

- LEGEND**
- - IRON PIN OR PIPE FOUND AS NOTED
 - O.R. - LAKE COUNTY OFFICIAL RECORD
 - D.R. - LAKE COUNTY DEED RECORD
 - - 5/8" DIA. X 30" LONG REBAR SET WITH A PLASTIC CAP STAMPED "PEZAR PS 7772".
 - - 5/8" IRON PIN FOUND IN A MONUMENT BOX
 - ▣ - REFERS TO TITLE COMMITMENT SCHEDULE "B" ITEM
 - ⊕ - CAPPED 5/8" "SCHWARTZ" I.PIN FND & USED
 - ⊕ - 5/8" I.PIN FND & USED
 - ⊕ - CAPPED 5/8" "LDC" I.PIN FND & USED
 - ⊕ - CAPPED 5/8" "B&J" I.PIN FND & USED

REFERENCE DOCUMENTS:
 DEEDS OF RECORD ON FILE AT THE LAKE COUNTY RECORDER'S OFFICE
 SURVEYS OF RECORD ON FILE AT THE LAKE COUNTY ENGINEER'S OFFICE
 WIND POINT RESERVE INDUSTRIAL SUBDIVISION PLAT VOLUME 39, PAGE 5
 LANE ROAD EXTENSION PLAT PLAT VOLUME 27, PAGE 9
 PERRY PLANT RAILROAD SPUR EASEMENT COURSES NOT SHOWN FOR CLARITY REASONS, SEE EASEMENT VOLUME 971, PAGE 39 FOR DETAILS.

MULTIPLE HIGHWAY, UNDERGROUND UTILITY, SETBACK AND OVERHEAD ELECTRIC LINE EASEMENTS EXIST ALONG AND ACROSS VARIOUS ROADWAYS AS SHOWN ON WIND POINT RESERVE INDUSTRIAL SUBDIVISION, VOLUME 39, PAGE 5. THESE ARE NOT SHOWN FOR CLARITY REASONS.

30' & 50' DRAINAGE EASEMENTS AS SHOWN ON WIND POINT RESERVE SUBD. PLAT VOL. 39, PG. 5. TITLE COMMITMENT SCH. "B", ITEM 11. SUBLLOT#3 EASEMENT DOES NOT MATHEMATICALLY CLOSE PER PLAT COURSES.

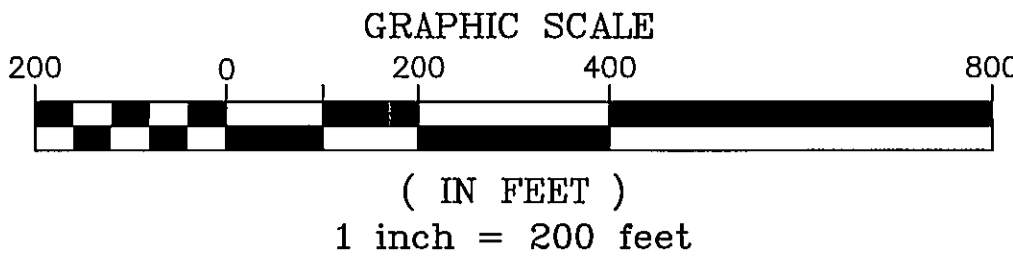
SURVEYORS STATEMENT
 THIS PLAT WAS PREPARED BY ME AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS SPECIFIED IN THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

JAMES A. PEZAR, P.S. OHIO #7772
 DATE 5-14-13



PREPARED BY:
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LOT SPLIT & COMBINATION SURVEY
 FOR
LAKE METROPARKS AND WESTERN RESERVE LAND CONSERVANCY
 SITUATED IN THE TOWNSHIP OF PERRY, COUNTY OF LAKE, STATE OF OHIO, AND BEING PART OF TOWNSHIP LOTS 69,70,79,80,89,90, & 99, IN TOWNSHIP 11, RANGE 7, OF THE CONNECTICUT WESTERN RESERVE
 APRIL 2013



BASIS FOR BEARINGS
 (SPLIT PARCELS 2 & 5, COMBINED PARCELS 1 & 2 AND RESIDUAL PARCELS 1 & 3)
 CENTERLINE OF LANE ROAD (60' R/W), ASSUMED SOUTH 20°41'41" EAST
 (SPLIT PARCELS 1 & 3 AND COMBINED PARCEL 3)
 CENTERLINE OF BLACKMORE ROAD (R/W VARIES), ASSUMED SOUTH 01°26'09" EAST
 (SPLIT PARCEL 4 AND RESIDUAL PARCEL 2)
 CENTERLINE OF NIAGARA AVENUE (60' R/W), ASSUMED NORTH 88°33'12" EAST

