GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 INCH = 200 FEET

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 AND THE DIMENSIONS OF THE LOTS AND ROAD 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.

Michael P. Spellacy 7/5/2015
MICHAEL P. SPELLACY, P.S. #8169 DATE

STATE OF OHIO
MICHAEL P. SPELLACY 8169
REGISTERED PROFESSIONAL SURVEYOR

BOUNDARY SURVEY LEGEND

5/8" Iron Pin Set	Stone/Concrete Monument Found
Iron Pin/Pipe Found	Drill Hole Set
Mon Box Found With Pin/Pipe	Drill Hole Found
Monument Box Found (Empty)	Railroad Spike Set
Survey Nail Set	Railroad Spike Found
Survey Nail Found	

BASIS OF BEARINGS

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

NORTH

Jennings Dr. ~ 60'
Vol. L Pg. 65
N65°04'47"W 292.35' Rec. Msd.
Painesville Warren Rd. ~ 60'
Girdled Road ~ 66'
N69°48'06"W 1161.51' (Calc. - No Centerline Record Information)
3/4" Iron Pipe Fd. / Used
PPN 07-A-003-K-00-017-0 Thomas & Dana Orosz Vol. 460, Page 204
33.00' Msd.
393.71'
5/8" Iron Pin Fd. / Used for Line 0.69' N. / 0.01' W. (Id: McGuire)
16.50' Msd.
264.99' Rec. / Msd.
5/8" Iron Pin Fd. 0.65' S. / 2.02' E.
5/8" Iron Pin Fd. / Used For Line 0.44' N. / 3.41' E.
423.38'
S01°03'52"E
1473.80' Deed / 1474.88' Act.
PPN 07-A-003-K-00-013-0 Dennis J. & Kathleen A. Keeney Vol. 780, Pg. 258 O.R.
*= 5/8" Iron Pin Fd. / Used (Id: Polaris)
150.00'Dd./ 146.44' Act.
N65°27'22"W 1396.67' (Calc. - No Centerline Record Information)
S26°27'13"W 319.24' Deed / 319.18' Act.
5/8" Iron Pin Fd. 0.06' N. / 1.39' W.
5/8" Iron Pin Fd. 0.21' N. 0.70' W.
N01°03'52"W 963.74' Deed / 963.76' Act.
5/8" Iron Pin Fd. / Used (Id: B&J)
C-1
33.02'
L-10 L-9 L-8 L-7 L-6 L-5 L-4 L-3 L-2 L-1
PPN 07-A-003-K-00-020-0 Karrell Keeney 1999R009120
5/8" Iron Pin Fd 8.58' N. 0.24' W.
5/8" Iron Pin Fd. / Used For Line 0.33' N. / 0.35' W.
397.15'
N01°14'26"W 770.26' Deed / 769.43' Act.
5/8" Iron Pin Fd. / Used (Id: B&J)
N01°14'26"W 780.00' Deed / 779.39' Obs.
5/8" Iron Pin Fd. / Used (Id: B&J)
N88°42'25"E 521.51' Deed / 521.41' Act.
PPN 07-A-003-K-00-011-0 John C. Sebian 2007R040078
PPN 07-A-003-K-00-004-0 Jean M. Crellin Tr. 19998R027727
PPN 07-A-003-K-00-016-0 Kevin A. and Denise C. O'Hearn 2014R025975
1" Iron Pipe Fd. / Used
N76°09'14"W 670.00' (Calc. - No Centerline Record Information)
159.90' Dd. / Msd.
PPN 07-A-003-K-00-001-0 Barbara J. Reckart Tr. 2015R008847
5/8" Iron Pin Fd. (Id: B&J) 0.20' S. / 0.18' W.
PPN 07-A-003-0-00-017-0 David Giorgi and Dana Heil 2011R010357
PPN 07-A-003-K-00-005-0 Dennis J. & Kathleen A. Keeney 1997R047533
PPN 07-A-003-K-00-006-0 Dennis J. & Kathleen A. Keeney 2007R013448
PPN 07-A-003-K-00-015-0 Dennis J. & Kathleen A. Keeney 2007R013448
PPN 07-A-003-K-00-014-0 Dennis J. & Kathleen A. Keeney 2008R025129
