GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

PRECISION HARNESS RACING STABLES INC.
DOCUMENT NO. _____

PRECISION HARNESS RACING STABLES INC.
DOCUMENT NO. _____

MON. BOX W/1" IP FD. & USED

MON. BOX W/1" IP FD. & USED

MON. BOX W/1" IP FD. & CL P.L. USED

Lake County Planning Commission
Reviewed
No Approval Required
By _____
Date 10/17/96

PARCEL 6
93,472 sq.ft.
2.1458 Acres
(2.0389 Acres to R/W)

PARCEL 5
95,085 sq.ft.
2.1829 Acres
(2.0744 Acres to R/W)

PARCEL 2
111,748 sq.ft.
2.5654 Acres
(2.4223 Acres to R/W)

PARCEL 3
87,120 sq.ft.
2.0000 Acres
(1.8590 Acres to R/W)

PARCEL 4
75,075 sq.ft.
1.7235 Acres
(1.2911 Acres to R/W)

NO PLAT REQUIRED
Approved by _____
Lake County Planning Commission
Log No. 3606 Date 10/17/96

NO PLAT REQUIRED
Approved by _____
Lake County Planning Commission
Log No. 3607 Date 10/17/96

NO PLAT REQUIRED
Approved by _____
Lake County Planning Commission
Log No. 3608 Date 10/17/96

ACCESS EASEMENT

ACCESS AND DRAINAGE EASEMENT

50' SETBACK

25' SIDE YARD

P.P.O.B. PARCEL 6

P.P.O.B. PARCEL 5

P.O.B. PARCEL 2

P.O.B. PARCEL 3

P.O.B.

N 86°14'15" W 613.83' 644.79'

N 86°14'15" W 613.98 582.47

N 86°14'15" W 653.84'

N 00°42'23" E 351.78' 150.21' 150.21'

N 00°42'23" E 400.96' 390.03'

N 00°42'23" E 100.00' 70.00' 30.00'

N 89°17'37" W 647.18'

207.79' 204.75' 195.79' 234.64'

N 15°58'41" W 427.16' 812.34' 597.68'

N 15°17'37" W 100.00'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	250.00'	139.63'	71.69'	137.82'	N 15°17'37" W	32°00'00"
C-2	150.00'	83.78'	43.01'	82.69'	N 15°17'37" W	32°00'00"
C-3	250.00'	139.63'	71.69'	137.82'	N 15°17'37" W	32°00'00"
C-4	150.00'	83.78'	43.01'	82.69'	N 15°17'37" W	32°00'00"

AUBURN ROAD 60'

PROUTY ROAD 60'

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 AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

(NAME)

STATE OF OHIO
KENNETH O. BECKWITH
S-7754
REGISTERED
PROFESSIONAL SURVEYOR

NOTE: FOR FURTHER BOUNDARY SURVEY INFORMATION SEE PLAT TITLED "BOUNDARY SURVEY FOR PRECISION HARNESS RACING" DATED MARCH, 1996, PREPARED BY LDC INC.

REV. No.		DATE	BY	CH'K'D

L.D.C. Inc. d.b.a.
LAND DESIGN consultants
Civil Engineers and Surveyors
8585 EAST AVENUE · MENTOR, OHIO 44060
TELEPHONE 255-8463 354-8938 951-LAND

SITUATED IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO AND BEING KNOWN AS PART OF ORIGINAL CONCORD TOWNSHIP LOT NO. 7, TRACT 3

DATE 8-30-96
SCALE: HOR. 1" = 50'
VERT. none
FILENAME ETB SPLITB
CH'K'D BY _____
F.B. No. _____

PLAT OF LOT SPLIT FOR PRECISION HARNESS RACING STABLES INC.

SHEET 1 OF 1

CONTRACT No. prech15a