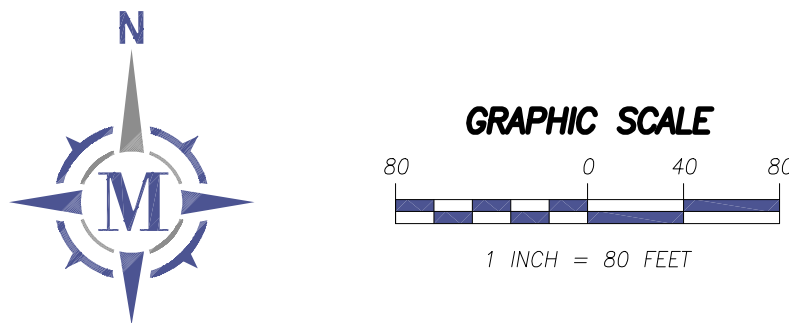




BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE HERMITAGE BLUFFS SUBDIVISION NO. 3, OBSERVED AS SOUTH 88°30'59" WEST FROM MONUMENTS FOUND, PER THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

LEGEND

- EDGE OF WATER
CENTERLINE
R/W RIGHT-OF-WAY
L.C.M.R LAKE COUNTY MAP RECORDS
L.C.D.R LAKE COUNTY DEED RECORDS

SURVEY REFERENCES

- LAKE COUNTY MAP RECORDS
VOLUME 42, PAGE 13
VOLUME 49, PAGE 16
- "LOT SPLIT FOR BOB KIRK" PERFORMED BY HARRY S. JONES, JR, P.S. 6343 ON BEHALF OF BABCOCK, JONES AND ASSOCIATES, INC. JOB NO. 85-147, DATED NOVEMBER 25, 1997.
- "PLAT OF SURVEY FOR PHIL MAHER" PERFORMED BY HARRY S. JONES, JR, P.S. 6343 ON BEHALF OF BABCOCK, JONES AND ASSOCIATES, INC. JOB NO. 05-241, DATED NOVEMBER 21, 2005.
- "PLAT OF SURVEY FOR PHIL MAHER" PERFORMED BY HARRY S. JONES, JR, P.S. 6343 ON BEHALF OF BABCOCK, JONES AND ASSOCIATES, INC. JOB NO. 83-179, DATED SEPTEMBER 12, 2003.
- "LOT SPLIT OF HIGHLUFF COURT" PERFORMED BY DAVID W. NOVAK, P.S. 7507 ON BEHALF OF BARRINGTON CONSULTING GROUP, INC. JOB NO. 06150, DATED NOVEMBER 30, 2006.
- "LOT SPLIT & COMBINATION" PERFORMED BY TIMOTHY E. STOCKER, P.S. 7245, ON BEHALF OF CRABBS' SURVEYING SERVICE, JOB NO. 5194, DATED NOVEMBER 8, 2011.
- "MAP OF SURVEY FOR HOWARD HANNA REAL ESTATE" PERFORMED BY TODD L. BLAZSEK, P.S. 7625 ON BEHALF OF T.L. BLAZSEK LAND SURVEYING INC. JOB NO. 2012-83, DATED OCTOBER 26, 2012.
- "PLAT OF SURVEY FOR NEW LEGAL DESCRIPTION FOR RANDALL & CHRISTINE COWENS" PERFORMED BY JOSEPH GUTOSKEY, P.S. 775670N BEHALF OF GUTOSKEY & ASSOCIATES, INC. CONTRACT NO. 21-3507, DATED APRIL 8, 2021.
- LAKE COUNTY DEED RECORDS
LAKE COUNTY TAX MAPS

NORTH DETAIL
(SEE SHEET 2)

SOUTH DETAIL
(SEE SHEET 3)

INTENT STATEMENT

THE INTENT OF THIS LOT SPLIT AND CONSOLIDATION PLAT IS TO FIRST CONSOLIDATE PPN 08-A-030-0-00-060-0 AND PPN 08-A-030-0-00-062-0 TO CREATE A NEW 5.215 ACRES CONSOLIDATED PARCEL "E", THEN CONSOLIDATE PPN 08-A-030-0-00-051-0 AND PPN 08-A-030-0-00-061-0 TO CREATE A NEW 5.190 ACRES CONSOLIDATED PARCEL "F".

