MAP OF LOT SPLIT AND CONSOLIDATION

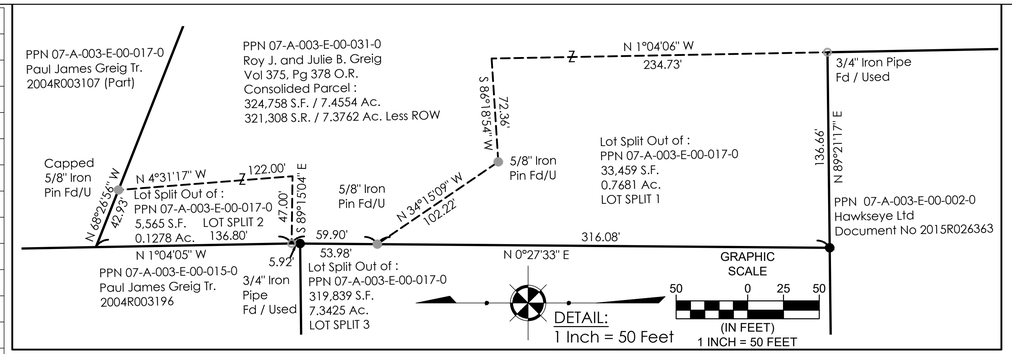
SITUATED IN THE TOWNSHIP OF LEROY, COUNTY OF LAKE AND STATE OF OHIO: PART OF ORIGINAL LEROY TOWHSHIP LOTS 11, 12, AND 13

