

# Boundary Survey & Lot Split

Situated in the City of Kirtland, County of Lake and State of Ohio  
and known as being part of Lots 17, 18, 30 & 31 of Tract 1,

June 2017 SCALE 1"=60'

## CERTIFICATION

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 a previous survey done by Richard A. Thompson, Jr. PS 7388. 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. This plat 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. Basis of bearing of N 00°22'10" East on the current centerline of Chillicothe Road from a previous survey done by LDC, Inc.

*James R. Pegoraro, Jr.*  
James R. Pegoraro, Jr., P.S. #9150



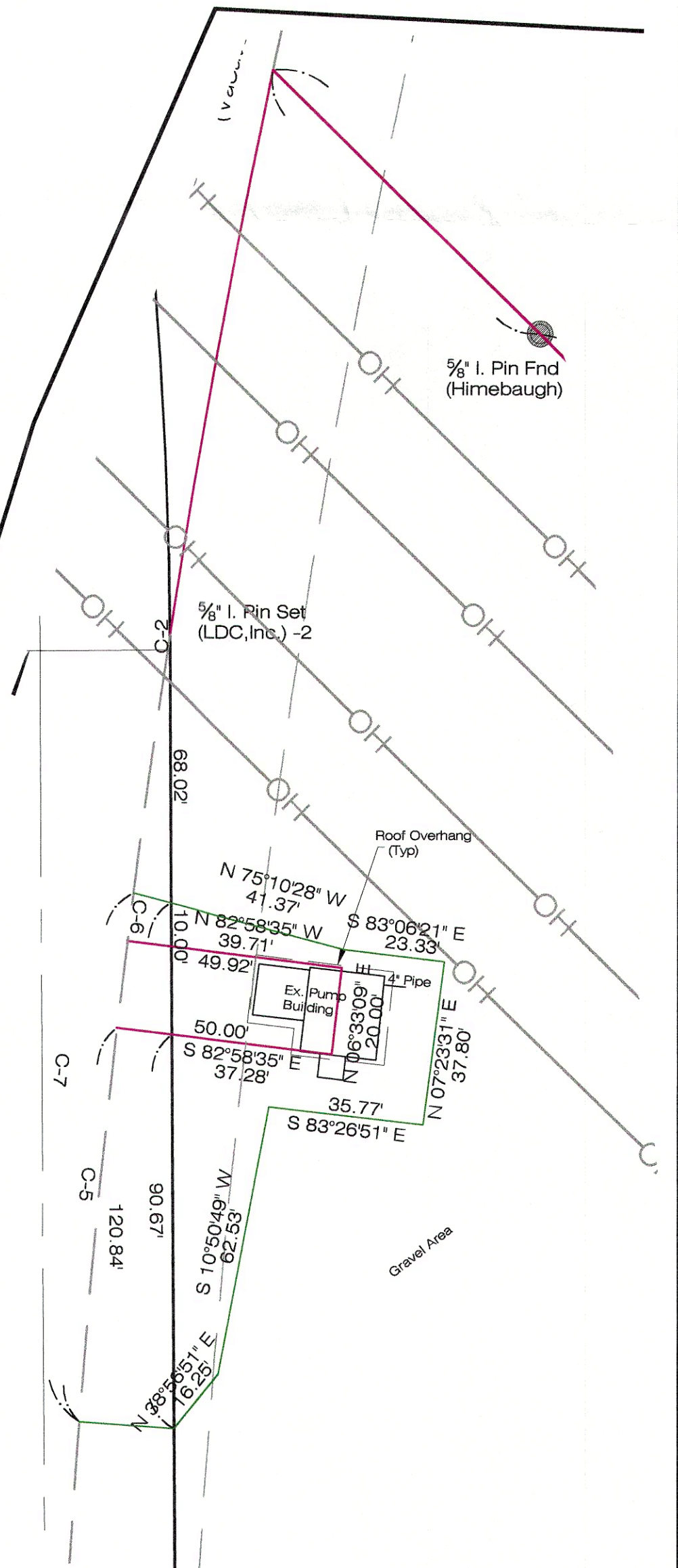
## SURVEY ACREAGE

- 6.4225 Acres (279,764 sq.ft.) to R/W - Total CEI
- 0.1023 Ac. (4,456 sq.ft.) Split out of CEI to C/L of Original Chillicothe Road
- 0.0634 Ac. (2,761 sq.ft.) Split out of CEI excluding area within R/W
- 6.3591 Ac. (277,003 s.f.) Remainder CEI
- 0.0177 Ac. (770 s.f.) to R/W - "Commissioners-Original"
- 0.1252 Ac. (5,455 sq.ft.) to C/L of Original Chillicothe Road "New Combined Commissioners Parcel"
- 0.0811 Ac. (3,531 s.f.) to R/W - "New Combined Commissioners Parcel" Excluding area within R/W