NEXT IS TO SPLIT 0.549 ACRES AND 0.139 ACRES FROM THE NEWLY CREATED CONSOLIDATED PARCEL "E", CREATING SPLIT PARCELS "A" AND "D". THEN SPLIT 0.678 ACRES FROM THE NEWLY CREATED CONSOLIDATED PARCEL "F", CREATING SPLIT PARCEL "B". AND SPLIT 0.351 ACRES FROM PPN 08-A-030-0-00-049-0, CREATING SPLIT PARCEL "C".

FINALLY DESCRIBE THE REMAINDER OF CONSOLIDATED PARCEL "E" AFTER THE CREATION OF SPLIT PARCEL "A" AND "D", CREATING THE NEW 4.527 ACRES PARCEL "A", THEN CONSOLIDATE PPN 08-A-030-0-00-063-0 WITH THE NEWLY CREATED SPLIT PARCEL "A", CREATING THE NEW 2.538 ACRES PARCEL "B". NEXT TO CREATE THE NEW 5.000 ACRES PARCEL "C" WHICH IS CONSOLIDATED PARCEL "F" AFTER THE REMOVAL OF SPLIT PARCEL "B" AND THE ADDITION OF SPLIT PARCEL "C". AND FINALLY CREATE THE NEW 2.449 ACRES PARCEL "D" WHICH IS PPN 08-A-030-0-00-049-0 AFTER THE ADDITION OF SPLIT PARCEL "B" AND THE REMOVAL OF SPLIT PARCEL "C"

INDEX OF SHEETS

- SHEET 1: MAP OF OVERALL SURVEYED PROPERTY
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LOT SPLIT AND CONSOLIDATION
FOR

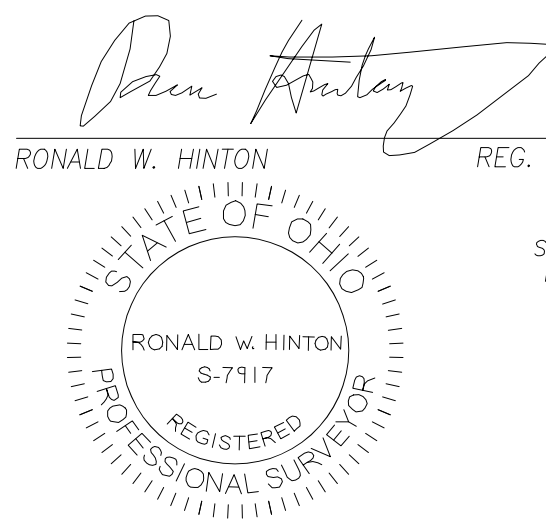
ROBERT A. KIRK,
CYNTHIA BARBER,
AND MARY I. KIRK

KNOWN AS BEING PART OF ORIGINAL CONCORD TOWNSHIP LOT 30, TRACT 4, AND LOT 8, TRACT 3, RANGE 8 WEST, TOWNSHIP 10 NORTH OF THE CONNECTICUT WESTERN RESERVE SURVEY, 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".



Job No.: 25-100
Field Date: JULY 24, 2025
Survey Date: AUGUST 19, 2025
Revised: SEPTEMBER 24, 2025
OCTOBER 29, 2025
Drawn By: TEE

OWNERS ACCEPTANCE

WE, ROBERT A. KIRK, CYNTHIA BARBER, AND MARY I. KIRK, OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AND CONSOLIDATION AS SHOWN HEREON.

