

Lot Split & Consolidation

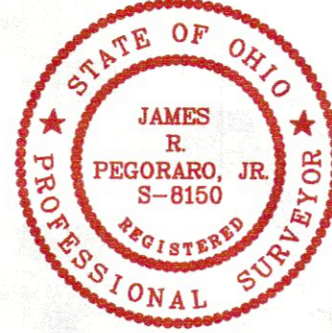
Situated in the Village of Fairport, County of Lake and State of Ohio
and known as being part of Original Lot No's 4, 5, 6 & 7, Tract 4

October 2017 SCALE 1"=200'

CERTIFICATION

I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to an assumed meridian and are intended to indicate angles only. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

James R. Pegoraro, Jr.
James R. Pegoraro, Jr., P.S. #8150



SURVEY ACREAGE

-Total area of deed Vol. 886, Pg. 778 (PPN: 14A-024-003) which includes PPNs: 14A-024-002, 005, 009 & 011 and is described to the Original centerline of Water Street: 40.2901 Ac. (1,755,036 s.f.) to C/L. ((Area in R/W: 0.0808 ac. (3,521 s.f.))

40.2093 Ac. (1,751,515 s.f.) Exc. R/W

((45.6115 Ac. (1,986,837 s.f.) area in description that includes all of -003, Split B & 2 County Commissioners parcels))

Less 2 parcels of Lake County Commissioners (PPN: 14A-024-018)

- Storage Tank Parcel: 0.3534 Acres (15,394 Sq.Ft.)

- Pump Station Parcel: 0.3311 Acres (14,428 Sq.Ft.)

Total area of PPN: 14A-024-003: 39.6056 Ac. (1,725,215 s.f.) to Orig. C/L
39.5248 Ac. (1,721,694 s.f.) Exc. R/W

+ Lot Split B: 5.3214 Ac. (231,800 s.f.)

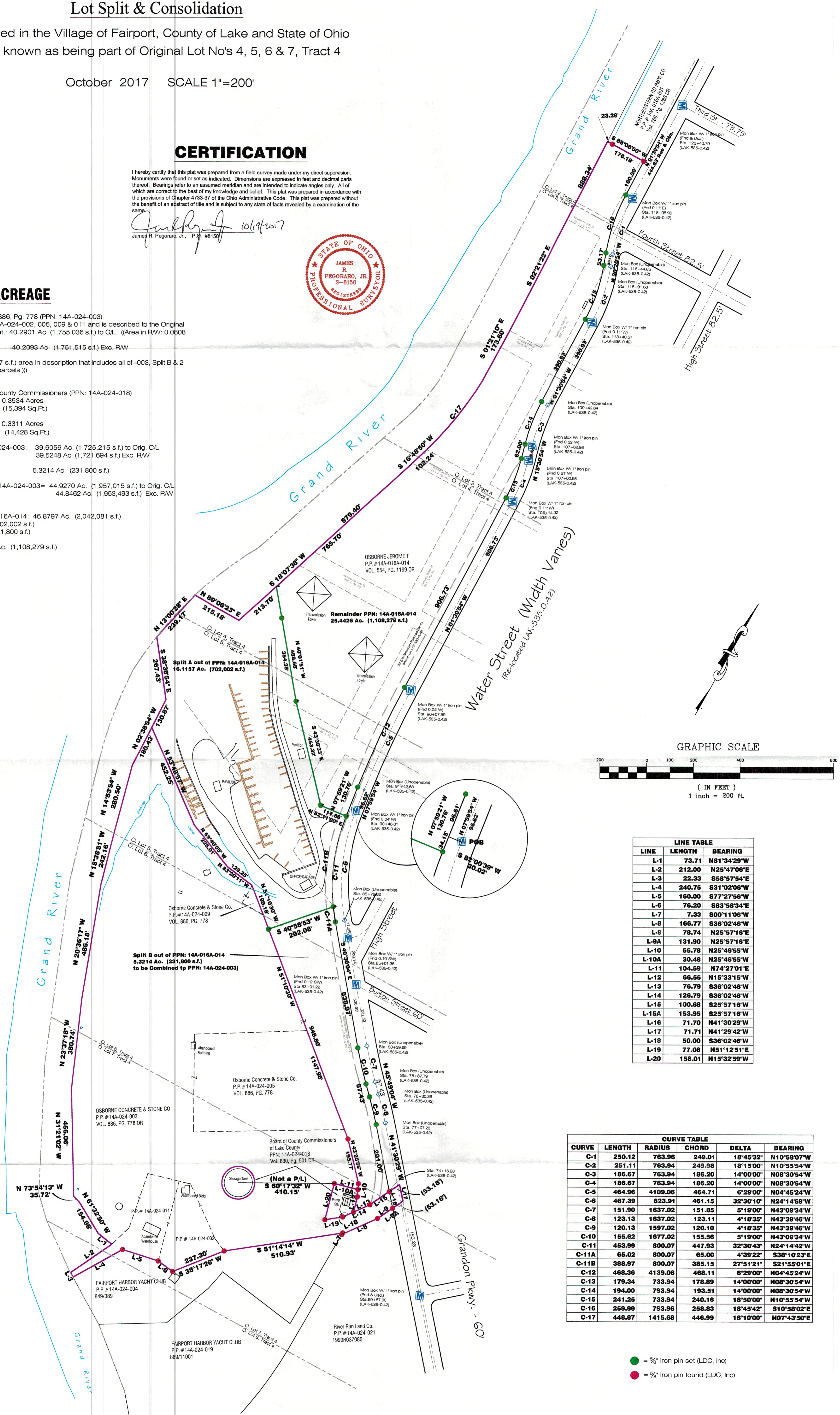
New Consolidated PPN: 14A-024-003= 44.9270 Ac. (1,957,015 s.f.) to Orig. C/L
44.8462 Ac. (1,953,493 s.f.) Exc. R/W

