

PAINESVILLE - WARREN ROAD (STATE ROUTE 86)

VICTOR BLATNIK, FRANK BLATNIK, DENNIS BLATNIK, AND MARY PERVAN

RE-SURVEY AND LOT SPLIT PREPARED FOR:
DEED OF RECORD:
P.P.N. 07-A-001-J-00-015-0 VOLUME 1048, PAGE 492



TOWNSHIP/CITY/VILLAGE: LEROY TOWNSHIP LAKE COUNTY, OHIO	MONTH: YEAR:	PAGE: OF ONE ONE
SURVEY FOR: P.P.N. 07-A-001-J-00-015-0 VICTOR BLATNIK, FRANK BLATNIK, DENNIS BLATNIK, AND MARY PERVAN		

SITUATED IN THE TOWNSHIP OF LEROY,
COUNTY OF LAKE AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL
LOT NO. 2 WITHIN SAID TOWNSHIP.

TRUE NORTH
ODOT VRS AND CORS GNSS NETWORK
NAD83, NGVD88, GRS80, GEOID2012A

GRAPHIC SCALE: 1" = 100'

- DENOTES 5/8" x 30" IRON (STEEL) REBAR PIN (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- x — DENOTES BARBED WIRE FENCE FOUND
- - - DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

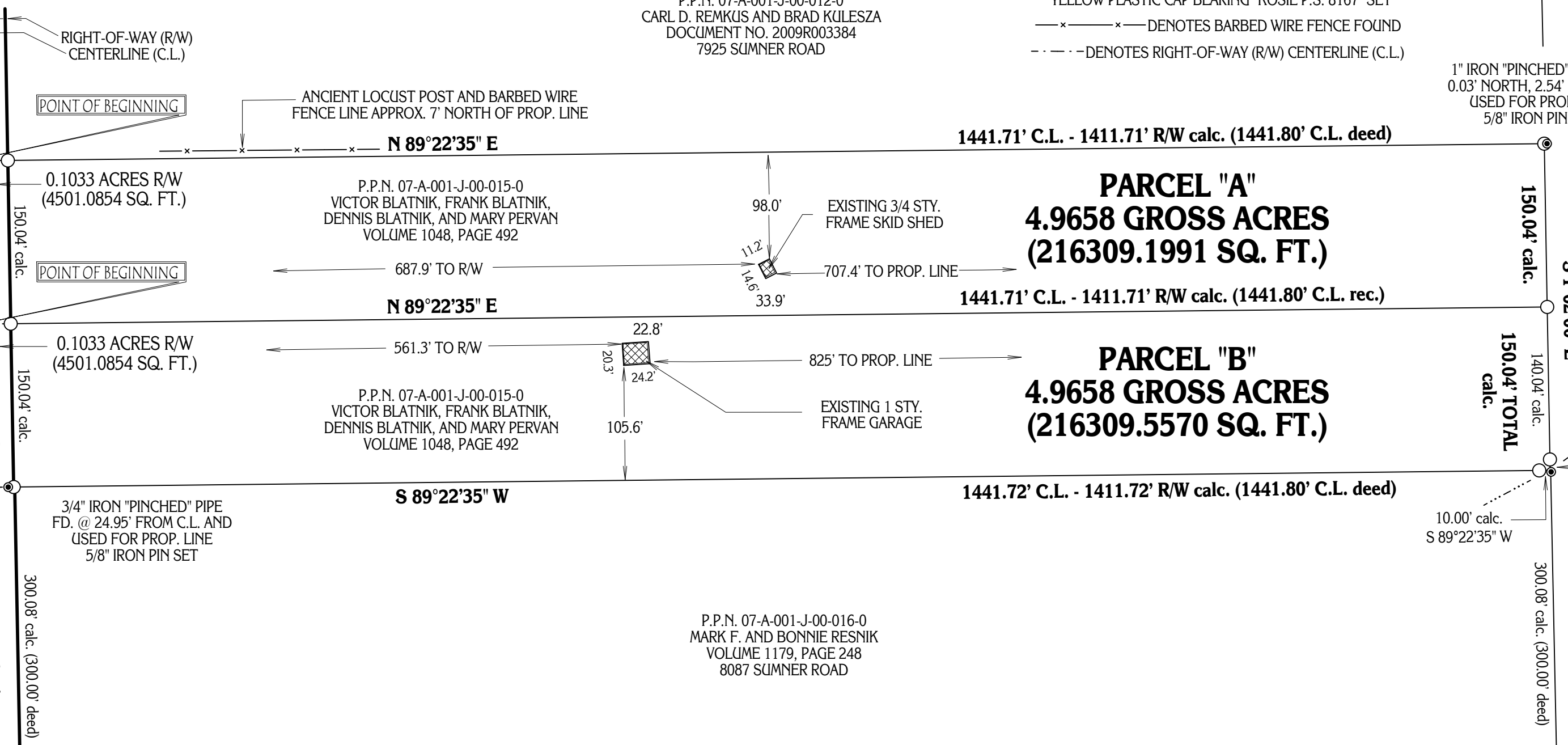
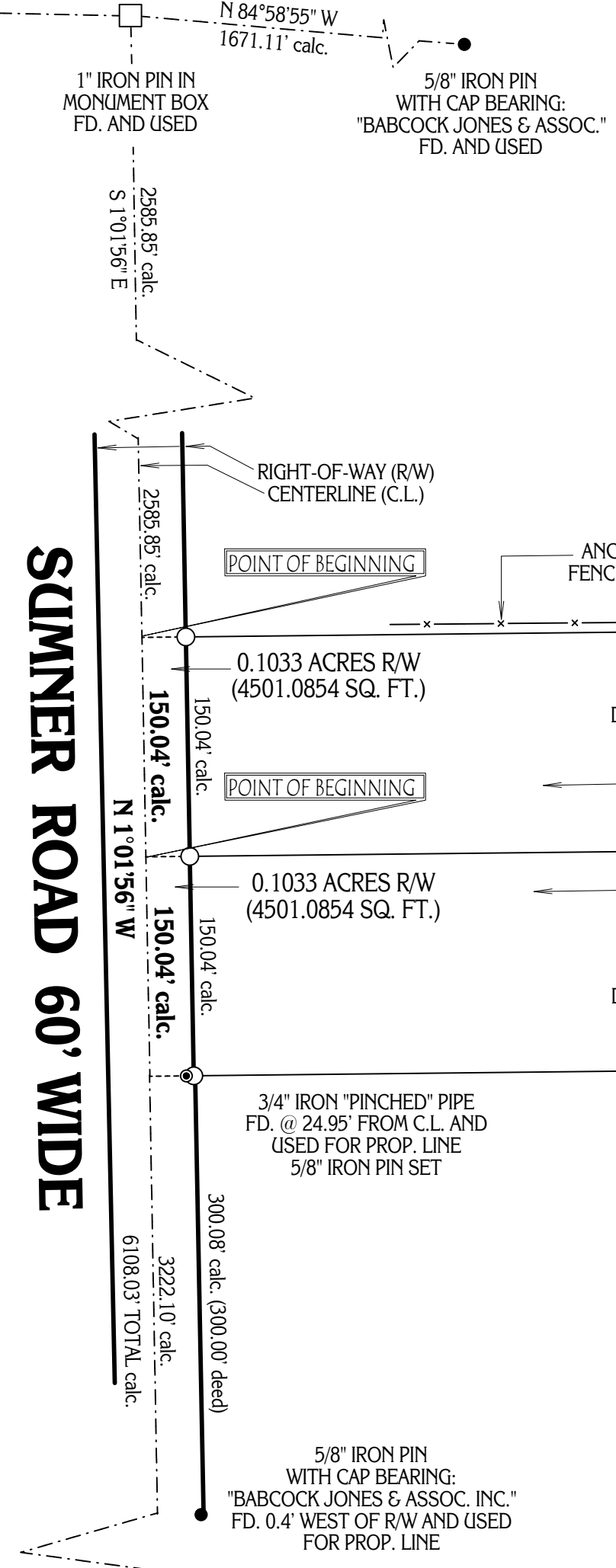
BASIS OF RESEARCH AND RECORDS
ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM.
ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE COUNTY ENGINEER'S OFFICE.
ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.