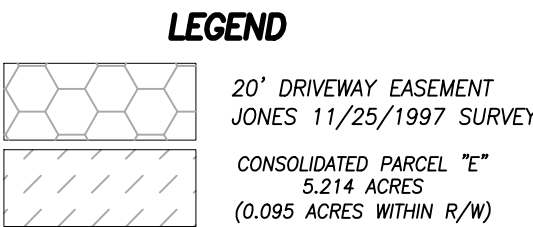
ROBERT A. KIRK
CYNTHIA BARBER
MARY I. KIRK

DATE
DATE
DATE

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 ROBERT A. KIRK, CYNTHIA BARBER, AND MARY I. KIRK, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES



HYDRANT

FENCE LINE (AS NOTED)

EDGE OF WATER

ASPHALT

● REBAR FOUND AS NOTED

⊙ 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN" CA 022.36" 10 CAP SET

⊗ MAG NAIL SET

⊙ PIPE FOUND AS NOTED

⊕ CENTERLINE

R/W RIGHT-OF-WAY

CALC. CALCULATED DISTANCE OR ANGLE

OBS. OBSERVED DISTANCE OR ANGLE

REC. RECORD DISTANCE OR ANGLE

FD. FOUND

MON. MONUMENT

L.C.M.R LAKE COUNTY MAP RECORDS

L.C.D.R LAKE COUNTY DEED RECORDS

SIGNIFICANT OBSERVATIONS

- △ ASPHALT PAVEMENT EXTENDS OVER A CORNER OF SURVEYED PROPERTY.
 ▽ ASPHALT PAVEMENT LIES OUTSIDE OF A PLOTTED 20 FOOT DRIVEWAY EASEMENT

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 60°15'37" E	19.99' CALC. & USED (20.12' REC.)
L2	N 45°16'46" E	30.50' REC. & USED
L3	N 20°19'11" E	52.07' CALC. & USED (52.22' REC.)
L4	S 38°26'42" W	62.60' REC. & USED
L5	S 2°19'11" W	64.38' CALC. & USED (63.12' REC.)
L6	S 35°49'22" W	63.50' CALC. & USED (67.08' REC.)
L7	N 35°49'22" E	40.80' CALC. & USED (43.83' REC.)
L12	S 2°31'34" W	30.19' CALC. & USED (C/L TO R/W)
L13	S 2°31'34" W	30.19' CALC. & USED (C/L TO R/W)
L14	N 88°33'03" W	37.56' CALC. & USED (C/L TO R/W)
L15	N 88°33'03" W	37.56' CALC. & USED (C/L TO R/W)
L16	N 35°49'22" E	22.90' CALC. & USED (23.25' REC.)

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LOT SPLIT AND CONSOLIDATION
FOR

ROBERT A. KIRK,
CYNTHIA BARBER,
AND MARY I. KIRK

KNOWN AS BEING PART OF ORIGINAL CONCORD TOWNSHIP
LOT 30, TRACT 4, AND LOT 8, TRACT 3, RANGE 8 WEST,
TOWNSHIP 10 NORTH OF THE CONNECTICUT WESTERN
RESERVE SURVEY, NOW SITUATED IN THE

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Job No.: 25-100
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GRAPHIC SCALE
0 20 40
1 INCH = 40 FEET

- LEGEND**
- 20' DRIVEWAY EASEMENT JONES 11/25/1997 SURVEY
 - CONSOLIDATED PARCEL "E" 5.214 ACRES (0.095 ACRES WITHIN R/W)
 - CONSOLIDATED PARCEL "F" 5.190 ACRES (0.060 ACRES WITHIN R/W)
 - SPLIT PARCEL "A" 0.549 ACRES (0.038 ACRES WITHIN R/W)
 - SPLIT PARCEL "B" 0.678 ACRES (0.023 ACRES WITHIN R/W)
 - SPLIT PARCEL "C" 0.351 ACRES
 - SPLIT PARCEL "D" 0.138 ACRES

PLACE OF BEGINNING
PARCEL "A"
OHIO STATE PLANE
COORDINATES
SYSTEM NORTH
ZONE (3401)
N: 733461.428,
E: 2308187.040

PLACE OF BEGINNING
SPLIT PARCEL "D"
OHIO STATE PLANE
COORDINATES
SYSTEM NORTH
ZONE (3401)
N: 733365.352,
E: 2308147.338

- HYDRANT
- FENCE LINE (AS NOTED)
- EDGE OF WATER
- ASPHALT
- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- MAG NAIL SET
- PIPE FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- OBS. OBSERVED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- L.C.M.R. LAKE COUNTY MAP RECORDS
- L.C.D.R. LAKE COUNTY DEED RECORDS

PART OF PPN 08-A-030-H-00-039-0 WILLIAM J. LEWIS AND LISA A. LEWIS DOC. 2022021094 L.C.D.R.

