

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 refer to an ALTA Survey done in May 1996 by Earl T. Beckwith P.S. 7494. 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.

*James R. Pegoraro, Jr.* 10-18-06  
James R. Pegoraro, Jr., P.S. #8150

# Plat of Lot Split

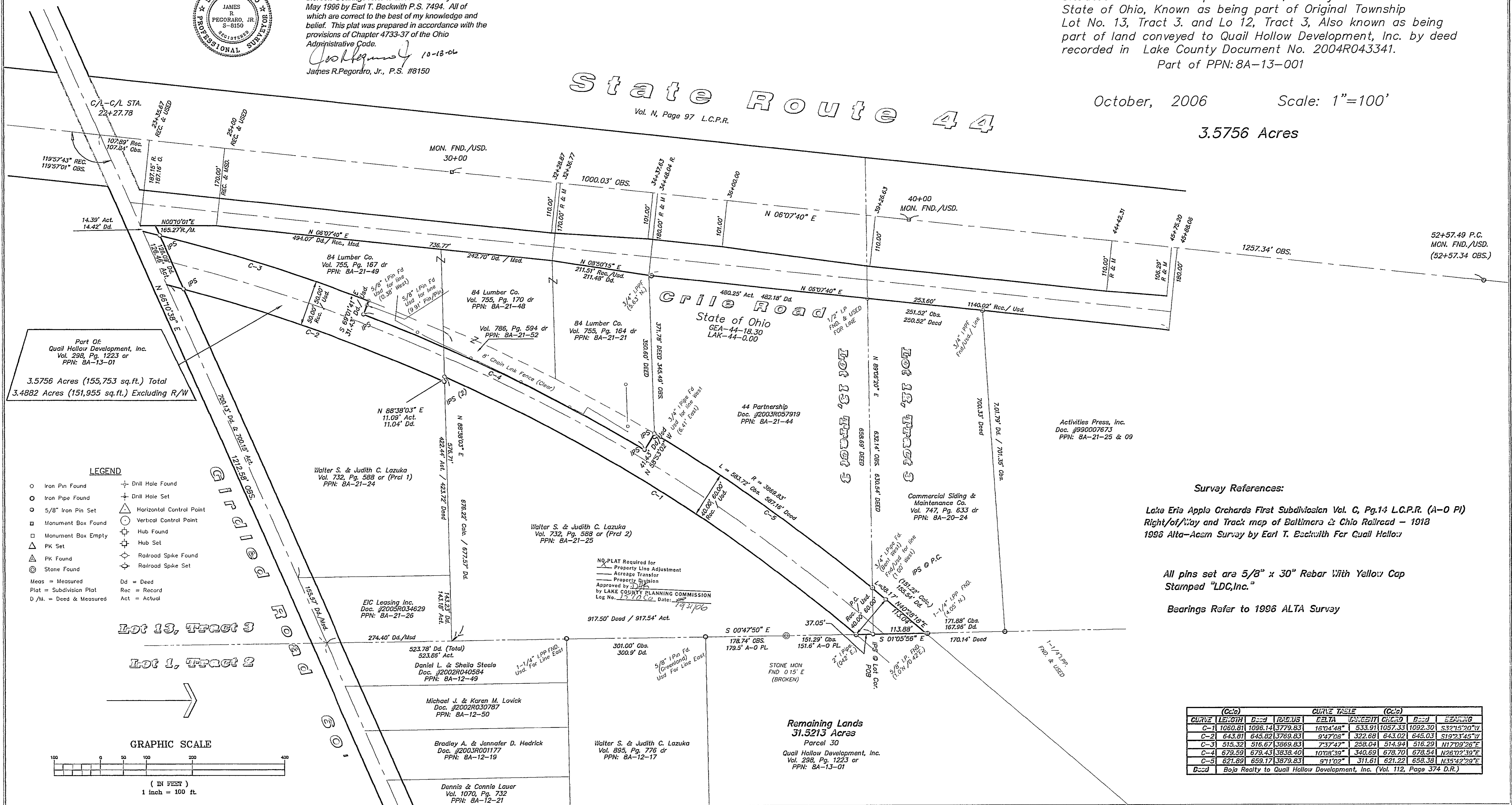
Situated in the Township of Concord, County of Lake and State of Ohio, Known as being part of Original Township Lot No. 13, Tract 3, and Lo 12, Tract 3, Also known as being part of land conveyed to Quail Hollow Development, Inc. by deed recorded in Lake County Document No. 2004R043341.  
Part of PPN: 8A-13-001

## State Route 44

Vol. N, Page 97 L.C.P.R.

