W:\2014\14119\Lot Split\LOT Split A1\14110 20150624 BS-A1.dwg, 6/25/2015 9:12:18 AM, Copyright Barrington Consulting Group

Barrington CONSULTING GROUP, INC. Civil Engineers - Surveyors - Land Planners
9114 TYLER BLVD., MENTOR, OHIO 44060, 440.205.1260 FAX 440.205.1262 www.BarringtonCGI.com

W:\BLOCKS\BORDERS\24X36BA 2002.09.26

GIRDLED ROAD 66'

CAPPED (CRABBS) 5/8" IRON PIN FOUND, S. 0.19'

CAPPED (CRABBS) 5/8" IRON PIN FOUND AND USED

33.00

300.00'

MADACHY JOSEPH R & DOLORES H
P.P. No. 8A-003-0-00-030-0
DOC. No. 2004R043964

N 23°50'58" W 1223.37'

HASKELL GEORGE B P SUCCESSOR TR OF
THE MARIAN E GEINGER TRUST UA 1/25/02
& CONSTANCE E HORST
P.P. No. 8A-003-0-00-041-0
DOC. No. 2015R14R014898

CAPPED (CRABBS) 5/8" IRON PIN FOUND, E. 0.62'

CAPPED (CRABBS) 5/8" IRON PIN FOUND. N. 0.28', W. 0.23'

LOT 7, TRACT I
LOT 6, TRACT I

N 23°50'58" W 680.80'

33.00'

140.00'

CRABBS CAPPED I. PIN FD. N. 0.05', E. 0.26'

DRILL HOLE SET

N 23°50'58" W
33.00'

S 66°09'02" W

502.81'

RATCLIFFE JAMIE L & TIMOTHY A
P.P. No. 8A-003-0-00-038-0
DOC. No. 2006R006143

N 09°59'40" W 225.58'

N 19°54'16" W 81.36'

CAPPED (CRABBS) 5/8" IRON PIN FOUND AND USED

CAPPED (CRABBS) 5/8" IRON PIN FOUND, W. 0.20'

CAPPED (NOVAK) 5/8" X 30" IRON PIN SET

CAPPED (CRABBS) 5/8" IRON PIN FOUND N. 0.85', E. 0.11'

N 34°27'45" W 86.71'

66.02'

N 25°38'06" W 88.95'

83.68'

20.69'

S 55°32'15" W 157.00'

CAPPED (CRABBS) 5/8" IRON PIN FOUND N. 0.63', W. 0.43'

CAPPED (NOVAK) 5/8" X 30" IRON PIN SET

DRILL HOLE SET

5.27'

N 35°43'56" W 64.93'

N 29°24'28" W 41.44'

DRILL HOLE SET

CAPPED (NOVAK) 5/8" X 30" IRON PIN SET

N 39°16'22" E 69.15'

CAPPED (CRABBS) 5/8" IRON PIN FOUND AND USED

N 44°00'12" W 42.23'

B R KNEZ CONSTRUCTION INC.
P.P. No. 8A-003-0-00-010-0
DOC. No. 2015R014900

N 33°43'33" E 138.06'

S 65°32'57" W 210.63'

CAPPED (NOVAK) 5/8" X 30" IRON PIN SET

N 45°17'19" E 425.17'

CAPPED (NOVAK) 5/8" X 30" IRON PIN SET

S 78°38'06" W 123.53'

S 58°05'20" W 175.86'

33.00'

1

L=262.45'
R=1115.06'
Δ=09°21'35"
C=181.95'
S 27°22'44" E

CAPPED (CRABBS) 5/8" IRON PIN FOUND. N. 012', E. 0.20'

P.C.

S 22°41'58" E 243.40'

PARCEL 4
73738 SQ. FT.
1.693 ACRES
(0.176 ACRES IN R/W)
REMAINING LANDS

L=236.24'
R=1115.06'
Δ=12°08'20"
C=235.80'
S 38°07'42" E

CAPPED (NOVAK) 5/8" X 30" IRON PIN SET

33.00'

1

L= 631.86'
R= 1115.06'
Δ= 32°28'02"
C= 623.45'
S 38°55'59" E

1

L= 418.39'
R= 1115.06'
Δ= 21°29'55"
C= 415.94'
N 33°26'55" E

PARCEL 5
111110 SQ. FT.
2.551 ACRES
(0.227 ACRES IN R/W)

