

Plat of Lot Split & Consolidation

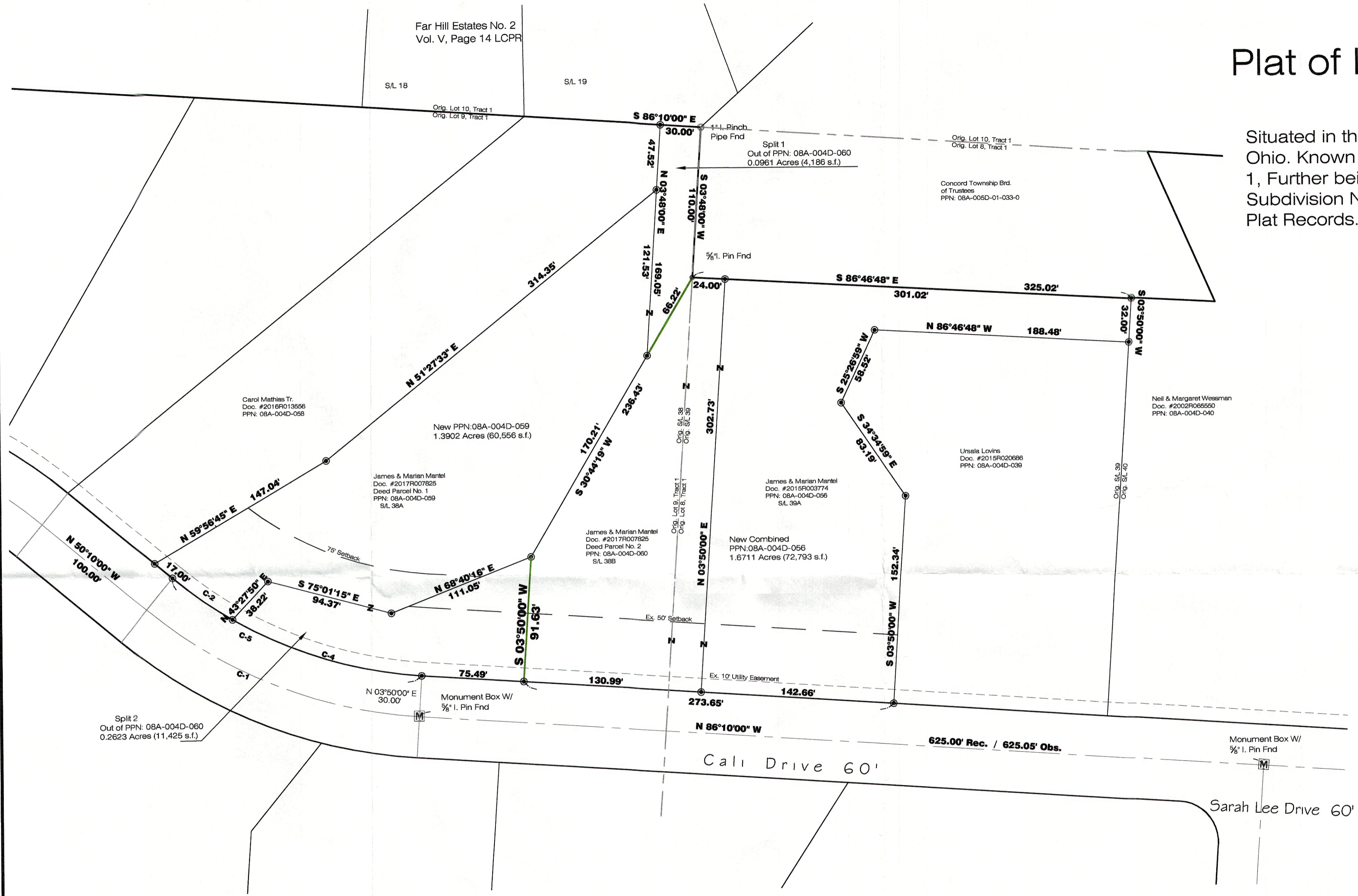
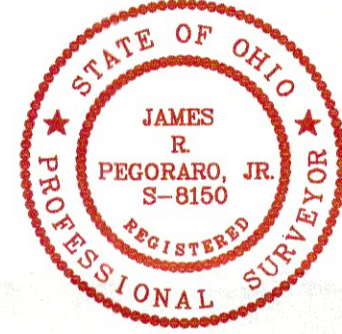
For James & Marian Mantel

Situated in the Township of Concord, County of Lake and State of Ohio. Known as being part of Original Township Lots 8 & 9, Tract 1, Further being a part of Original S/L's 38 & 39 in the Cali Woods Subdivision No.2 recorded in volume 31, page 4 of Lake County Plat Records.

May, 2017

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 a examination of the same.

James R. Pegoraro, Jr. 5/19/17
James R. Pegoraro, Jr., P.S. #8150



● Denotes 5/8" Iron Pin Set

Area Tabulation
 Area out of PPN: 8A-4D-060
 Split 1 = 0.0961 Ac. (4,186 sf)
 Split 2 = 0.2623 Ac. (11,425 sf)
 (Both splits to be combined to 08A-004D-059)

New Combined Parcel PPN: 08A-004D-059: 1.3902 Ac. 60,556 sq.ft.
 New Combined Parcel PPN: 08A-004D-060: 1.6711 Ac. 72,793 sq.ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	DELTA	BEARING	TANGENT
C-1	219.91	350.00	216.31	36°00'00"	N68°10'00"W	113.72
C-2	53.95	320.00	53.88	09°39'33"	N54°59'47"W	27.04
C-3	118.14	320.00	117.47	21°09'12"	N70°24'09"W	59.75
C-4	147.11	320.00	145.82	26°20'27"	N72°59'47"W	74.88
C-5	201.06	320.00	197.77	36°00'00"	N68°10'00"W	103.97

