

LOT SPLIT:

BEING PART OF ORIGINAL LEROY TOWNSHIP LOT 16
 NOW SITUATED IN THE TOWNSHIP OF CONCORD,
 COUNTY OF LAKE, AND STATE OF OHIO
 AND BEING A PARTITION OF 3.9965 ACRES FROM
 LAND CONVEYED TO ROBERT L. AND ROSE M. MOORE
 - TRUSTEES BY DEED RECORDED AS DOCUMENT
 NUMBER 1999R015919 OF LAKE COUNTY RECORDS
 (PPN 08-A-007-0-00-002-0)

APRIL, 2024

SCALE 1 INCH = 100 FEET

Lot Split for:
Robert and Rose Moore
 12584 Concord Hambden Road
 Concord Township - Lake County - Ohio

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



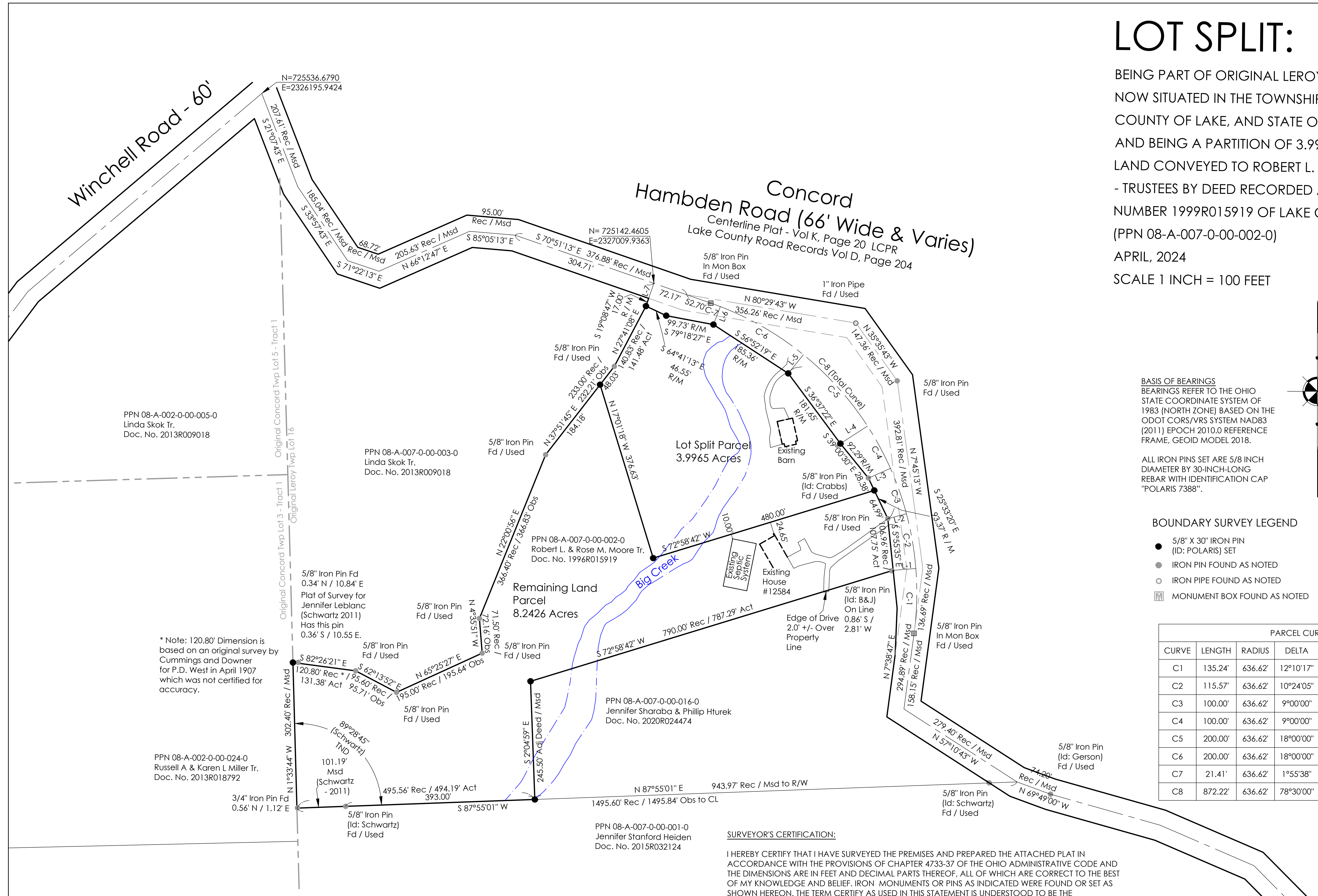
Map of Lands

PREPARED FOR:
 COMPANY
 ADDRESS
 CITY, STATE
 PHONE: (XXX) XXX-XXXX
 CONTACT:

CONTRACT No.

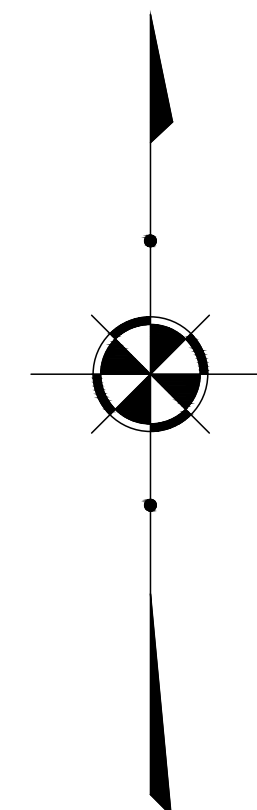
24019

SHEET	OF
1	1



BASE OF BEARINGS
 BEARINGS REFER TO THE OHIO
 STATE COORDINATE SYSTEM OF
 1983 (NORTH ZONE) BASED ON THE
 ODOT CORS/VRS SYSTEM NAD83
 (2011) EPOCH 2010.0 REFERENCE
 FRAME, GEOID MODEL 2018.

ALL IRON PINS SET ARE 5/8 INCH
 DIAMETER BY 30-INCH-LONG
 REBAR WITH IDENTIFICATION CAP
 "POLARIS 7388".



PARCEL LINE TABLE		
LINE	LENGTH	DIRECTION
L1	47.17'	S85°28'30"W
