

LOT SPLIT & CONSOLIDATION OF LANDS

SITUATED IN THE CITY OF EASTLAKE, COUNTY OF LAKE, STATE OF OHIO, KNOWN AS BEING ALL OF SUBLOTS 332, 333, & 334 AS ILLUSTRATED IN THE ROYAL VIEW ALLOTMENT, RECORDED IN PLAT VOLUME D, PAGE 51, AND BEING PART OF ORIGINAL LOT 10, CARD TRACT.

THE INTENT OF THIS SURVEY IS TO SPLIT 0.0565 ACRES FROM THE LANDS TO JEREMY KINCHES, AS RECORDED IN DOCUMENT NUMBER 2023R019038, (PPN 34-A-007-H-00-005-0), TO COMBINED WITH THE LANDS TO TIME LINE PROPERTIES LLC, TIMOTHY TESAR, AS RECORDED IN DOCUMENT NUMBER 2011R008251, (PPN 34-A-007-H-00-004-0), AND TO COMBINE THE 0.0565 ACRES REMAINING TO JEREMY KINCHES, AS RECORDED IN DOCUMENT NUMBER 2023R019038, (PPN 34-A-007-H-00-005-0), WITH THE LANDS TO JEREMY KINCHES, AS RECORDED IN DOCUMENT NUMBER 2023R019038, (PPN 34-A-007-H-00-006-0).

BASIS OF BEARINGS:
CENTERLINE OF EAST 348TH STREET, 50 FEET WIDE, BEING NORTH 03°-51'-00" EAST, USED TO DESCRIBE ANGLES ONLY.

SURVEY REFERENCE:

- LAKE CO. DEED RECORDS
- PLAT VOL. D, PG. 51

ACREAGE SUMMARY

0.1129 AC (ORIGINAL PPN 004)
+ 0.0565 AC (SPLIT FROM PPN 005)
= 0.1694 ACRES COMBINED
0.1129 AC (ORIGINAL PPN 006)
+ 0.0565 AC (REM)
= 0.1694 ACRES COMBINED

GRAPHIC SCALE

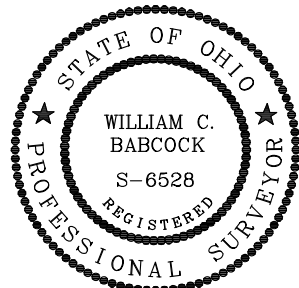


(IN FEET)
1 inch = 30 ft.

