

8A-4D-30

# Lot Split Plat

Situated in the Township of Concord, County of Lake and State of Ohio. Known as being part of Original Township Lot 8, Tract 1, Further being a combination of subplot 30 with part of subplot 29 and then a lot split of Sublot 29 and and combined 30 in the Cali Woods Subdivision No.2 recorded in volume 31, page 4 of Lake County Plat Records.

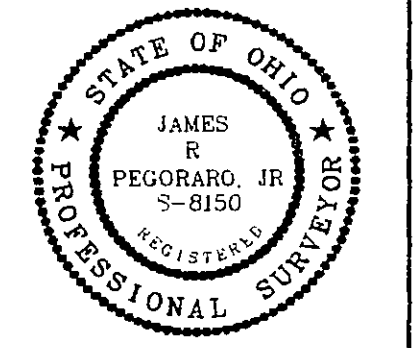
March, 2004

- Denotes 5/8" Iron Pin Set
- (S/L) Denotes Recorded Sublot No. from plat

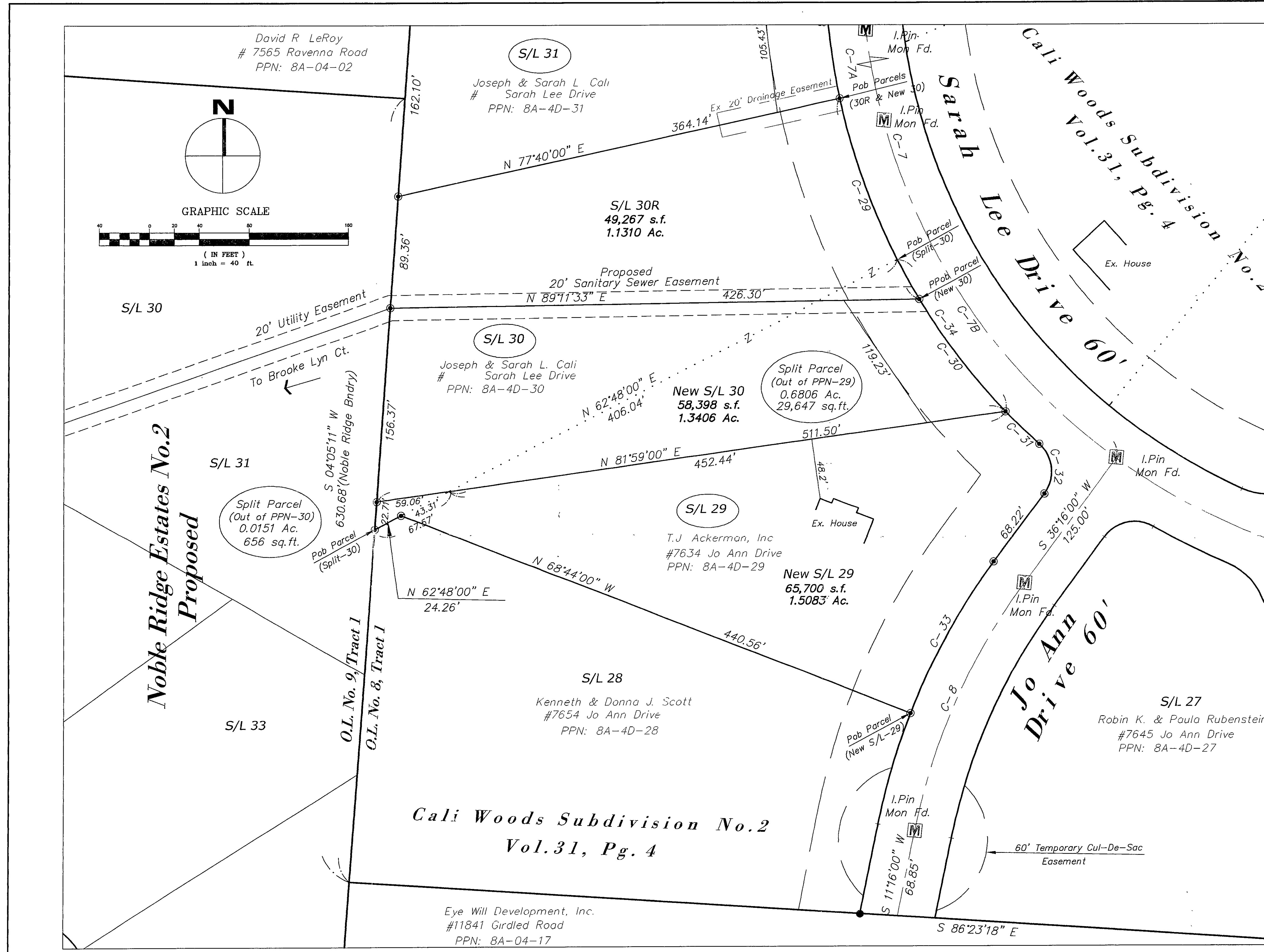
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C-7	671.95	500.00	77°00'00"	397.72	622.51	S15°14'00"E
C-7A	335.98	500.00	38°30'00"	174.61	329.69	N04°01'00"E
C-7B	335.98	500.00	38°30'00"	174.61	329.69	N34°29'00"W
C-8	218.17	500.00	25°00'00"	110.85	216.44	S23°46'00"W
C-29	174.00	530.00	18°48'38"	87.79	173.22	S21°44'22"E
C-30	114.20	530.00	12°20'46"	57.32	113.98	S37°19'04"E
C-31	37.85	530.00	4°05'31"	18.93	37.84	S45°32'12"E
C-32	43.90	30.00	83°50'58"	26.94	40.09	S05°39'29"E
C-33	138.76	530.00	15°00'01"	69.78	138.36	S28°45'59"E
C-34	150.69	530.00	16°17'26"	75.86	150.18	S35°20'44"E