## EASEMENTS:

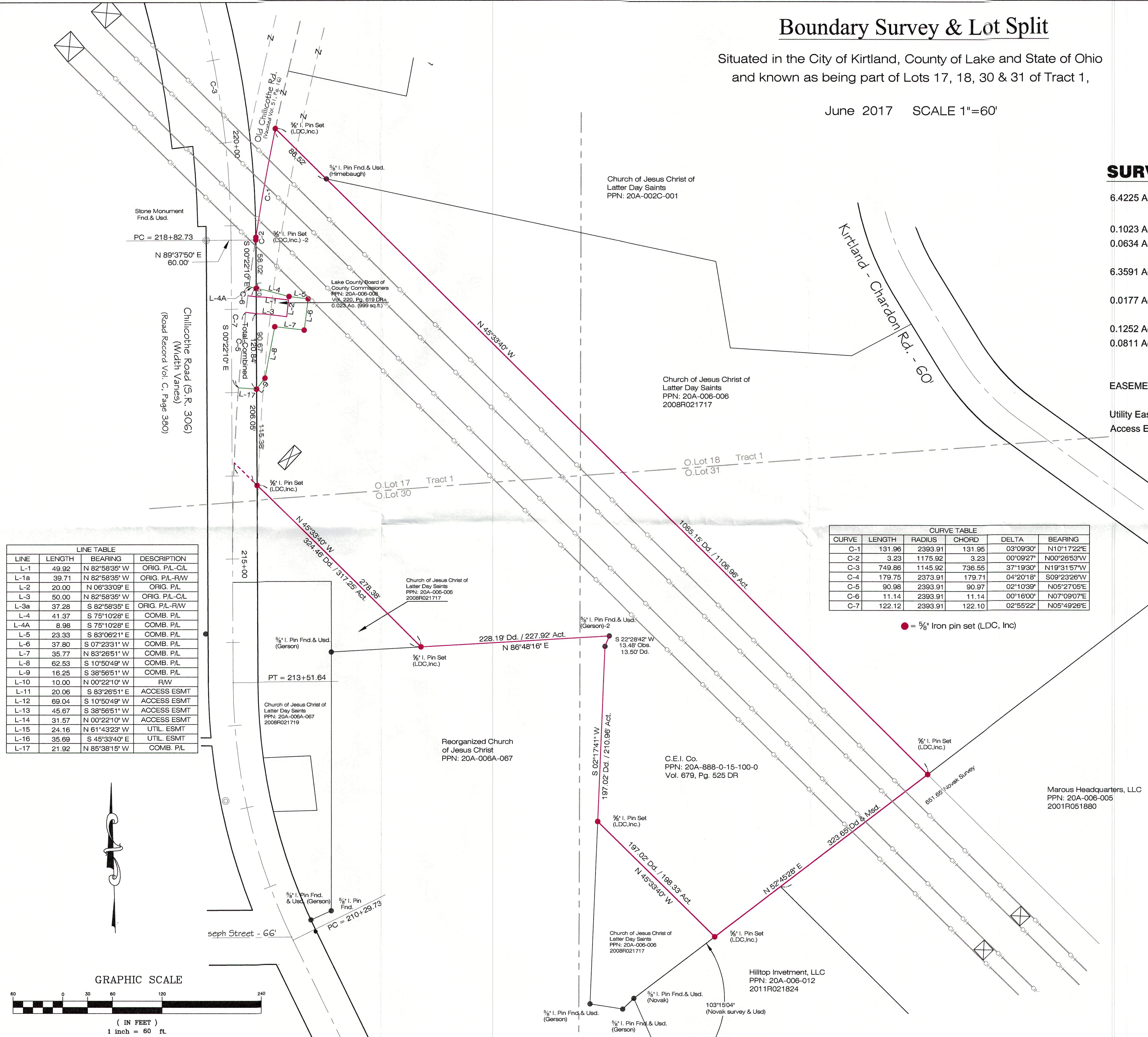
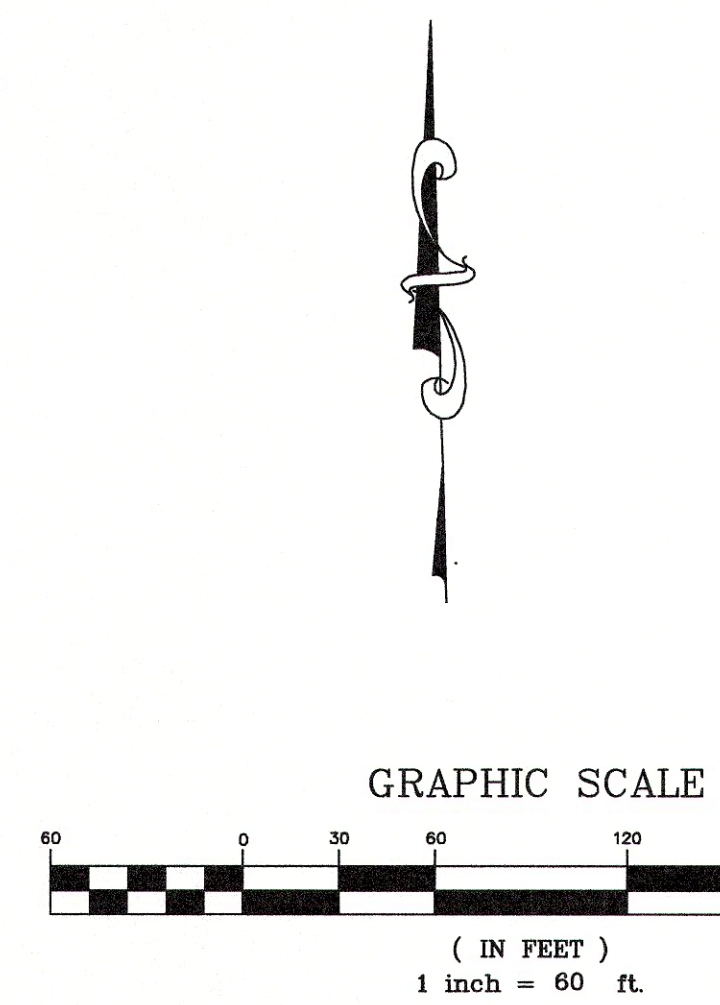
- Utility Easement - 0.1157 Ac. (5,039 s.f.)
- Access Easement - 0.0444 Ac. (1,935 s.f.)