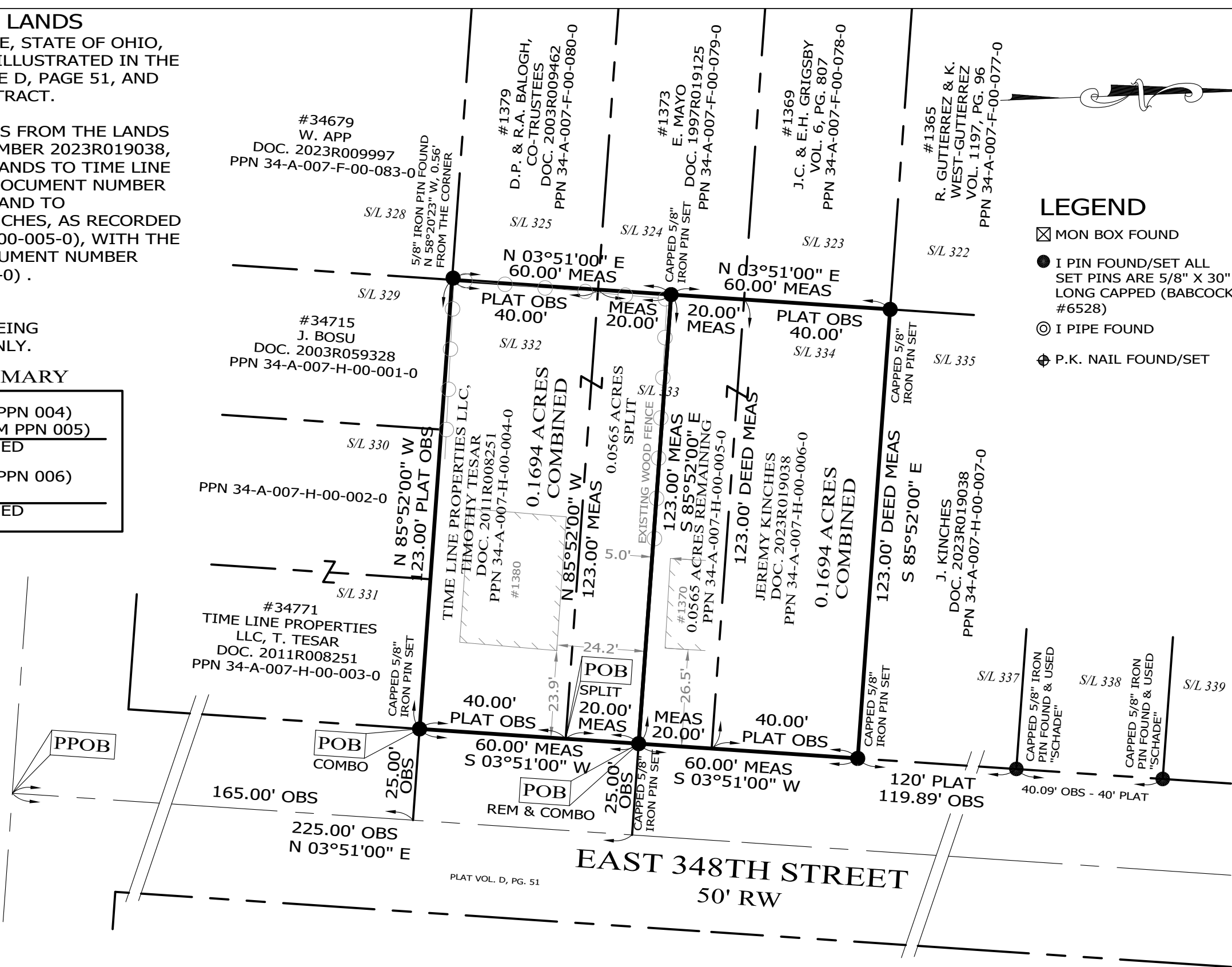
I, WILLIAM C. BABCOCK P.S. #6528, DO HEREBY CERTIFY THAT THE SURVEY PERFORMED IS PURSUANT TO THE STATE OF OHIO ADMINISTRATIVE CODE STANDARDS SET FORTH AS PER ARTICLE NUMBER 4733-37.

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME ON FEBRUARY 2, 2025; THAT ALL MONUMENTS ARE SET AS SHOWN.

WILLIAM C. BABCOCK, P.S. #6528
DATE: 02-02-25



VINE STREET
S.R. 640 - VARIABLE WIDTH



- LEGEND**
- ☒ MON BOX FOUND
 - I PIN FOUND/SET ALL SET PINS ARE 5/8" X 30" LONG CAPPED (BABCOCK, #6528)
 - ⊙ I PIPE FOUND
 - ⊕ P.K. NAIL FOUND/SET

BABCOCK LAND SURVEYORS
SURVEYORS & LAND PLANNERS
6914 BRAKEMAN ROAD
PAINESVILLE OHIO 44077
440-487-5095
babcocklandsurveyors@yahoo.com

DATE	02-02-25
DESIGN BY	WB
DRAWN BY	SH
APPROVED BY	WB
CREW CHIEF	RB

BOUNDARY SURVEY
PPN 34-A-007-H-00-004-0
PPN 34-A-007-H-00-005-0
1370 EAST 348TH STREET
1380 EAST 348TH STREET
EASTLAKE CITY
LAKE COUNTY - OHIO

SCALE	
1" = 30'	
JOB NO	
24-40	
SHEET	OF
1	1