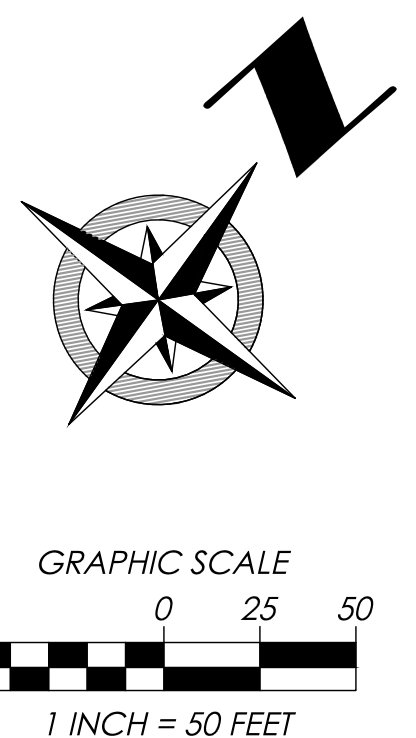
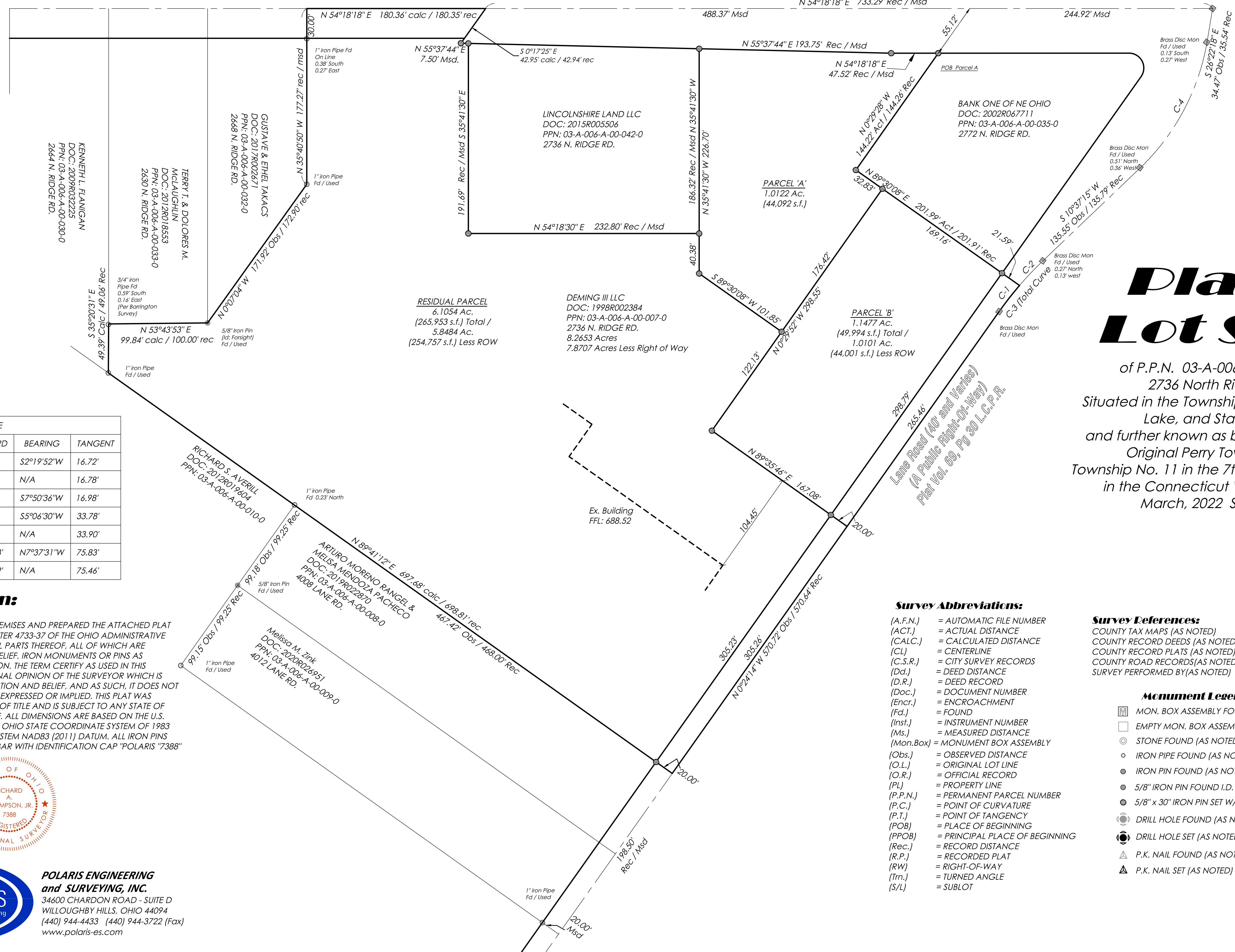


North Ridge Road
State Route 20 (Width Varies)
(A Public Right-Of-Way)
Plat Vol. 69, Pg 30 L.C.P.R.