S89°18'39"W 1330.00' Deed / 1272.87' Act.
Total Area of Consolidation 5,224,604 sq.ft. 119.9404 acres
PPN 07-A-003-K-00-007-0 Betty Jean Zelenak 2011R007671
S01°03'52"E 3307.86' Calc.
N01°03'52"W 1637.00' Deed / Msd.
PPN 07-A-003-K-00-019-0 Dennis J. & Kathleen A. Keeney 1996R012178
PPN 07-A-003-0-00-005-0 Richard A. & Victoria A. Doles 2014R030298
PPN 07-A-003-0-00-020-0 Diane Giorgi 1996R016163
PPN 07-A-003-0-00-006-0 Ross I. & Magdalena Giorgi Vol. 106, Page 820
PPN 07-A-003-0-00-027-0 Richard A. & Victoria A. Doles Vol. 1050, Page 349
PPN 07-A-003-0-00-019-0 James J. & Mary Lynne Princic Vol. 898, Page301
PPN 07-A-003-0-00-018-0 Robert D. & Patricia B. Vargo Vol. 256, Page 226
N01°17'35"W 3549.48' Calc.
S01°17'35"E 1637.00' Deed / Msd.
PPN 07-A-003-E-00-003-0 Paul James Greig Tr. 2004R035633
1" Iron Pipe Fd. / Used
1" Iron Pipe Fd. 242.39 feet east of lot line 2.10 feet north of prop. line
N89°18'48"E 318.47' Adj. Deed / Msd.
S00°00'28"W 1100.00' Deed / Msd.
PPN 07-A-003-O-00-003-0 Paul James Greig Tr. 2004R003107
200.00' Deed / Msd.
N89°18'48"E 200.00' Deed / Msd.
PPN 07-A-003-O-00-001-0 Dennis J. & Kathleen A. Keeney 2007R013448
5/8" Iron Pin (Id: LDC) 1.42' S. / 0.78' E.
N00°00'28"E 1100.00' Deed / Msd.
1330.00' Deed / 1266.34' Act.
747.87' Calc.
5/8" Iron Pin Fd. / Used For Line (Id: Schwartz)
222.22'
PPN 07-A-003-O-00-002-0 Roy J. & Julie Greig 1998R003551
Jennings Dr. ~ 60'
5/8" Iron Pin In Mon box Fd. / Used
M S89°11'22"W 359.77' Rec. / Msd.
Eaglebrook Court ~ 60'
Eaglebrook Subdivision No.3 Vol. 26 Pg. 14
S/L 11 S/L 12 S/L 13
S00°48'38"E 655.55' Rec. / 655.76' Obs.
5/8" Iron Pin Fd. / Used (Id: Foresight)
S88°20'11"W 722.20' Deed / Obs.
PPN 07-A-003-K-00-024-0 Harry W. Schmuck Jr. Inst.# 2014R020983 Deed Parcel 2
PPN 07-A-003-K-00-023-0 Harry W. Schmuck Jr. Inst.# 2014R020983 Deed Parcel 1
1-1/2" Iron Pipe Fd. / Used
O.L. 10
O.L. 11
O.L. 12

L-1 = 603.71' Calc. / 603.78' Obs.

LINE TABLE		
LINE	LENGTH	BEARING
L-1	603.78	S76°09'14"E
L-2	60.00 D/M	N88°42'25"E
L-3	54.19	S76°09'14"E
L-4	32.98	S65°27'22"E
L-5	215.43	S01°34'41"E
L-6	180.00	S64°48'19"E
L-7	39.58	N25°11'41"E
L-8	120.08	S64°43'59"E
L-9	157.42	N25°11'48"E
L-10	145.85	S65°27'22"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	301.27	674.68	153.19	298.77	S11°43'40"W	25°35'04"

REV. No.		DATE	BY

DATE: 06/12/2015
SCALE: HOR. 1"= 200'
VERT. 1"=00'
FOLDER: Surveys
FILENAME: Boundary
TAB: Plat of Survey
DRAWN: MPS

Consolidation Plat For Dennis J. and Kathleen Keeney

Leroy Township - Lake County - Ohio

polaris Engineering & Surveying

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

Original Leroy Township Lot 11

CONTRACT No. 13011
SHEET 1 OF 1