

P.P.N. 08-A-012-0-00-038-0
CONCORD DEVELOPMENT
COMPANY, LLC
DOC. # 2015R024967

P.P.N. 08-A-013-0-00-001-0
QUAIL DEVELOPERS INC.
DOC. # 2018R013115

CONCORD TWP. O.L. 2 TRACT 2

Lot Split Curve Table

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	392.55'	3769.83'	5°57'58"	392.37'	S18°04'45"W	196.45'
C2	38.41'	3769.83'	0°35'01"	38.41'	S14°48'15"W	19.20'
C3	430.95'	3769.83'	6°33'00"	430.72'	S17°47'14"W	215.71'
C4	455.35'	3779.83'	6°54'09"	455.08'	S27°39'10"W	227.95'
C5	212.84'	3769.83'	3°14'06"	212.81'	S22°40'47"W	106.45'
C6	38.64'	3879.83'	0°34'14"	38.64'	S40°00'16"W	19.32'
C7	606.07'	3779.83'	9°11'13"	605.42'	S35°41'51"W	303.69'
C8	256.35'	3874.34'	3°47'28"	256.31'	S32°59'54"W	128.22'

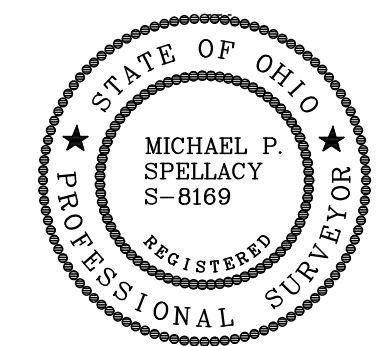
PLAT OF LOT SPLIT
SITUATED NOW IN THE TOWNSHIP OF
CONCORD, COUNTY OF LAKE, AND
STATE OF OHIO, KNOWN AS BEING
PART OF ORIGINAL CONCORD
TOWNSHIP LOTS 12 AND 13 IN
TRACT 3
APRIL 25, 2024
SCALE 1 INCH = 60 FEET

Lot Split Line Table

PARCEL LINE TABLE		
LINE	LENGTH	DIRECTION
L1	32.84'	N0°10'11"E
L2	11.19'	N88°24'36"E
L3	11.09'	N88°24'36"E

SURVEYOR CERTIFICATION
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES SHOWN HEREON,
AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS
OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS
SHOWN HEREON 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. BEARINGS
REFER TO THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983,
NORTH ZONE - 1986 ADJUSTMENT