Total area of PPN: 14A-016A-014: 46.8797 Ac. (2,042,081 s.f.)

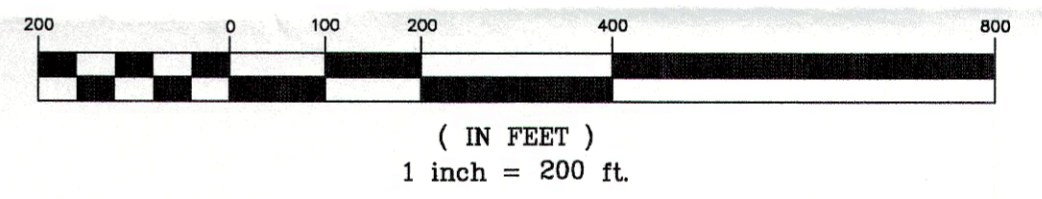
- Split A: 16.1157 Ac. (702,002 s.f.)

- Split B: 5.3214 Ac. (231,800 s.f.)

= Remainder: 25.4426 Ac. (1,108,279 s.f.)



GRAPHIC SCALE



LINE TABLE		
LINE	LENGTH	BEARING
L-1	73.71	N81°34'29"W
L-2	212.00	N25°47'06"E
L-3	22.33	S58°57'54"E
L-4	240.75	S31°02'06"W
L-5	160.00	S77°27'58"W
L-6	76.20	S83°58'34"E
L-7	7.33	S00°11'06"W
L-8	166.77	S36°02'46"W
L-9	78.74	N25°57'16"E
L-9A	131.90	N25°57'16"E
L-10	55.78	N25°46'55"W
L-10A	30.48	N25°46'55"W
L-11	104.55	N74°27'01"E
L-12	66.59	N15°33'15"W
L-13	76.79	S36°02'46"W
L-14	126.79	S36°02'46"W
L-15	100.68	S25°57'16"W
L-15A	153.95	S25°57'16"W
L-16	71.70	N41°30'29"W
L-17	71.71	N41°29'42"W
L-18	50.00	S36°02'46"W
L-19	77.08	N51°12'51"E
L-20	158.01	N15°32'59"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	DELTA	BEARING
C-1	250.12	763.96	249.01	18°45'32"	N10°58'07"W
C-2	251.11	763.94	249.98	18°15'00"	N10°55'54"W
C-3	186.67	763.94	186.20	14°00'00"	N08°30'54"W
C-4	186.67	763.94	186.20	14°00'00"	N08°30'54"W
C-5	464.96	4109.06	464.71	6°29'00"	N04°45'24"W
C-6	467.39	823.91	461.15	32°30'10"	N24°14'59"W
C-7	151.90	1637.02	151.85	5°19'00"	N43°09'34"W
C-8	123.13	1637.02	123.11	4°18'35"	N43°39'46"W
C-9	120.13	1597.02	120.10	4°18'35"	N43°39'46"W
C-10	155.62	1677.02	155.56	5°19'00"	N43°09'34"W
C-11	453.99	800.07	447.93	32°30'43"	N24°14'42"W
C-11A	65.02	800.07	65.00	4°39'22"	S38°10'23"E
C-11B	388.97	800.07	385.15	27°51'21"	S21°55'01"E
C-12	468.36	4139.06	468.11	6°29'00"	N04°45'24"W
C-13	179.34	733.94	178.89	14°00'00"	N08°30'54"W
C-14	194.00	733.94	193.51	14°00'00"	N08°30'54"W
C-15	241.25	733.94	240.16	18°50'00"	N10°55'54"W
C-16	259.99	733.96	258.83	18°45'42"	S10°58'02"E
C-17	448.87	1415.68	446.99	18°10'00"	N07°43'50"E

- = 5/8" Iron pin set (LDC, Inc)
- = 5/8" Iron pin found (LDC, Inc)