

PLAT OF SURVEY

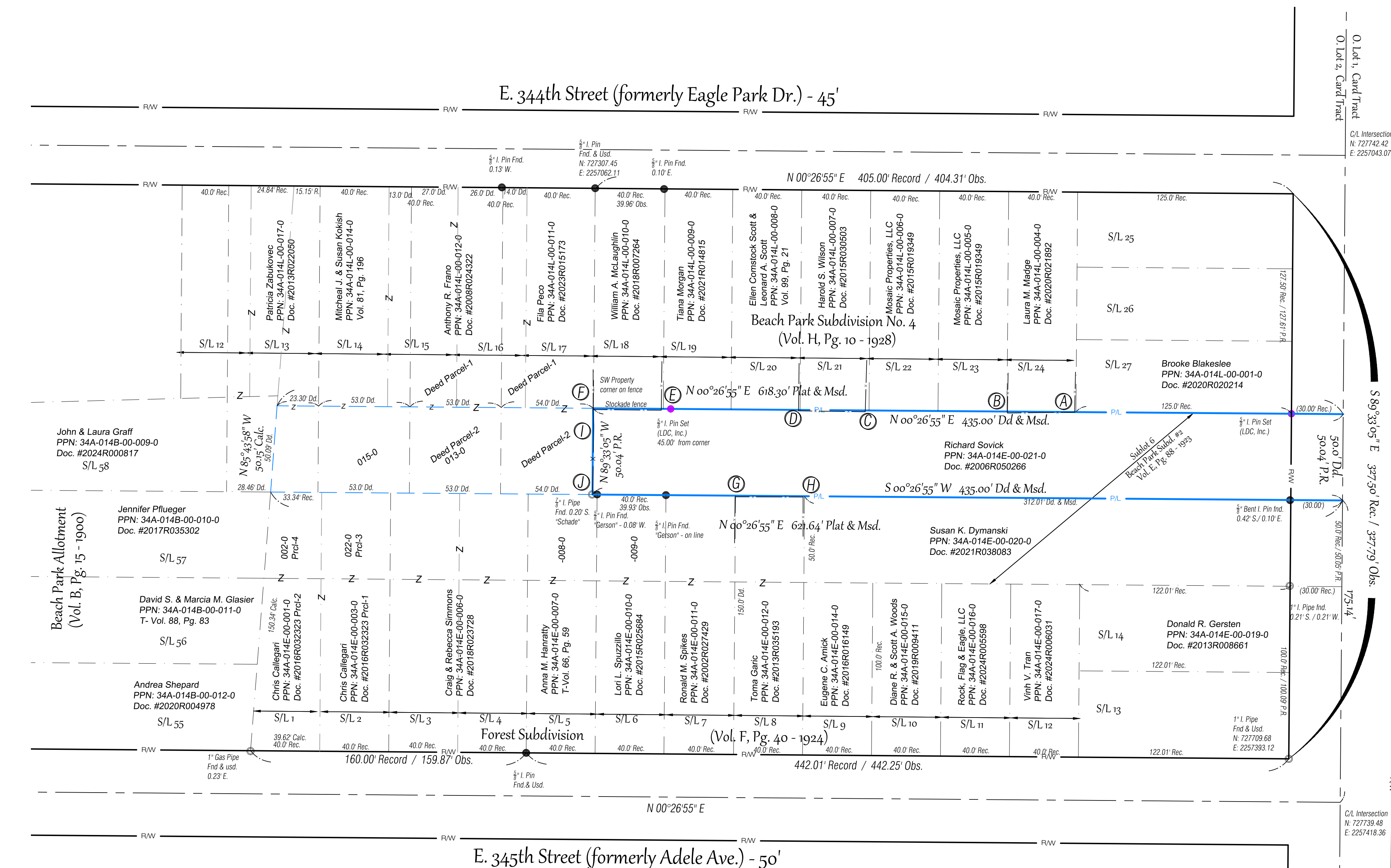
For: Richard Sovick

Situated in the City of Eastlake, County of Lake and State of Ohio and known as being part of Original Willoughby Township Lot No. 2, Cart Tract, also known as the West 50' of Sublot No. 6 (per deed) in A. C. Knight's Beach Park Subdivision No. 2 as shown in plat filed in Volume E, Page 88 of Lake County Plat Records.