L2	40.00'	S75°04'25"W
L3	50.00'	S66°04'25"W
L4	67.00'	S57°04'25"W
L5	50.00'	S39°04'25"W
L6	40.00'	S21°04'25"W
L7	33.00'	S19°08'47"W

BOUNDARY SURVEY LEGEND

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	135.24'	636.62'	12°10'17"	134.98'	N1°33'39"E	67.87'
C2	115.57'	636.62'	10°24'05"	115.41'	N9°43'33"W	57.94'
C3	100.00'	636.62'	9°00'00"	99.90'	N19°25'35"W	50.10'
C4	100.00'	636.62'	9°00'00"	99.90'	N28°25'35"W	50.10'
C5	200.00'	636.62'	18°00'00"	199.18'	N41°55'35"W	100.83'
C6	200.00'	636.62'	18°00'00"	199.18'	N59°55'35"W	100.83'
C7	21.41'	636.62'	1°55'38"	21.41'	N69°53'24"W	10.71'
C8	872.22'	636.62'	78°30'00"	805.59'	N31°36'13"W	520.14'

SURVEYOR'S 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 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. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS".

Michael P. Spellacy 4/16/2024
 MICHAEL P. SPELLACY P.S. #8169 DATE



REV. No.	DATE	BY	DESCRIPTION

DATE: 4/16/24 DRAWN: mps
 SCALE: HOR. 1"=100' VERT. 1"=00'
 FOLDER: DWG/Proj. Surveying
 FILENAME: 24019 Lot Split
 TAB: 01-Lot Split (stream)
 BNDY. BY: mps
 BASE. BY: XXX