

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	0°15'17" CALC. & USED	12442.67' REC. & USED	55.30' CALC. & USED	27.65' CALC. & USED	55.30' CALC. & USED	N 60°46'34" E
C2	0°21'12" CALC. & USED	12277.67' CALC. & USED (12277.7' REC.)	75.71' CALC. & USED (76.01' REC.)	37.86' CALC. & USED	75.71' CALC. & USED	N 60°43'37" E
C3	10°38'10" CALC. & USED (10°38'15" REC.)	12277.67' CALC. & USED (12277.7' REC.)	2279.18' CALC. & USED (2279.46' REC.)	1142.88' CALC. & USED (1143.02' REC.)	2279.18' OBS. & USED	N 55°35'07" E

**AREA OF SURVEYED PREMISES**

PARCEL A  
PPN 08-A-014-0-00-012-0 ..... (10.919 ACRES)  
SPLIT PARCEL ..... (1.000 ACRE)  
AREA IN R/W (CONCORD HAMBEN RD.) ..... (0.076 ACRES)  
PPN 08-A-014-0-00-058-0 ..... (5.637 ACRES)  
AREA IN R/W (PAINESVILLE-RAVENNA RD.) ... (0.563 ACRES)

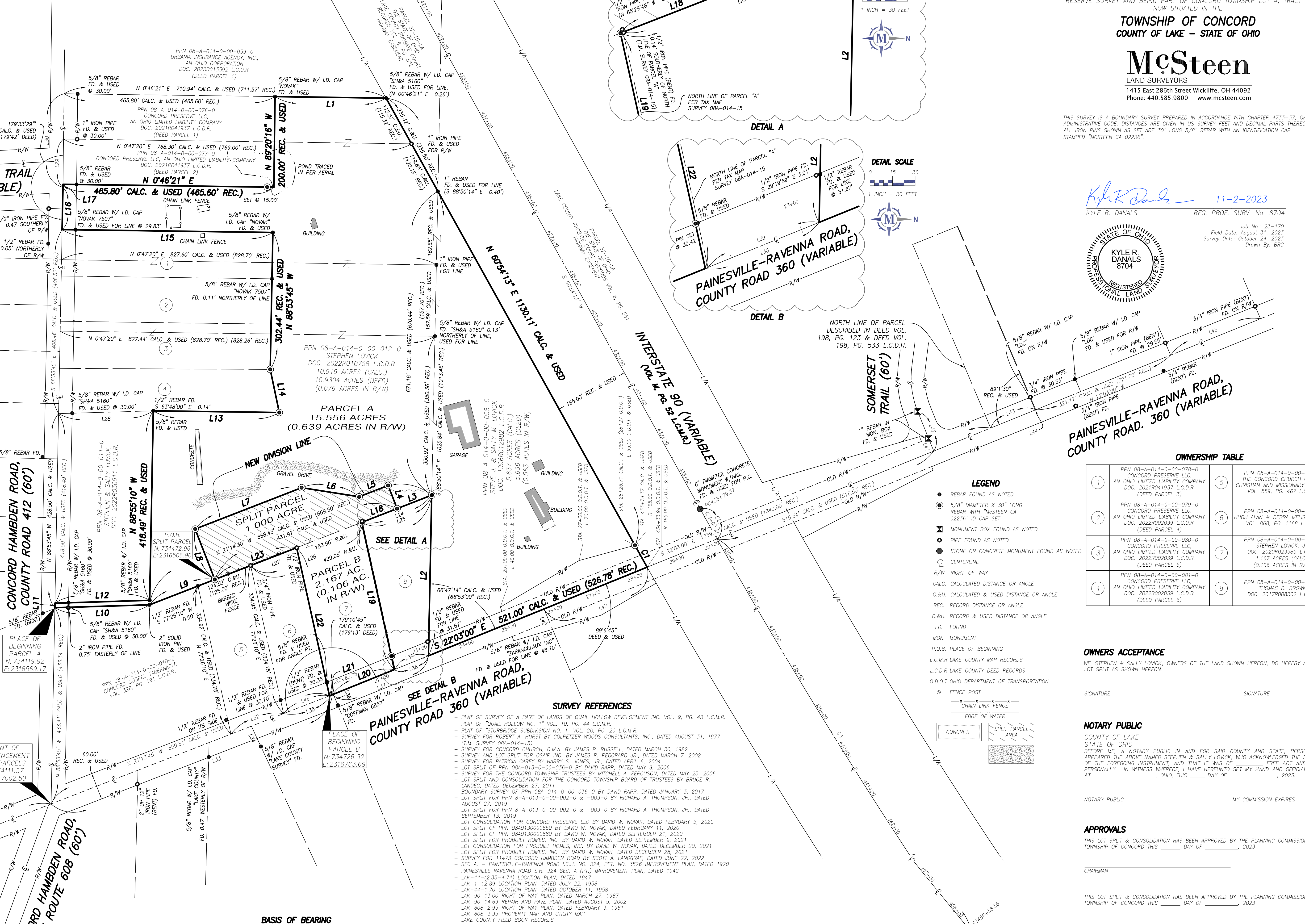
TOTAL AREA PARCEL A ..... (15.556 ACRES)  
TOTAL AREA CONCORD HAMBEN RD. .... (0.076 ACRES)  
TOTAL AREA PAINESVILLE-RAVENNA RD. .... (0.563 ACRES)  
TOTAL AREA IN R/W ..... (0.639 ACRES)