P.P.N. 07-A-001-J-00-012-0
CARL D. REMKUS AND BRAD KULESZA
DOCUMENT NO. 2009R003384
7925 SUMNER ROAD

P.P.N. 07-A-001-J-00-016-0
MARK F. AND BONNIE RESNIK
VOLUME 1179, PAGE 248
8087 SUMNER ROAD

P.P.N. 07-A-001-J-00-024-0
BONNIE S. AND DAVID A. FISHER
DOCUMENT NO. 2010R024040
14800 PAINESVILLE WARREN ROAD

SUMNER ROAD 60' WIDE



I CERTIFY TO:
VICTOR BLATNIK, FRANK BLATNIK, DENNIS BLATNIK, AND MARY PERVAN

THAT I HAVE SURVEYED THESE PREMISES AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISED CODE GOVERNING LAND SURVEYS IN THE STATE OF OHIO. THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83, NGVD88, GRS80, GEOID2012A). DISTANCES ARE BASED ON U.S. FEET WITH DECIMAL PARTS.

THE ABOVE CERTIFICATION IS INTENDED ONLY TO THOSE PARTIES NAMED HEREIN, AND IS VALID ONLY WHEN ACCOMPANIED BY AN ORIGINAL SIGNATURE BELOW. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. NO LIABILITY IS ASSUMED FOR THE EXISTENCE OF ANY OTHER DOCUMENTS THAT MAY AFFECT THE SURVEYED 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.

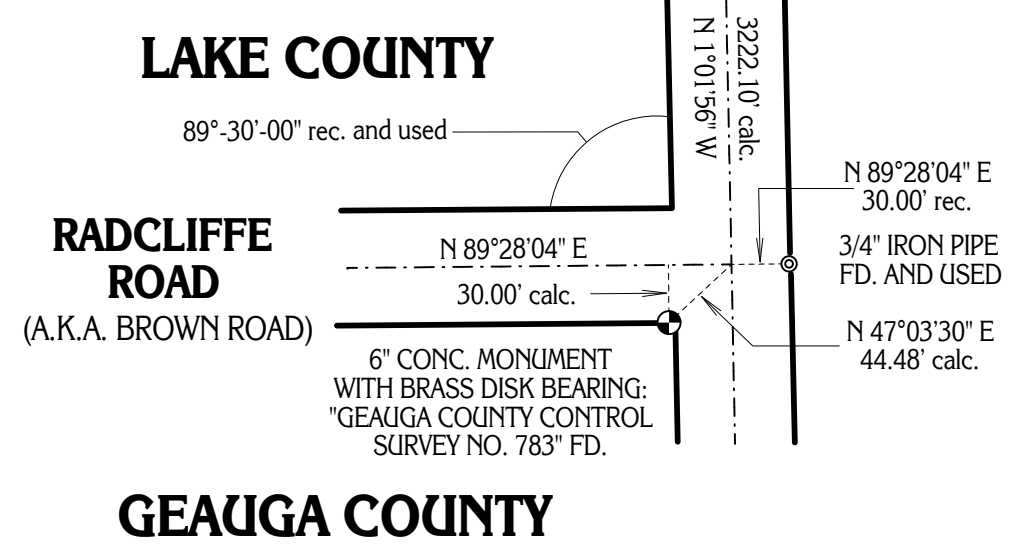
ROBERT L. KOSIE, P.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 8167

ZONING INFORMATION:
R-1 RESIDENTIAL DISTRICT (SECTION 15)

MINIMUM LOT SIZE: 1.5 ACRES
MINIMUM LOT FRONTAGE / LOT WIDTH: 150 FEET
MINIMUM FRONT YARD SETBACK / DEPTH: 50 FEET
MINIMUM SIDE YARD SETBACK (EACH SIDE): 20 FEET
MINIMUM REAR YARD SETBACK: 20 FEET

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying

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Fax 440.968.3578
www.dbksurveys.com



DBK PLAT NO. 693 2013