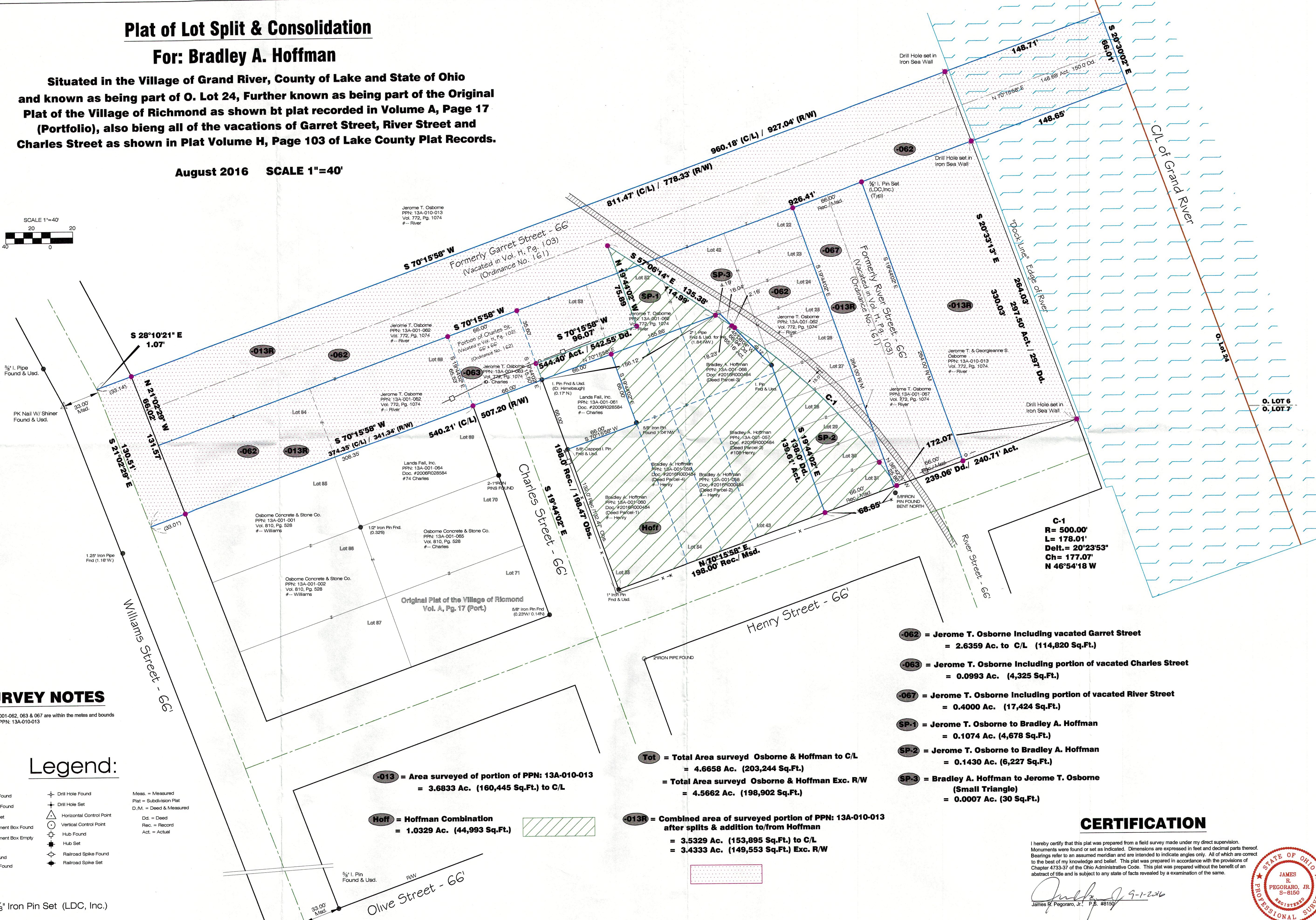
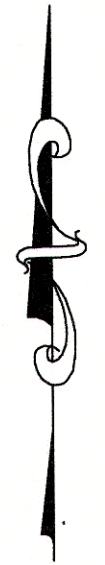
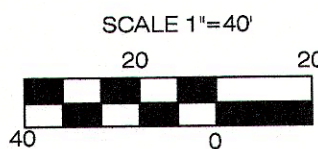


Plat of Lot Split & Consolidation

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.

August 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:

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

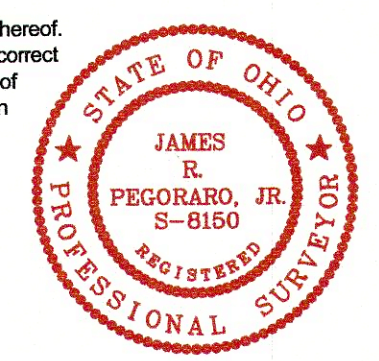
- 013 = Area surveyed of portion of PPN: 13A-010-013 = 3.6833 Ac. (160,445 Sq.Ft.) to C/L
- Hoff = Hoffman Combination = 1.0329 Ac. (44,993 Sq.Ft.)
- 013R = Combined area of surveyed portion of PPN: 13A-010-013 after splits & addition to/from Hoffman = 3.5329 Ac. (153,895 Sq.Ft.) to C/L = 3.4333 Ac. (149,553 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 = 0.1074 Ac. (4,678 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) = 0.0007 Ac. (30 Sq.Ft.)

CERTIFICATION

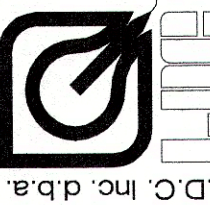
I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to an assumed meridian and are intended to indicate angles only. All of which are correct 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. 9-1-2016
James R. Pegoraro, Jr., P.E. #8150



Lot Split & Consolidation

LAND DESIGN CONSULTANTS
www.lodcinc.net
ENGINEERS PLANNERS SURVEYORS



DATE: 8/26/2016
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