October, 2006 Scale: 1"=100'

3.5756 Acres



Part Of  
Quail Hollow Development, Inc.  
Vol. 298, Pg. 1223 or  
PPN: 8A-13-01

3.5756 Acres (155,753 sq.ft.) Total  
3.4882 Acres (151,955 sq.ft.) Excluding R/W

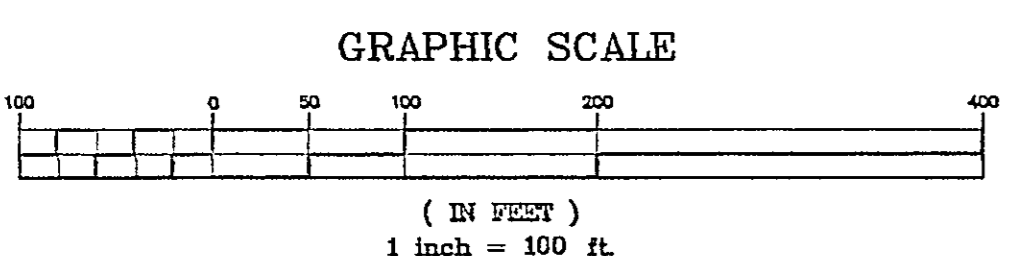
- LEGEND**
- Iron Pin Found
  - Iron Pipe Found
  - 5/8" Iron Pin Set
  - Monument Box Found
  - Monument Box Empty
  - △ PK Set
  - △ PK Found
  - ⊙ Stone Found
  - ⊕ Drill Hole Found
  - ⊕ Drill Hole Set
  - △ Horizontal Control Point
  - ⊙ Vertical Control Point
  - ⊙ Hub Found
  - ⊕ Hub Set
  - ⊕ Railroad Spike Found
  - ⊕ Railroad Spike Set
  - Meas = Measured
  - Plat = Subdivision Plat
  - D/M. = Deed & Measured
  - Dd = Deed
  - Rec = Record
  - Act = Actual

**Survey References:**

Lake Erie Apple Orchards First Subdivision Vol. C, Pg.14 L.C.P.R. (A-O PI)  
Right-of-Way and Track map of Baltimore & Ohio Railroad - 1918  
1996 Alta-Acam Survey by Earl T. Beckwith For Quail Hollow

All pins set are 5/8" x 30" Rebar With Yellow Cap  
Stamped "LDC, Inc."

Bearings Refer to 1996 ALTA Survey



| Curve | Length  | Delta   | Radius  | Chord     | Chord  | Bearing |
|-------|---------|---------|---------|-----------|--------|---------|
| C-1   | 1060.81 | 1096.14 | 3779.83 | 16°04'48" | 533.91 | 1057.33 |
| C-2   | 643.81  | 645.82  | 3769.83 | 9°47'06"  | 322.68 | 643.02  |
| C-3   | 515.32  | 516.67  | 3869.83 | 7°37'47"  | 258.04 | 514.94  |
| C-4   | 679.59  | 679.43  | 3838.40 | 10°08'39" | 340.69 | 678.70  |
| C-5   | 621.89  | 659.17  | 3879.83 | 9°11'02"  | 311.61 | 621.22  |

Deed Boja Realty to Quail Hollow Development, Inc. (Vol. 112, Page 374 D.R.)

| REV. No. | DATE | BY | CHK'D |
|----------|------|----|-------|
|          |      |    |       |
|          |      |    |       |
|          |      |    |       |

**LAND DESIGN consultants**  
www.LDCinc.com

ENGINEERS · PLANNERS · SURVEYORS

8885 East Avenue, Mentor, Ohio 44050 1471 Lear Industrial Park Area, Ohio 44011  
TEL (440) 255-8663 (440) 931-1400 (440) 937-5801 (440) 937-5802  
(440) 354-6930 FAX (440) 255-8573 FAX (440) 937-5803

**Quail Hollow Development, Inc.**  
Lot Split Plat  
Concord Township - Lake County - Ohio

DATE October 18th, 2006  
SCALE: HOR. 1"=100'  
VERT. none  
FILENAME RR Survey  
COMPUTER jrp  
FIELD CREW

SHEET 1 OF 1

CONTRACT No. Quaic1-0201

Railroad Parcel