## Pump Sta. Detail 1"=30'



CURVE	LENGTH	RADIUS	CHORD	DELTA	BEARING
C-1	131.96	2393.91	131.95	03°09'30"	N10°17'22"E
C-2	3.23	1175.92	3.23	00°09'27"	N00°26'53"W
C-3	749.86	1145.92	736.55	37°19'30"	N19°31'57"W
C-4	179.75	2373.91	179.71	04°20'18"	S09°23'26"W
C-5	90.98	2393.91	90.97	02°10'39"	N05°27'05"E
C-6	11.14	2393.91	11.14	00°16'00"	N07°09'07"E
C-7	122.12	2393.91	122.10	02°55'22"	N05°49'26"E

LINE	LENGTH	BEARING	DESCRIPTION
L-1	49.92	N 82°58'35" W	ORIG. P/L-C/L
L-1a	39.71	N 82°58'35" W	ORIG. P/L-R/W
L-2	20.00	N 06°33'09" E	ORIG. P/L
L-3	50.00	N 82°58'35" W	ORIG. P/L-C/L
L-3a	37.28	S 82°58'35" E	ORIG. P/L-R/W
L-4	41.37	S 75°10'28" E	COMB. P/L
L-4a	8.98	S 75°10'28" E	COMB. P/L
L-5	23.33	S 83°06'21" E	COMB. P/L
L-6	37.80	S 07°23'31" W	COMB. P/L
L-7	35.77	N 83°26'51" W	COMB. P/L
L-8	62.53	S 10°50'49" W	COMB. P/L
L-9	16.25	S 38°56'51" W	COMB. P/L
L-10	10.00	N 00°22'10" W	R/W
L-11	20.06	S 83°26'51" E	ACCESS ESMT
L-12	69.04	S 10°50'49" W	ACCESS ESMT
L-13	45.67	S 38°56'51" W	ACCESS ESMT
L-14	31.57	N 00°22'10" W	ACCESS ESMT
L-15	24.16	N 61°43'23" W	UTIL. ESMT
L-16	35.69	S 45°33'40" E	UTIL. ESMT
L-17	21.92	N 85°38'15" W	COMB. P/L



Lot Split Plat

**LAD DESIGN consultants**  
 www.ladinc.net  
 ENGINEERS PLANNERS SURVEYORS  
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 TEL: (440) 255-4400 FAX: (440) 255-6670  
 L.D.C. Inc. db.a

DATE 6/26/2017  
SCALE: HOR. 1"=60'  
VERT.  
FILENAME Survey  
COMPUTER S:  
TAB NAME Plat

**Aqua Ohio**  
 PPN: 20A-888-0-15-100-0  
 City of Kirtland - Lake County - Ohio

SHEET 1 OF 1  
CONTRACT No. AQUAO1-1604