



BASIS OF BEARINGS

BEARINGS SHOWN HEREON
ARE BASED ON THE OHIO COORDINATE SYSTEM
OF 1983 - NORTH ZONE,
1986 ADJUSTMENT.

BOUNDARY SURVEY LEGEND

5/8" Iron Pin Set	● A, Act. Actual Measurement or Calculation
Iron Pin/Pipe Found	● U, Used Used Measurement or Monument
Mon Box Found With Pin/Pipe	■ M, Msd. Measured
Monument Box Found (Empty)	■ D, R, Rec. Deed or Record
Survey Nail Set	▲ Calc. Calculated
Survey Nail Found	△ C/L Centerline
Stone/Concrete Monument Found	⊙ O, Obs. Observed
Drill Hole Set	⊙ P.P.N. Permanent Parcel Number
Drill Hole Found	⊙
Railroad Spike Set	⊕
Railroad Spike Found	⊕

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. MONUMENTS
AS INDICATED WERE FOUND OR SET AS SHOWN HEREON.

Michael P. Spellacy 12/01/2011
MICHAEL P. SPELLACY P.S. #8169 DATE



PPN 07-A-010-0-00-012-0
Lake Metro Parks
Vol. 621 Pg. 388 D.R.

5/8" Iron Pin
(Id: Polaris)
Set

1" Iron Pipe
In Concrete Found
3.59' South
0.12' West

PPN 07-A-010-0-00-006-0
Louis P. & Nancy H. Tychanewich
Vol. 630, Page 165 O.R.

Lot Split
392,040 sq.ft.
9.0000 acres
Excluding Right of Way
387,055 sq.ft.
8.8856 acres

PPN 07-A-010-0-00-019-0
John Holtman & Robert J. Stewart
Vol. 932, Page 1024 O.R.

PPN 07-A-010-0-00-017-0
John J. Haladyna
Vol. 619, Page 1044 O.R.

3/4" Pinched Pipe
Found Used (Called For In Deed)
30.00' From Centerline

5/8" Iron Pin
(Id: Babcock & Jones)
Found
491.78' From Centerline

5/8" Iron Pin
(Id: Babcock & Jones)
Found
349.88' From Centerline

5/8" Iron Pin
(Id: Babcock & Jones)
Found
180.16' From Centerline

5/8" Iron Pin
(Id: Babcock & Jones)
Found Used
29.93' From Centerline

5/8" Iron Pin
(Id: Polaris)
Set

90°00'00"
Deed/Turned

Brockway Road 40'
Vol. "A" Page 206 Lake County Engineer's Road Records

PP08
Remaining Lands

PP08
Lot Split

Leroy Center Road 60'

5/8" Iron Pin
Found Used
POB Legal Descriptions

REV. No.	DATE	BY	CHK'D

DATE: 11/29/2011
SCALE: HOR. 1"=50'
VERT. 1"=0'
FOLDER: Data/Survey/
FILENAME: Lot Split
TAB: Lot Split
DRAWN: MPS

Map of Lands
Plat of Lot Split
Township 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

Plat of Lot Split
Situated in the Township of Leroy, County of Lake, and State of Ohio
Known as being part of Original Leroy Township Lot 35
Township 10 North Range 7 West of the Connecticut Western Reserve
Further known as being part of land conveyed to Louis P. and Nancy H. Tychanewich
By deed recorded in volume 630, page 165 of Lake County Official Records
Parcel Number 07-A-010-0-00-006-0
November, 2011
Scale 1 inch = 50 feet

CONTRACT No.	
11133	
SHEET	OF
01	01