PARCEL B  
PPN 08-A-014-0-00-062-0 ..... (1.167 ACRES)  
SPLIT PARCEL ..... (1.000 ACRE)  
AREA IN R/W (PAINESVILLE-RAVENNA RD.) ... (0.106 ACRES)

TOTAL AREA PARCEL B ..... (2.167 ACRES)

LINE	BEARING	DISTANCE
L1	N 0°46'21" E	245.14' CALC. & USED (245.40' REC.)
L2	N 88°50'14" W	354.58' CALC. & USED (354.46' REC.)
L3	S 21°14'30" E	81.91' CALC. & USED
L4	S 68°45'30" W	54.74' CALC. & USED
L5	S 21°14'30" E	68.76' CALC. & USED
L6	S 9°00'02" W	128.50' CALC. & USED
L7	S 21°14'30" E	252.20' CALC. & USED
L8	N 68°45'30" E	119.46' CALC. & USED
L9	S 21°14'30" E	154.96' CALC. & USED
L10	S 1°43'13" E	209.08' CALC. & USED
L11	N 88°53'45" W	10.00' REC. & USED
L12	N 1°43'13" W	209.29' CALC. & USED (209.22' REC.)
L13	N 0°46'21" E	278.25' REC. & USED (278.26' REC.)
L14	S 78°08'37" W	97.28' CALC. & USED (97.22' REC.)
L15	S 0°46'21" W	465.30' CALC. & USED (465.61' REC.)
L16	N 88°53'45" W	93.05' REC. & USED
L17	N 89°20'16" W	6.96' CALC. & USED (6.95' REC.)
L18	S 21°14'30" E	84.09' CALC. & USED (83.67' REC.)
L19	N 77°28'58" E	147.57' CALC. & USED (147.25' REC.)
L20	S 22°03'00" E	6.72' CALC. & USED (6.70' REC.)
L21	S 21°13'45" E	332.91' CALC. & USED (332.67' REC.)
L22	S 77°28'58" W	164.09' T.M. SURVEY 08A-014-0-00-011-0 & USED (164.09' REC.)
L23	S 21°14'30" E	109.09' OBS. & USED (109.00' REC.)
L24	N 21°14'30" E	209.12' CALC. & USED (209.22' REC.)
L25	N 21°14'30" E	106.95' CALC. & USED (106.95' REC.)
L26	S 21°14'30" E	206.95' CALC. & USED (206.95' REC.)
L27	N 21°14'30" E	923.67' CALC. & USED (923.67' REC.)
L28	N 21°13'45" W	124.59' CALC. & USED (125.00' REC.)
L29	N 21°13'45" W	666.23' CALC. & USED (668.23' REC.)
L30	N 21°13'45" W	43.97' CALC. & USED (50.00' REC.)
L31	S 64°57'15" W	115.53' CALC. & USED (116.00' REC.)
L32	N 21°13'45" W	26.08' CALC. & USED (26.47' REC.)
L33	S 22°03'00" E	228.89' CALC. & USED (228.30' REC.)
L34	S 22°03'00" E	81.32' CALC. & USED (81.05' REC.)
L35	S 22°03'00" E	78.41' CALC. & USED (79.05' SURVEY 08A-014-15) & USED (79.05' REC.)
L36	N 67°03'45" E	48.90' CALC. & USED (48.87' REC.)
L37	N 67°57'42" E	30.00' CALC. & USED
L38	N 67°57'42" E	94.00' CALC. & USED
L39	S 22°03'00" E	107.38' REC. & USED
L40	S 22°03'00" E	1.16' CALC. & USED (**SEE NOTE**)
L41	N 22°03'00" W	214.06' CALC. & USED (214.00' REC.)
L42	N 21°13'45" W	78.41' CALC. & USED (109.00' REC.)
L43	N 21°13'45" W	245.80' CALC. & USED (246.73' REC.)
L44	S 22°03'00" E	
L45	N 22°03'00" E	
L46	N 21°13'45" W	
L47	S 22°03'00" E	