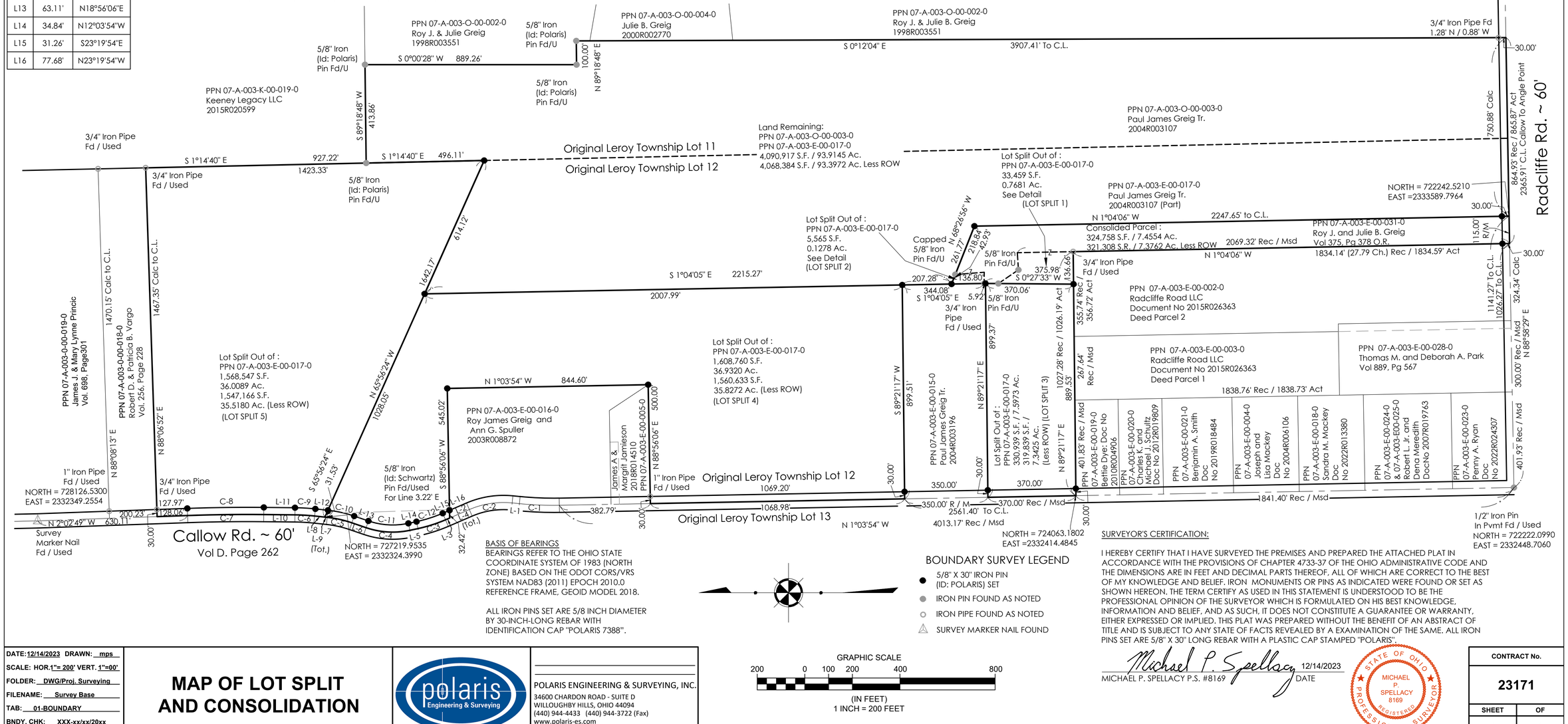
SCALE: 1 INCH = 200 FEET

DECEMBER 14, 2023

PARCEL LINE TABLE		
LINE	LENGTH	DIRECTION
L1	30.69'	N5°44'06"E
L2	89.96'	N23°19'54"W
L3	18.98'	N23°19'54"W
L4	108.94'	N23°19'54"W
L5	34.84'	N12°03'54"W
L6	63.11'	N18°56'06"E
L7	9.72'	N6°06'06"E
L8	43.48'	N6°06'06"E
L9	53.20'	N6°06'06"E
L10	131.14'	N0°34'06"E
L11	131.14'	N0°34'06"E
L12	53.20'	N6°06'06"E
L13	63.11'	N18°56'06"E
L14	34.84'	N12°03'54"W
L15	31.26'	S23°19'54"E
L16	77.68'	N23°19'54"W

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	167.94'	1415.01'	6°48'00"	167.84'	S2°20'06"W	84.07'
C2	184.16'	363.02'	29°04'00"	182.19'	N8°47'54"W	94.11'
C3	121.71'	618.97'	11°16'00"	121.52'	S17°41'54"E	61.05'
C4	186.66'	344.99'	31°00'00"	184.39'	S3°26'06"W	95.67'
C5	106.55'	475.71'	12°50'00"	106.33'	N12°31'06"E	53.50'
C6	82.84'	857.78'	5°32'00"	82.81'	N3°20'06"E	41.45'
C7	320.26'	7015.87'	2°36'55"	320.23'	N0°44'21"W	160.16'
C8	321.63'	7045.87'	2°36'55"	321.60'	N0°44'21"W	160.84'
C9	85.74'	887.78'	5°32'00"	85.70'	N3°20'06"E	42.90'
C10	113.27'	505.71'	12°50'00"	113.03'	N12°31'06"E	56.87'
C11	170.43'	314.99'	31°00'00"	168.35'	S3°26'06"W	87.35'
C12	115.82'	588.97'	11°16'00"	115.63'	S17°41'54"E	58.09'





BASIS OF BEARINGS

BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) EPOCH 2010.0 REFERENCE FRAME, GEOID MODEL 2018.

ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS 7388".

BOUNDARY SURVEY LEGEND

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- SURVEY MARKER NAIL FOUND

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)

1 INCH = 200 FEET

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS".

Michael P. Spellacy 12/14/2023

MICHAEL P. SPELLACY P.S. #8169 DATE

STATE OF OHIO
MICHAEL P. SPELLACY 8169
REGISTERED PROFESSIONAL SURVEYOR

DATE: 12/14/2023 DRAWN: mps
SCALE: HOR.1"= 200' VERT. 1"=00'
FOLDER: DWG/Proj. Surveying
FILENAME: Survey Base
TAB: 01-BOUNDARY
BNDY. CHK: XXX-xx/xx/20xx
BASE. CHK: XXX-xx/xx/20xx

MAP OF LOT SPLIT AND CONSOLIDATION

TOWNSHP OF LEROY - LAKE COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

CONTRACT No.	
23171	
SHEET	OF
1	1