L=213.48'
R=1115.06'
Δ=10°58'09"
C=213.15'
S 49°40'57" E

CAPPED (NOVAK) 5/8" X 30" IRON PIN SET

CAPPED (CRABBS) 5/8" IRON PIN FOUND. S. 0.05', E. 0.22'

CAPPED (NOVAK) 5/8" X 30" IRON PIN SET

S 47°03'49" W 197.90'

CAPPED (NOVAK) 5/8" X 30" IRON PIN SET

S 34°49'59" W 158.79'

33.00'

CRABBS CAPPED I. PIN FD. N. 0.45', E. 0.60'

88.52'

P.C.

S 55°10'00" E 74.44'

CONCORD HAMBDEN ROAD (ST. RT. 608) 66'

N 23°07'55" W 221.45'

202.59'

18.86'

PARCEL 6
51686 SQ. FT.
1.187 ACRES
(0.067 ACRES IN R/W)

CAPPED (NOVAK) 5/8" X 30" IRON PIN SET

N 21°02'00" E 69.78'

N 76°12'20" E 235.82'

CAPPED (NOVAK) 5/8" X 30" IRON PIN SET

¾" PIPE FD. N. 0.67', E. 3.18'

43.97'

40.73'

133.25'

43.97'

74.44'

33.00'

N 76°12'20" E 462.42'

TOVAR RAYMOND JR & JO ANN EMMING
P.P. No. 8A-003-0-00-001-0
DOC. No. 2005R042907

CAPPED (CRABBS) 5/8" IRON PIN FOUND, E. 0.23'

CAPPED (CRABBS) 5/8" IRON PIN FOUND S. 0.85', W. 0.20'

CAPPED (CRABBS) 5/8" IRON PIN FOUND S. 1.03', W. 0.19'

CAPPED (NOVAK) 5/8" X 30" IRON PIN SET

N 80°15'23" E 181.65'

APPROVED BY LAKE COUNTY PLANNING COMMISSION
No Plat Required under ORC 711.131
Approved by [illegible]
Date 6/25/15
Log No. 4-15-31

Situated in the Township of Concord, County of Lake and State of Ohio and known as being part of Lot 6 and 7, Tract 1, in the Connecticut Western Reserve Survey. Survey based on a survey prepared by Timothy E. Stocker, P.S. No. 7245, dated August 25, 2002 Bearings used herein are based on a survey prepared by Timothy E. Stocker, P.S. No. 7245, dated August 25, 2002 to denote angular relationship only and do not represent true north.

- O I. PIN FD.
- O PIPE FD.
- ● ⅝" I. PIN SET

CERTIFICATION:

I HEREBY CERTIFY THAT AN ACTUAL BOUNDARY SURVEY WAS PREPARED BY ME ON THE 26th DAY OF FEBRUARY 2015, AND THAT THE SURVEY IS IN ACCORDANCE WITH THE OHIO REVISED CODE CHAPTER 4733-37, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. PERMANENT MONUMENTS WERE FOUND, OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET OR DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY. ALL PINS SET ARE 5/8" DIA., 30" LONG REBAR WITH CAP MARKED "NOVAK 7507".

I HEREBY CERTIFY THAT, THIS PLAT WAS PREPARED BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF."

DAVID W. NOVAK, P.S. No. 7507

6/25/2015

STATE OF OHIO REGISTERED SURVEYOR DAVID W. NOVAK S-7507

GRAPHIC SCALE (IN FEET) 1 inch = 60 ft.

60 0 30 60 120

Barrington CONSULTING GROUP, INC.

14110

LOT SPLIT A1

GIRDLED ROAD / CONCORD HAMBDEN ROAD (ST. RT. 608)
CONCORD, OHIO 44077

CONCORD GLEN

B.R. KNEZ CONSTRUCTION, INC.
BO KNEZ
7555 FREDLE DR. SUITE 210
CONCORD TWP., OHIO 44077
(440) 710-0711

Barrington
CONSULTING GROUP, INC.
9114 TYLER BLVD., MENTOR, OHIO 44060
PHONE 440.205.1260 FAX 440.205.1262
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REVISIONS	BY

DRAWN BRL
CHECKED DWN
DATE JUNE 24, 2015
SCALE 1" = 60'
JOB NO. 14110
SHEET 1 OF 1 SHEETS