

P.P.N. 08-A-012-0-00-038-0
CONCORD DEVELOPMENT
COMPANY, LLC
DOC. # 2015R024967

P.P.N. 08-A-013-0-00-001-0
QUAIL DEVELOPERS INC.
DOC. # 2018R013115

CONCORD TWP. O.L. 2 TRACT 2

Remaining Land Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C13	38.64'	3879.83'	0°34'14"	38.64'	S40°00'16"W	19.32'
C14	606.07'	3779.83'	9°11'13"	605.42'	S35°41'51"W	303.69'
C15	256.35'	3874.34'	3°47'28"	256.31'	S32°59'54"W	128.22'

Lot Split Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	37.79'	3869.83'	0°33'34"	37.79'	S13°37'00"W	18.89'
C2	477.57'	3869.83'	7°04'15"	477.27'	S17°25'54"W	239.09'
C3	515.36'	3869.83'	7°37'49"	514.98'	S17°09'07"W	258.06'
C4	679.62'	3838.40'	10°08'41"	678.73'	S26°03'28"W	340.70'
C5	455.35'	3779.83'	6°54'09"	455.08'	S27°39'10"W	227.95'
C6	605.39'	3769.83'	9°12'04"	604.74'	S19°41'48"W	303.35'
C7	38.41'	3769.83'	0°35'01"	38.41'	S14°48'15"W	19.20'
C8	643.80'	3769.83'	9°47'05"	643.02'	S19°24'17"W	322.68'

Lot Split Line Table

LINE	LENGTH	DIRECTION
L1	31.43'	S68°54'23"E
L2	58.38'	S58°56'39"E
L3	11.19'	N88°24'36"E
L4	11.09'	N88°24'36"E

Consolidation Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C9	242.92'	3879.86'	3°35'14"	242.88'	S29°20'09"W	121.50'
C10	271.43'	3879.86'	4°00'30"	271.38'	S25°32'16"W	135.77'
C11	172.47'	3879.86'	2°32'49"	172.46'	S22°15'37"W	86.25'
C12	686.83'	3879.86'	10°08'34"	685.93'	S26°03'29"W	344.31'

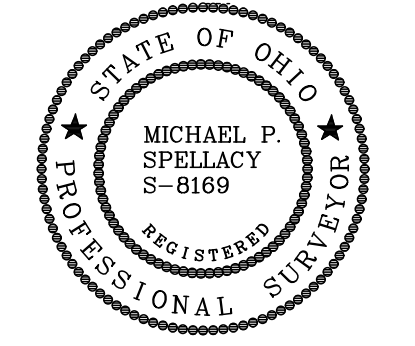
Consolidation Line Table

LINE	LENGTH	DIRECTION
L5	14.38'	S66°09'56"W
L6	14.42'	S66°09'56"W
L7	32.84'	N0°10'11"E
L8	24.00'	N66°09'56"E
L9	5.49'	S58°56'39"E
L10	41.46'	S58°56'39"E
L11	99.84'	S58°56'39"E

PLAT OF LOT SPLIT AND CONSOLIDATION
SITUATED NOW IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE, AND STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL CONCORD TOWNSHIP LOTS 12 AND 13 IN TRACT 3
MARCH 14, 2024
SCALE 1 INCH = 60 FEET

SURVEYOR CERTIFICATION
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES SHOWN HEREON, AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS SHOWN HEREON 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. BEARINGS REFER TO THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE - 1986 ADJUSTMENT

