

SITUATED IN THE VILLAGE OF FAIRPORT HARBOR, COUNTY OF LAKE AND
STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL FAIRPORT
TOWNSHIP LOT 8, LOT 9, TRACT 4

REMAINING LANDS
38.7532 ACRES

P.P. No. 14A024000021
RIVER RUN LAND CO INC
1201 HIGH ST
DOC.# 1999R0037080
2152398 SQ. FT.
49.4123 ACRES

P.P. No. 14A0240000190
FAIRPORT HARBOR YACHT CLUB
VOL. 869 PG. 1101

P.P. No. 14A0240000040
FAIRPORT HARBOR YACHT CLUB
1177 HIGH ST
DOC.# 2021R007698

P.P. No. 14A0240000030
OSBORNE CONCRETE & STON
DOC.# 2021R007699

*HIDDEN HARBOR ESTATES
OF FAIRPORT
VOL. 37 PG. 15
VOL. 38 PG. 18
VOL. 39 PG. 18
VOL. 40 PG. 9
VOL. 42 PG. 2 & 31
VOL. 57 PG. 28*

HIDDEN HARBOR ESTATES
VOL. 34 PG. 10
58" CAPPED LOG
1 PIN FD. & USED
58" 1 PIN FD.

EAST ST. 60' & WIDTH VARIES

HEREBY CERTIFY TO THE 6th DAY OF JULY 2026 THAT THIS SURVEY AND PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION ON BEHALF OF THE PARTIES WITNESSED HEREON FOR ONE OR MORE OF THE FOLLOWING LOCATIONS AND PURPOSES: THIS SURVEY AND PLAT OF THE SURVEYED PREMISES WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.07 OF THE OHIO ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. DISTANCES ARE BASED ON U.S. FEET WITH DECIMAL PARTS. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY IS NOT A GUARANTEE OF TITLE NOR DOES IT CONSTITUTE AN OPINION AS TO THE VALIDITY OF ANY RIGHTS OR INTERESTS OF THE PARTIES NAMED HEREIN, AND IS VALID ONLY WHEN ACCOMPANIED BY AN ORIGINAL SIGNATURE BELOW. IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 2305.09(E) OF THE OHIO REVISED CODE, THE STATUTE OF LIMITATIONS OF THIS SURVEY HEREBY EXPIRES FOUR (4) YEARS FROM THE DATE SHOWN HEREON. THE TERM "CERTIFY" AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHO 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 OR CIRCUMSTANCES OF LAW THAT MAY BE ASSUMED OR CLAIMED BY ANY PARTY. THE UNDERSIGNED ASSUMES NO LIABILITY FOR THE USE OF THIS SURVEY'S PREMISES THAT WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGNED ASSUMES NO LIABILITY FOR THE USE OF UNAUTHORIZED COPIES OF THIS PLAT OF SURVEY, NOR FOR ANY USE, OR RELIANCE UPON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED HEREIN FOR THE INTENDED PURPOSE OF THIS SURVEY. ALL PINS SET ARE 5/8" DIA., 30" LONG REBAR WITH CAP MARKED NOVAK 7507.

THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83 (2011), NAVD88, GRS80).

GEOID12B

DAVID W. NOVAK
OHIO PROFESSIONAL SURVEYOR NO. 7507

July 7, 2026

LINE TABLE		
LINE #	LENGTH	BEARING
L1	80.00'	N 41°31'48" W
L2	47.03'	N 23°01'13" W
L3	40.00'	S 0°24'46" E
L4	48.28'	S 87°45'13" E
L5	121.27'	S 25°54'42" W

GRAPHIC SCALE

100 0 50 100 20

(IN FEET)
1 inch = 100 ft. **26071**

1201 HIGH STREET
FAIRPORT HARBOR, OHIO 44077

LOT SPLIT

RALPH HARRISON
482 BLACKBROOK ROAD
PAINESVILLE, OHIO 44077
440-352-3138

**SVILLE, OHIO
440-352-3138**

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

[illegible]

DRAWN
WSO
CHECKED
DWN
DATE
6/30/26
SCALE
1" = 100'
JOB NO.
26071
SHEET