August 2024 SCALE 1"=40'

PRIOR OWNERSHIP NOTES:

- as to (PPN: 34A-014E-00-021-00): Torrens Deed T74-293, 1983T077619, Filed March 8, 1983 from the Estate of Clinton R. Gallop to Henrietta I. Gallop, Shows a drawing of the property showing it as 50' wide by 435.00 feet deep from the C/L of the Road, with exceptions of 54, 53', 53' & 23.3' at the South end of the Original Sublot.
- as to (PPN: 34A-014L-00-011-00): Torrens Deed T78-017, 1985T080914, Filed April 1, 1985 from Wayne L. & Barbara Harris to Wayne L. & Barbara Harris, Transfers 2 parcels of land (including the 54 feet of the West half of Original Sublot No. 6.
- as to (PPN: 34A-014L-00-012-00): Torrens Deed T78-243, 1985T081225, Filed April 3, 1985 from Emil & Jean Sporic to Emil & Jean Sporic, Transfers 2 parcels of land (including the 53 feet of the West half of Original Sublot No. 6.
- as to (PPN: 34A-014L-00-014-00): Torrens Deed T73-297, 1982T076412, Filed January 29 1982 from Henry R. & Judith L. Heit to Anthony M. & Doris J. DiBaggio, Transfers 2 parcels of land (including the 53 feet of the West half of Original Sublot No. 6.
- as to (PPN: 34A-014L-00-017-00): Torrens Deed T78-246, 1985T081230, Filed April 3 1985 from Anthony P. & Patricia A. Zabukovec to Anthony P. & Patricia A. Zabukovec, Transfers 2 parcels of land (including the 23.3 feet of the West half of Original Sublot No. 6.



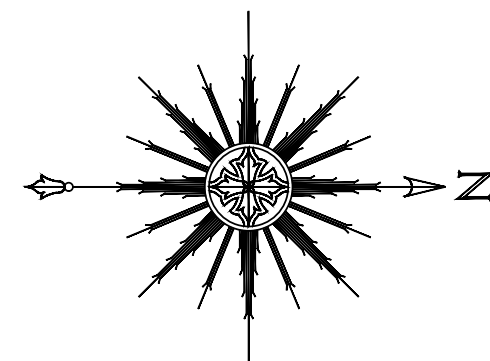
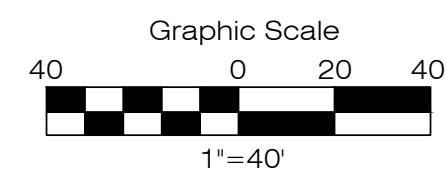
SURVEY ACREAGE

PARCEL
0.4997 Acres (21,767 s.f.) - to C/L.
0.4652 Acres (20,266 s.f.) - to R/W

- Land surveyed is the result of the survey and adjoining deeds exceptions.

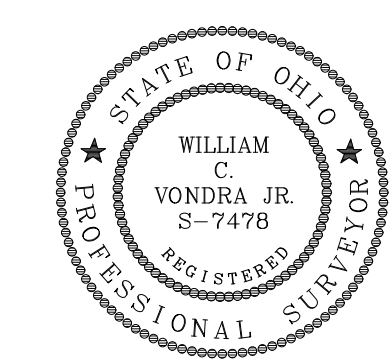
FENCE CORNER LOCATIONS

- A: On P/L
- B: 0.9' Encroaches
- C: 0.8' Encroaches
- D: 0.6' Encroaches
- E: 0.8' Encroaches
- F: 0.7' Encroaches
- G: 0.7' Clear
- H: 0.5' Clear
- I: 0.5' Encroaches
- J: on P/L



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 Ohio North NAD 83 (2011adj) 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.

William C. Vondra Jr.
William C. Vondra Jr., P.S. # 7478



September 10, 2024

REV. No.	DATE	BY	CHKD

LAND DESIGN consultants
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Richard Sovick
34448 Roberts Rd.
City of Eastlake - Lake County - Ohio

DATE 9/10/2024
SCALE: HOR. 1"=40'
VERT. _____
FILENAME Sur-Roberts.
COMPUTER S: _____
TAB NAME PLT

Boundary Survey

SHEET	OF
1	1

CONTRACT No.
SOVIR1-2401