

# Lot Split & Consolidation of Various Parcels in the name of Locust Farms Ltd. Southern Section

Situated in the City of Kirtland, County of Lake & State of Ohio  
& known as being part of Lots 77, 78, 95 & 96, Tract 3  
May 2018 Scale 1"=200'

## AREA TABULATIONS

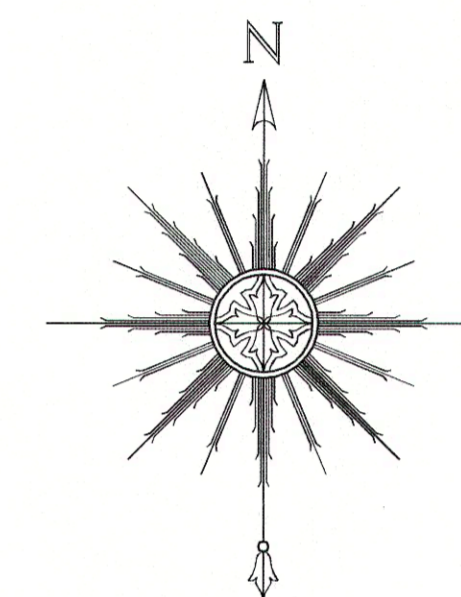
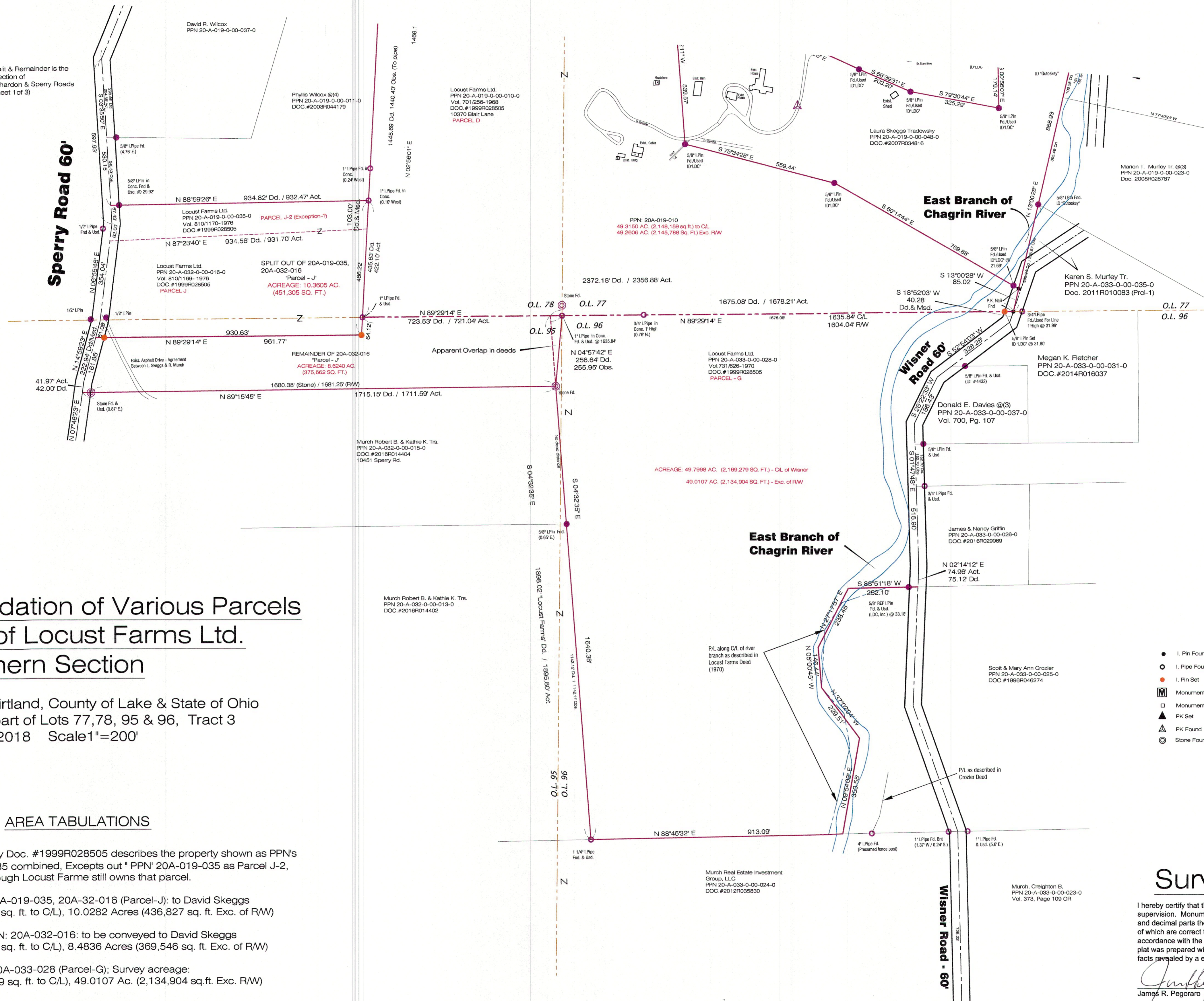
NOTE: Parcel J in Lake County Doc. #1999R028505 describes the property shown as PPN's 20A-032-016 & 20A-019-035 combined, Excepts out \* PPN' 20A-019-035 as Parcel J-2, even though Locust Farms still owns that parcel.

Split out of PPN's 20A-019-035, 20A-32-016 (Parcel-J): to David Skeggs  
10.3605 Acres (451,305 sq. ft. to C/L), 10.0282 Acres (436,827 sq. ft. Exc. of R/W)

Remainder of PPN: 20A-032-016: to be conveyed to David Skeggs  
8.6240 Acres (375,662 sq. ft. to C/L), 8.4836 Acres (369,546 sq. ft. Exc. of R/W)

PPN: 20A-033-028 (Parcel-G); Survey acreage:  
49.7998 Ac. (2,169,279 sq. ft. to C/L), 49.0107 Ac. (2,134,904 sq. ft. Exc. R/W)

POB of Split & Remainder is the  
C.L. Intersection of  
Kirtland-Chardon & Sperry Roads  
(See sheet 1 of 3)



### Legend:

● I. Pin Found	⊕ Drill Hole Found	Meas. = Measured
○ I. Pipe Found	⊕ Drill Hole Set	Plat = Subdivision Plat
● I. Pin Set	○ Horizontal Control Point	D.M. = Deed & Measured
⊕ Monument Box Found	○ Vertical Control Point	Dd. = Deed
□ Monument Box Empty	⊕ Hub Found	Rec. = Record
▲ PK Set	⊕ Hub Set	Act. = Actual
⊕ PK Found	⊕ Railroad Spike Found	
⊕ Stone Found	⊕ Railroad Spike Set	

## 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 NAD 83 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 an examination of the same.

*James R. Pegoraro, Jr.*  
James R. Pegoraro, Jr., P.S. #8150



Lot Splits & Consolidation

**LAND DESIGN consultants**  
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DATE: May 22, 2018  
SCALE: HOR. 1"=200'  
VERT. \_\_\_\_\_  
FILENAME: Overall  
COMPUTER S: \_\_\_\_\_  
TAB NAME: South

**Locust Farms, Ltd.**  
City of Kirtland - Lake County - Ohio

SHEET 2 OF 3  
CONTRACT No. SKEGD1-1101-1801