Michael P. Spellacy 03/14/24
MICHAEL P. SPELLACY P.S. #8169 DATE

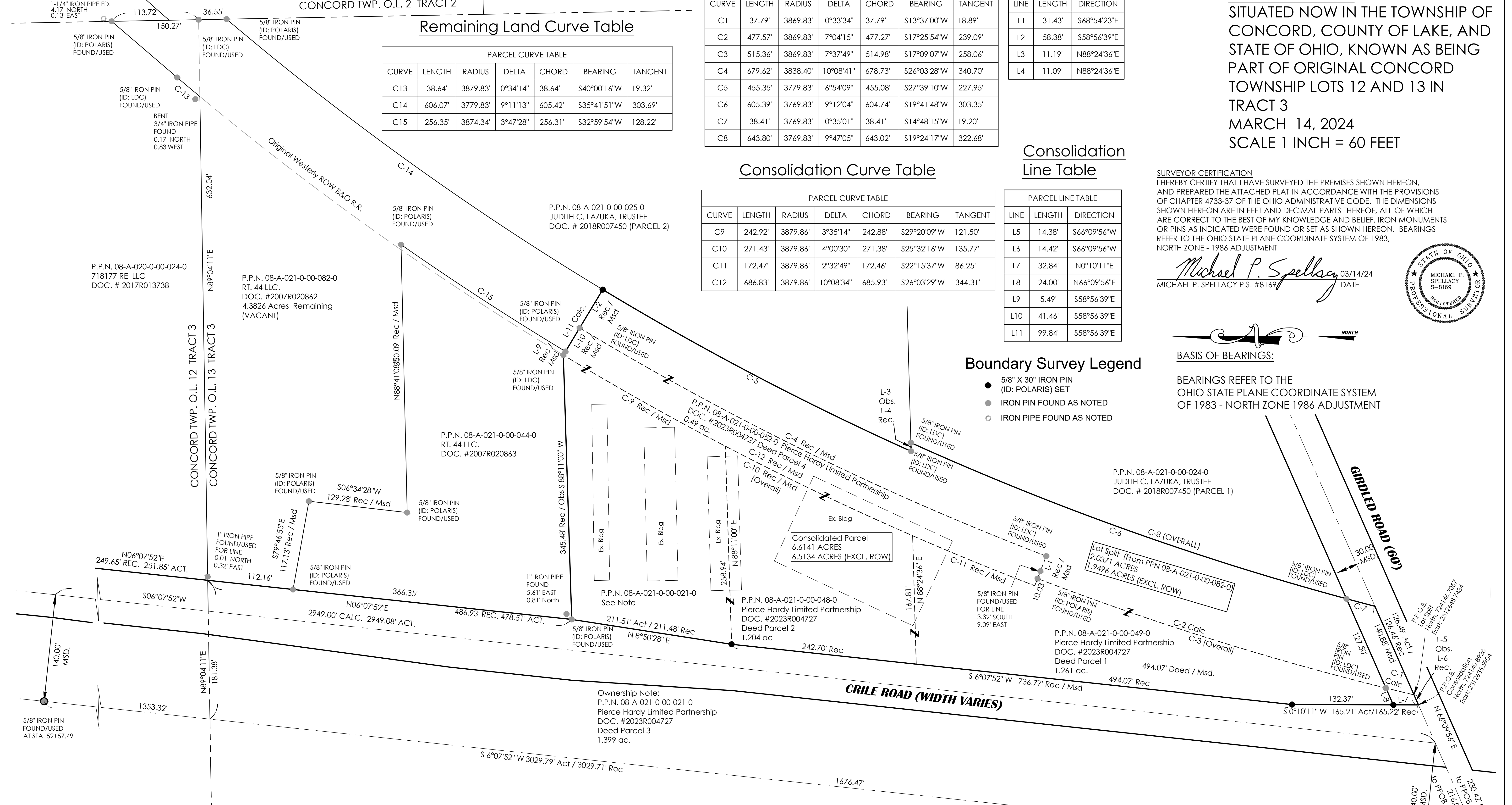


BASIS OF BEARINGS:

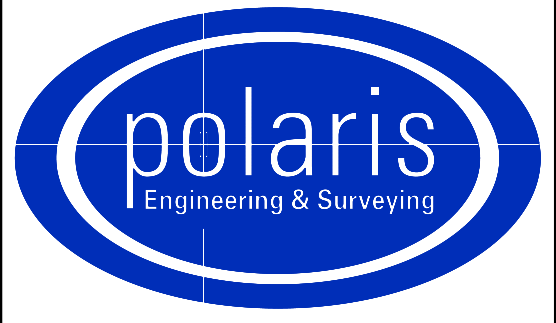
BEARINGS REFER TO THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT

Boundary Survey Legend

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



DATE: 03/14/2024 DRAWN: XXX
SCALE: HOR. 1"=60', VERT. 1"=00'
FOLDER: DWG/Proj_Surveying
FILENAME: Survey_Base
TAB: 01-Lot Split / Consolidation
BNDY. CHK: XXX-xx/xx/20xx
BASE. CHK: XXX-xx/xx/20xx



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

PREPARED FOR:
PIERCE HARDY LIMITED PARTNERSHIP
CONCORD TOWNSHIP - LAKE COUNTY - OHIO

CONTRACT No.	
17030	
SHEET	OF
1	1

STATE ROUTE 44 (WIDTH VARIES)
(DEDICATED IN VOLUME "N", PAGE 97 L.C.P.R.)

P.O.B. All Parcels
C.L. - C.L.
AT STA. 22+27.78
North: 724053.5930