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 used hereon refer to the plat of Cali Woods Subdivision No. 2 recorded in volume 31, page 4 of LCPR. 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.* 3-13-04  
 James R. Pegoraro Jr., P.S. #8150



**Area Tabulation**  
 Combined Parcel 8A-4D-30  
 + Split: 0.6806 Ac. (29,647 sf) of Original S/L 29  
 + All of Original S/L 30  
 = 2.4867 Ac. (108,321 sf) Total  
 - Split: 0.0151 Ac. (656 sf) of Original S/L 30  
 = 2.4716 Ac. (107,665 sf) Total  
 New Sublot 29: 1.5083 Ac. (65,700 sf)  
 + 1.4932 Ac. (65,044 sf) of Original S/L 29  
 + 0.0151 Ac. (656 sf) of Original S/L 30  
 New Sublot 30: 1.3406 Ac. (58,398 sf)  
 Out of Combined Parcel 8A-4D-30  
 New Sublot 30R: 1.1310 Ac. (49,267 sf)  
 Out of Combined Parcel 8A-4D-30



REV. No.	DATE	BY	CHKD

**LAND DESIGN consultants**  
 www.LDCinc.net  
 ENGINEERS · PLANNERS · SURVEYORS  
 5285 East Avenue, Mentor, Ohio 44060  
 TEL: (440) 255-8463 (440) 931-4480  
 (440) 354-6938 FAX: (440) 255-9575  
 11271 East Industrial Park, Avon, Ohio 44011  
 TEL: (440) 937-5601 (440) 937-5602  
 FAX: (440) 937-5603

**CALI WOODS NO.2**  
 Sublots 29 & 30  
 CONCORD TOWNSHIP - LAKE COUNTY - OHIO

DATE 3/17/04  
 SCALE: HOR 1"=40'  
 VERT. \_\_\_\_\_  
 FILENAME R29sublot-split1  
 COMPUTER S:  
 FIELD CREW \_\_\_\_\_

Lot Split Plat

SHEET OF 1 / 1

CONTRACT No. ACKT1-0301