

Lot Split Survey

of P.P.N. 08-A-012-F-00-001-0

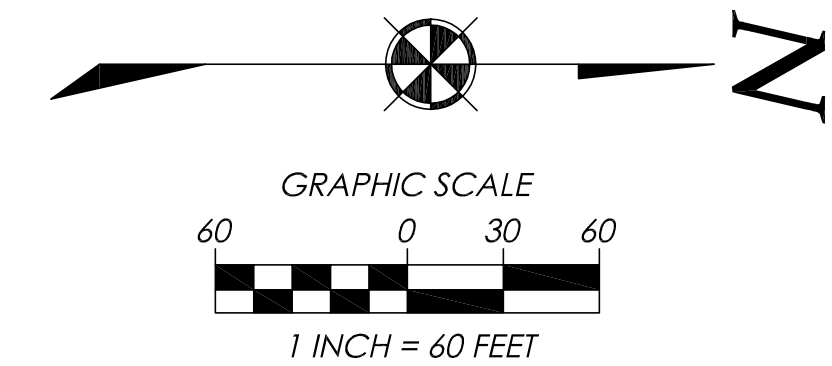
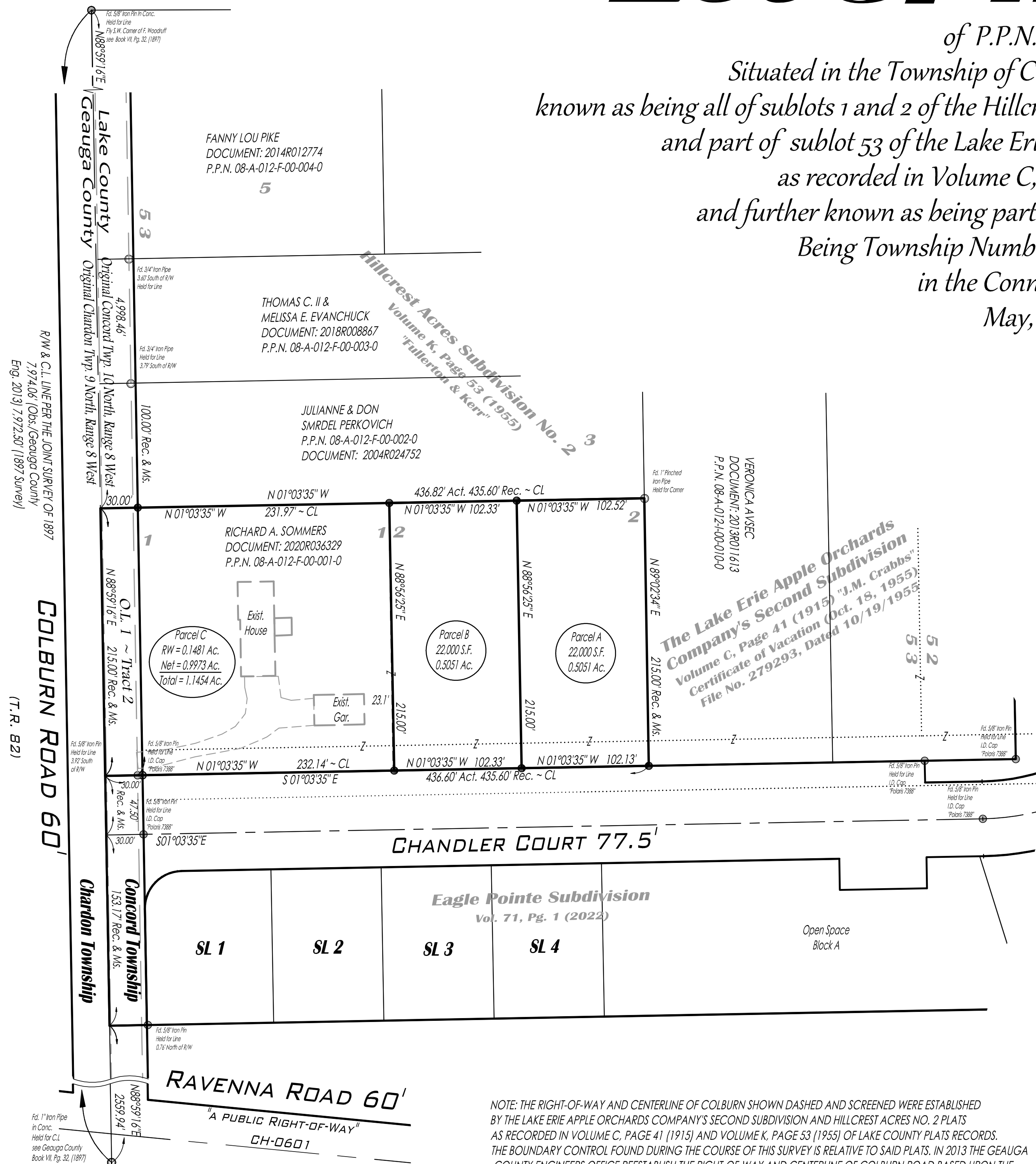
Situated in the Township of Concord, County of Lake, and State of Ohio,
 known as being all of sublots 1 and 2 of the Hillcrest Acres No. 2 Subdivision as recorded in Volume K, Page 53
 and part of subplot 53 of the Lake Erie Apple Orchard Company's Second Subdivision
 as recorded in Volume C, Page 41 of Lake County Plat Records,
 and further known as being part of Lot 1, Tract 2, Original Concord Township,
 Being Township Number 10 in the 8th Range of Townships
 in the Connecticut Western Reserve
 May, 2022 Scale 1"=60'

Survey Abbreviations:

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

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)



Boundary Certification:

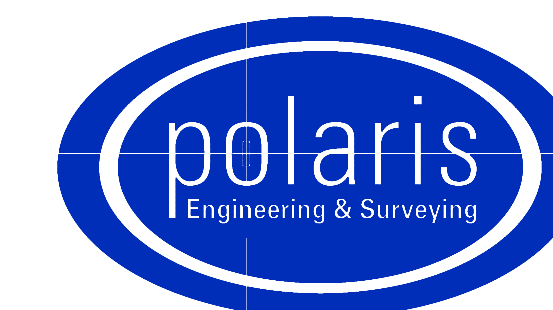
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS 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: 05/22/22



NOTE: THE RIGHT-OF-WAY AND CENTERLINE OF COLBURN SHOWN DASHED AND SCREENED WERE ESTABLISHED BY THE LAKE ERIE APPLE ORCHARDS COMPANY'S SECOND SUBDIVISION AND HILLCREST ACRES NO. 2 PLATS AS RECORDED IN VOLUME C, PAGE 41 (1915) AND VOLUME K, PAGE 53 (1955) OF LAKE COUNTY PLATS RECORDS. THE BOUNDARY CONTROL FOUND DURING THE COURSE OF THIS SURVEY IS RELATIVE TO SAID PLATS. IN 2013 THE GAUGA COUNTY ENGINEERS OFFICE REESTABLISH THE RIGHT-OF-WAY AND CENTERLINE OF COLBURN ROAD BASED UPON THE JOINT SURVEY BETWEEN LAKE AND GAUGA COUNTIES, MADE BY ORDER OF THE COMMISSIONERS IN 1897. (SEE BOOK V11, PAGE 32 OF GAUGA COUNTY RECORDS)

DATE: 05/22/22
 SCALE: HOR. 1"=60'
 VERT. 1"=00'
 FOLDER: Sur. Base
 FILENAME: Subd. Plat
 TAB: 01 - Lot Split



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

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| CONTRACT No. | |
| 19134 | |
| SHEET | OF |
| 01 | 01 |