Plat of Lot Split

of P.P.N. 03-A-006-A-00-007-0 ~
2736 North Ridge Road
Situated in the Township of Perry, County of
Lake, and State of Ohio,
and further known as being part of Lot 70,
Original Perry Township, Being
Township No. 11 in the 7th Range of Townships
in the Connecticut Western Reserve.
March, 2022 Scale 1"=50'

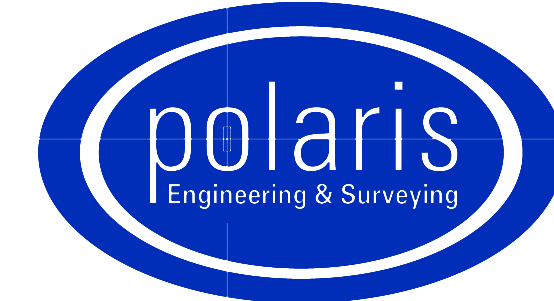


PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1 Act	33.41'	350.00'	5°28'12"	33.40'	S2°19'52"W	16.72'
C1 Rec	33.53'	350.00'	5°29'18"	33.51'	N/A	16.78'
C2 Calc	33.93'	350.00'	5°33'18"	33.92'	S7°50'36"W	16.98'
C3 Obs	67.35'	350.00'	11°01'29"	67.24'	S5°06'30"W	33.78'
C3 Rec	67.58'	350.00'	11°03'48"	67.48'	N/A	33.90'
C4 Obs	146.49'	230.00'	36°29'33"	144.03'	N7°37'31"W	75.83'
C4 Rec	145.82'	230.00'	36°19'35"	143.39'	N/A	75.46'

Boundary 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. 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 AN EXAMINATION OF THE SAME. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS "7388" AS SHOWN HEREON ().

Richard A. Thompson Jr.
RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 2/21/2022



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

DATE: 3/3/2022
SCALE: HOR. 1"=50'
VERT. N/A
FOLDER: Survey Base
FILENAME: Survey Base
TAB: 02-Lot Split Plat

Survey Abbreviations:

- (A.F.N.) = AUTOMATIC FILE NUMBER
- (ACT.) = ACTUAL DISTANCE
- (CALC.) = CALCULATED DISTANCE
- (CL) = CENTERLINE
- (C.S.R.) = CITY SURVEY RECORDS
- (Dd.) = DEED DISTANCE
- (D.R.) = DEED RECORD
- (Doc.) = DOCUMENT NUMBER
- (Encr.) = ENCROACHMENT
- (Fd.) = FOUND
- (Inst.) = INSTRUMENT NUMBER
- (Ms.) = MEASURED DISTANCE
- (Mon.Box) = MONUMENT BOX ASSEMBLY
- (Obs.) = OBSERVED DISTANCE
- (O.L.) = ORIGINAL LOT LINE
- (O.R.) = OFFICIAL RECORD
- (PL) = PROPERTY LINE
- (P.P.N.) = PERMANENT PARCEL NUMBER
- (P.C.) = POINT OF CURVATURE
- (P.T.) = POINT OF TANGENCY
- (POB) = PLACE OF BEGINNING
- (PPOB) = PRINCIPAL PLACE OF BEGINNING
- (Rec.) = RECORD DISTANCE
- (R.P.) = RECORDED PLAT
- (RW) = RIGHT-OF-WAY
- (Tr.) = TURNED ANGLE
- (S/L) = SUBLOT

Survey References:

- COUNTY TAX MAPS (AS NOTED)
- COUNTY RECORD DEEDS (AS NOTED)
- COUNTY RECORD PLATS (AS NOTED)
- COUNTY ROAD RECORDS (AS NOTED)
- SURVEY PERFORMED BY (AS NOTED)

Monument Legend:

- MON. BOX ASSEMBLY FOUND (AS NOTED)
- EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
- STONE FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- IRON PIN FOUND (AS NOTED)
- 5/8" IRON PIN FOUND I.D. CAP POLARIS #7388
- 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
- DRILL HOLE FOUND (AS NOTED)
- DRILL HOLE SET (AS NOTED)
- P.K. NAIL FOUND (AS NOTED)
- P.K. NAIL SET (AS NOTED)

CONTRACT No.	
21050	
SHEET	OF
01	01