**LINE DATA (VARIABLE)**



**NOTE**

L44 IS THE DIFFERENCE BETWEEN THE NORTH LINE OF PPN 08-A-014-0-00-017 PER 2004 BARBOCK, JONES AND ASSOCIATES SURVEY AND 3/4" IRON PIPE FOUND

**BASIS OF BEARING**

BEARINGS ARE BASED ON THE CENTERLINE OF PAINESVILLE RAVENNA ROAD, CALCULATED AS SOUTH 22°03'00" EAST FROM MONUMENTS FOUND, PER THE OHIO STATE PLANNING AND ASSOCIATES SURVEY AND 3/4" IRON PIPE FOUND

- SURVEY REFERENCES**
- PLAT OF SURVEY OF A PART OF LANDS OF QUAIL HOLLOW DEVELOPMENT INC. VOL. 9, PG. 43 L.C.M.R.
  - PLAT OF "QUAIL HOLLOW NO. 11" VOL. 10, PG. 44 L.C.M.R.
  - PLAT OF "STURBRIDGE SUBDIVISION NO. 1" VOL. 20, PG. 20 L.C.M.R.
  - SURVEY FOR ROBERT A. HURST BY COLPETZER WOODS CONSULTANTS, INC., DATED AUGUST 31, 1977 (T.M. SURVEY 08A-014-15)
  - SURVEY FOR CONCORD CHURCH, C.M.A. BY JAMES P. RUSSELL, DATED MARCH 30, 1982
  - SURVEY AND LOT SPLIT FOR OSAR INC. BY JAMES R. PEGORARO JR., DATED MARCH 7, 2002
  - SURVEY FOR PATRICIA GAREY BY HARRY S. JONES, JR., DATED APRIL 6, 2004
  - LOT SPLIT OF PPN 08A-013-0-00-036-0 BY DAVID RAPP, DATED MAY 9, 2006
  - SURVEY FOR THE CONCORD TOWNSHIP TRUSTEES BY MITCHELL A. FERROUSI, DATED MAY 25, 2006
  - LOT SPLIT AND CONSOLIDATION FOR THE CONCORD TOWNSHIP BOARD OF TRUSTEES BY BRUCE R. LANDGE, DATED DECEMBER 27, 2011
  - BOUNDARY SURVEY OF PPN 08A-014-0-00-036-0 BY DAVID RAPP, DATED JANUARY 3, 2017
  - LOT SPLIT FOR PPN 8-A-013-0-00-002-0 & -003-0 BY RICHARD A. THOMPSON, JR., DATED AUGUST 27, 2019
  - LOT SPLIT FOR PPN 8-A-013-0-00-002-0 & -003-0 BY RICHARD A. THOMPSON, JR., DATED SEPTEMBER 13, 2019
  - LOT CONSOLIDATION FOR CONCORD PRESERVE LLC BY DAVID W. NOVAK, DATED FEBRUARY 5, 2020
  - LOT SPLIT OF PPN 08A130000650 BY DAVID W. NOVAK, DATED FEBRUARY 11, 2020
  - LOT SPLIT OF PPN 08A130000680 BY DAVID W. NOVAK, DATED SEPTEMBER 28, 2021
  - LOT SPLIT FOR PROBUIT HOMES, INC. BY DAVID W. NOVAK, DATED SEPTEMBER 9, 2021
  - LOT CONSOLIDATION FOR PROBUIT HOMES, INC. BY DAVID W. NOVAK, DATED DECEMBER 20, 2021
  - LOT SPLIT FOR PROBUIT HOMES, INC. BY DAVID W. NOVAK, DATED DECEMBER 28, 2021
  - SURVEY FOR 11473 CONCORD HAMBEN ROAD BY SCOTT A. LANDGRAF, DATED JUNE 22, 2022
  - SEC A - PAINESVILLE-RAVENNA ROAD I.C.H. NO. 324, PET. NO. 3826 IMPROVEMENT PLAN, DATED 1920
  - PAINESVILLE RAVENNA ROAD S.H. 324 SEC. A (PT.) IMPROVEMENT PLAN, DATED 1942
  - LAK-44-12.89 LOCATION PLAN, DATED 1942
  - LAK-1-12.89 LOCATION PLAN, DATED JULY 22, 1958
  - LAK-44-1.70 LOCATION PLAN, DATED OCTOBER 11, 1958
  - LAK-90-13.00 RIGHT OF WAY PLAN, DATED MARCH 27, 1987
  - LAK-80-14.69 REPAIR AND PAVE PLAN, DATED AUGUST 5, 2002
  - LAK-608-2.95 RIGHT OF WAY PLAN, DATED FEBRUARY 3, 1961
  - LAK-608-3.35 PROPERTY MAP AND UTILITY MAP
  - LAKE COUNTY FIELD BOOK RECORDS
  - VOL. 109, PGS. 65
  - VOL. 119, PGS. 8-23, 107
  - VOL. 89, PGS. 2-7
  - LAKE COUNTY DEED RECORDS
  - LAKE COUNTY TAX MAPS