PART OF PPN 08-A-030-H-00-039-0 WILLIAM J. LEWIS AND LISA A. LEWIS DOC. 2022021094 L.C.D.R.

**HERMITAGE BLUFFS
SUBDIVISION NO. 2
VOLUME 42, PAGE 13 L.C.M.R.**

LINE DATA

LINE	BEARING	DISTANCE
L8	S 18°55'32" W	117.69' CALC. & USED
L9	S 18°55'32" W	53.02' CALC. & USED (55.26' REC.)
L10	S 18°55'32" W	17.82' CALC. & USED (17.27' REC.)
L11	N 87°38'32" E	37.45' REC. & USED
L17	N 54°40'36" W	30.71' CALC. & USED (C/L TO R/W)
L18	S 18°55'32" W	62.23' CALC. & USED (62.21' REC.)
L19	S 18°55'32" W	55.46' CALC. & USED (55.26' REC.)
L20	S 85°59'11" W	32.58' CALC. & USED (C/L TO R/W)
L21	S 85°59'11" W	32.58' CALC. & USED (C/L TO R/W)
L22	S 85°59'11" W	32.58' CALC. & USED (C/L TO R/W)
L23	N 53°17'02" E	53.16' CALC. & USED (58.47' REC.)
L24	S 11°08'53" W	30.85' CALC. & USED (C/L TO R/W)
L25	S 0°13'46" W	30.05' CALC. & USED (C/L TO R/W)
L26	S 0°13'46" W	30.05' CALC. & USED (C/L TO R/W)
L27	S 88°30'59" W	33.13' OBS. & USED

SIGNIFICANT OBSERVATIONS

- ASPHALT PAVEMENT LIES OUTSIDE OF A PLOTTED 20 FOOT DRIVEWAY EASEMENT.
- ASPHALT PAVEMENT LIES OUTSIDE OF A PLOTTED 20 FOOT DRIVEWAY EASEMENT.

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3
SHEET NO.
OF
3

LOT SPLIT AND CONSOLIDATION

FOR
**ROBERT A. KIRK,
CYNTHIA BARBER,
AND MARY I. KIRK**

KNOWN AS BEING PART OF ORIGINAL CONCORD TOWNSHIP LOT 30, TRACT 4, AND LOT 8, TRACT 3, RANGE 8 WEST, TOWNSHIP 10 NORTH OF THE CONNECTICUT WESTERN RESERVE SURVEY, NOW SITUATED IN THE

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PLACE OF BEGINNING
PARCEL "B",
SPLIT PARCEL "A", &
CONSOLIDATED PARCEL "E"
OHIO STATE PLANE COORDINATES
SYSTEM NORTH ZONE (3401)
N: 733421.733, E: 2308950.834

PLACE OF BEGINNING
SPLIT PARCEL "B" &
CONSOLIDATED PARCEL "F"
OHIO STATE PLANE COORDINATES
SYSTEM NORTH ZONE (3401)
N: 733354.717, E: 2308927.856

PLACE OF BEGINNING
PARCEL "C" &
SPLIT PARCEL "C"
OHIO STATE PLANE COORDINATES
SYSTEM NORTH ZONE (3401)
N: 733025.918, E: 2308711.209

PLACE OF BEGINNING
PARCEL "D"
OHIO STATE PLANE COORDINATES
SYSTEM NORTH ZONE (3401)
N: 733030.837, E: 2308901.145

SE CORNER OF
HERMITAGE BLUFFS
SUBDIVISION NO. 2
VOLUME 42, PAGE 13 L.C.M.R.

POINT OF COMMENCEMENT
PARCEL "A", "B", "C", & "D"
OHIO STATE PLANE COORDINATES
SYSTEM NORTH ZONE (3401)
N: 731981.030, E: 2309216.800

3/4" IRON PIPE
FD. & USED