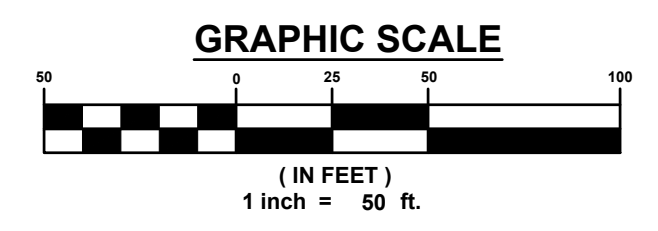
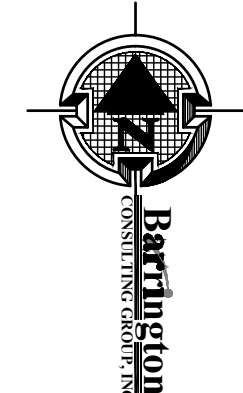


NOTE:
 0.2458 ACRES FROM P.P. No. 08A0140000390
 + 0.8231 ACRES FROM P.P. No. 08A0140000120
 1.0689 ACRES TOTAL PARCEL 2

CERTIFICATION:
 I HERBY CERTIFY THAT THIS SURVEY AND PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION ON THE 9th DAY OF SEPTEMBER, 2020. THIS SURVEY AND PLAT OF THE SURVEYED PREMISES WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AND THE DIMENSION ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS 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 EXPRESS OR IMPLIED. THIS PLAT AND SURVEY 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. BEARINGS ARE BASED ON A PLAT OF LOT SPLIT BY JAMES PEGORARO JR. OF LAND DESIGN CONSULTANTS DATED MARCH 7, 2006 AND ARE SHOWN TO INDICATE ANGLES ONLY. ALL PINS SET ARE 5/8" DIA., 30" LONG REBAR WITH CAP MARKED "NOVAK 7507".

DAVID W. NOVAK
 OHIO PROFESSIONAL SURVEYOR No. 7507



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	198.20'	300.00'	37°51'15"	102.87'	N16°09'55"E	194.62'

16080

REVISIONS	BY

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 MENTOR, OHIO 44060
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LOT SPLIT
 P.P. No. 08A0140000120 CONCORD-HAMBDEN ROAD
 CONCORD TWP., OHIO 44077

CONCORD PRESERVE PHASE 3

DRAWN SPR
CHECKED DWN
DATE DEC. 28, 2021
SCALE 1" = 30'
JOB NO. 16080
SHEET

OF SHEETS