**LOT SPLIT & CONSOLIDATION**  
FOR  
**7080, 7120, & V/L  
PAINESVILLE RAVENNA ROAD**

KNOWN AS BEING PART OF RANGE 8, TOWN 10 OF THE CONNECTICUT WESTERN RESERVE SURVEY AND BEING PART OF CONCORD TOWNSHIP LOT 4, TRACT 2, NOW SITUATED IN THE

**TOWNSHIP OF CONCORD  
COUNTY OF LAKE - STATE OF OHIO**

**McSteen**  
LAND SURVEYORS  
1415 East 286th Street Wickliffe, OH 44092  
Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN US SURVEY FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

*Kyle R. Danals*  
KYLE R. DANALS REG. PROF. SURV. NO. 8704

Job No.: 23-170  
Field Date: August 31, 2023  
Survey Date: October 24, 2023  
Drawn By: BRC



**OWNERSHIP TABLE**

1	PPN 08-A-014-0-00-078-0 CONCORD PRESERVE LLC, AN OHIO LIMITED LIABILITY COMPANY DOC. 2021R041937 L.C.D.R. (DEED PARCEL 3)	5	PPN 08-A-014-0-00-014-0 THE CONCORD CHURCH OF THE CHRISTIAN AND MISSIONARY ALLIANCE VOL. 889, PG. 467 L.C.D.R.
2	PPN 08-A-014-0-00-079-0 CONCORD PRESERVE LLC, AN OHIO LIMITED LIABILITY COMPANY DOC. 2022R002039 L.C.D.R. (DEED PARCEL 4)	6	PPN 08-A-014-0-00-061-0 STEPHEN LOVICK, JR. DOC. 2020R023585 L.C.D.R. (DEED PARCEL 5)
3	PPN 08-A-014-0-00-080-0 CONCORD PRESERVE LLC, AN OHIO LIMITED LIABILITY COMPANY DOC. 2022R002039 L.C.D.R. (DEED PARCEL 5)	7	PPN 08-A-014-0-00-062-0 THOMAS D. BROWN, 1.167 ACRES (CALC.) (0.106 ACRES IN R/W)
4	PPN 08-A-014-0-00-081-0 CONCORD PRESERVE LLC, AN OHIO LIMITED LIABILITY COMPANY DOC. 2022R002039 L.C.D.R. (DEED PARCEL 6)	8	PPN 08-A-014-0-00-015-0 THOMAS D. BROWN, 1.167 ACRES (CALC.) (0.106 ACRES IN R/W)

- LEGEND**
- REBAR FOUND AS NOTED
  - 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
  - ⊗ MONUMENT BOX FOUND AS NOTED
  - PIPE FOUND AS NOTED
  - STONE OR CONCRETE MONUMENT FOUND AS NOTED
  - ⊕ CENTERLINE
  - R/W RIGHT-OF-WAY
  - CALC. CALCULATED DISTANCE OR ANGLE
  - C.A.U. CALCULATED & USED DISTANCE OR ANGLE
  - REC. RECORD DISTANCE OR ANGLE
  - R.&U. RECORD & USED DISTANCE OR ANGLE
  - FD. FOUND
  - MON. MONUMENT
  - P.O.B. PLACE OF BEGINNING
  - L.C.M.R. LAKE COUNTY MAP RECORDS
  - L.C.D.R. LAKE COUNTY DEED RECORDS
  - O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION
  - ⊙ FENCE POST
  - CHAIN LINK FENCE
  - EDGE OF WATER
  - CONCRETE
  - SPLIT PARCEL AREA
  - GRAVEL

**OWNERS ACCEPTANCE**

WE, STEPHEN & SALLY LOVICK, OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AS SHOWN HEREON.

SIGNATURE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

**NOTARY PUBLIC**

COUNTY OF LAKE  
STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED STEPHEN & SALLY LOVICK, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF FREE ACCT AND DEED PERSONALLY. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_, OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**APPROVALS**

THIS LOT SPLIT & CONSOLIDATION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CONCORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHAIRMAN \_\_\_\_\_

THIS LOT SPLIT & CONSOLIDATION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CONCORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHAIRMAN \_\_\_\_\_