Michael P. Spellacy 04/25/2024
MICHAEL P. SPELLACY P.S. #8169 DATE

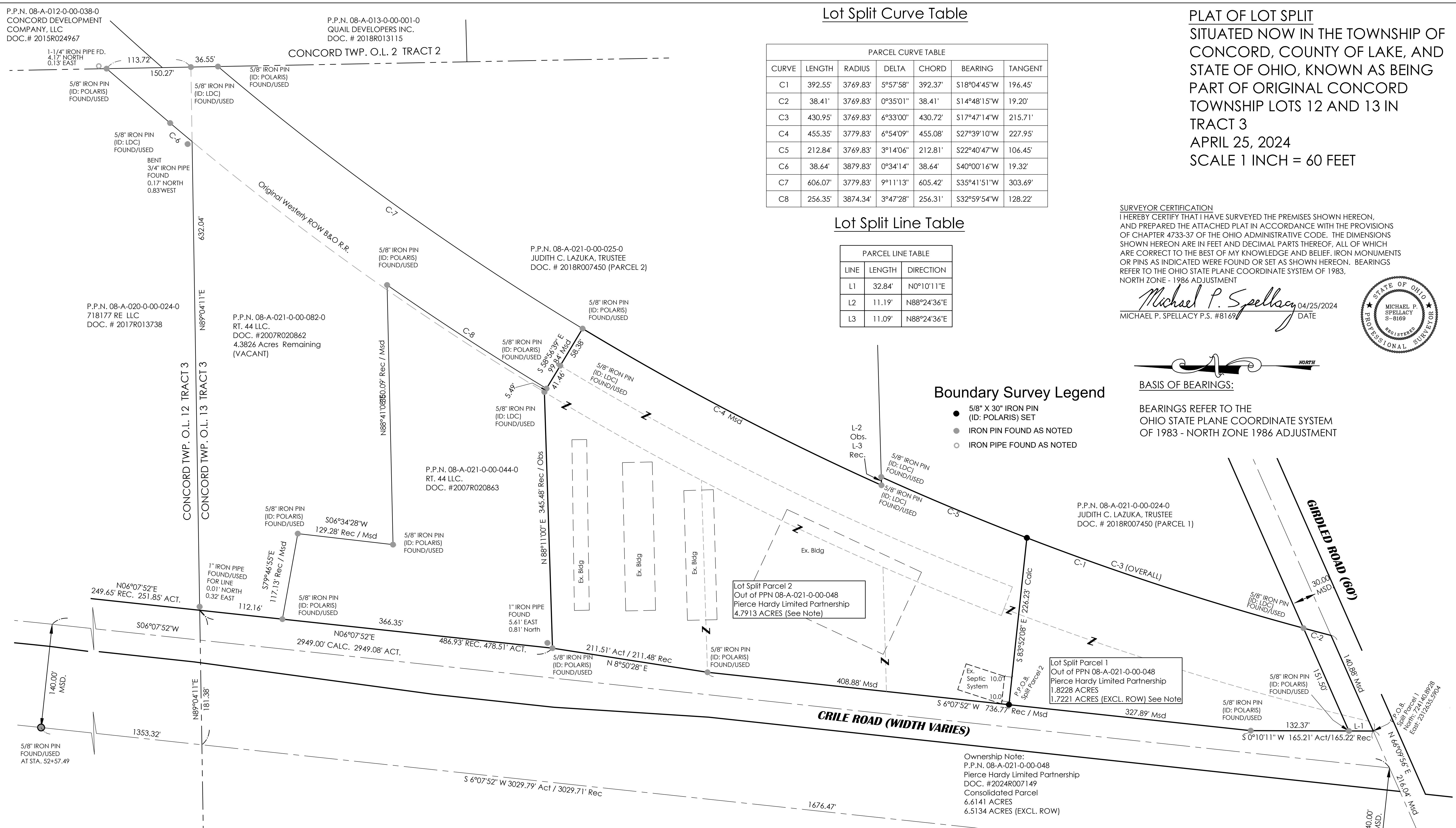


Boundary Survey Legend

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

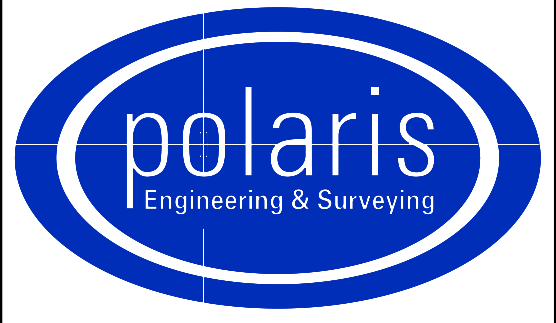
BASIS OF BEARINGS:

BEARINGS REFER TO THE
OHIO STATE PLANE COORDINATE SYSTEM
OF 1983 - NORTH ZONE 1986 ADJUSTMENT



Ownership Note:
P.P.N. 08-A-021-0-00-048
Pierce Hardy Limited Partnership
DOC. #2024R007149
Consolidated Parcel
6.6141 ACRES
6.5134 ACRES (EXCL. ROW)

DATE: 04/25/2024 DRAWN: XXX
SCALE: HOR. 1"=60', VERT. 1"=60'
FOLDER: DWG/Proj_Surveying
FILENAME: Survey_Base
TAB: 01-Lot Split Final
BNDY. CHK: XXX-xx/xx/20xx
BASE. CHK: XXX-xx/xx/20xx



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

PREPARED FOR:
Pierce Hardy Limited
Partnership
CONCORD TOWNSHIP - LAKE COUNTY - OHIO

CONTRACT No.	
17030	
SHEET	OF
1	1

STATE ROUTE 44 (WIDTH VARIES)
(DEDICATED IN VOLUME "N", PAGE 97 L.C.P.R.)

P.O.B. All Parcels
C.L. - C. L.
AT STA. 22+27.78
North: 724053.5930
East: 2312437.9777