

Plat of Lot Split of Lehtonen Property

P.P.N. 08-A-008-B-00-001-0

Situated in the Township of Concord, County of Lake & State of Ohio
& known as being part of Lots 15 & 18, Original Township 10 North,
Range 7 West of the Connecticut Western Reserve Survey.

May 2012 Scale 1"=60'

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	DELTA	BEARING	TANGENT
C-1	92.45	164.81	91.25	32°08'30"	N45°11'45"W	47.48
C-2	95.35	169.57	94.10	32°13'00"	N45°49'30"W	46.97
C-3	127.39	102.92	119.41	70°55'00"	N87°40'30"W	73.30
C-4	116.52	102.92	110.40	64°51'59"	N89°18'00"E	65.40

SPLIT PARCEL
0.8707 Acres Total
(37,928 s.f.)
0.5521 Acres Exc. RW

Permanent Easement Per Girdled Road Bridge Replacement Over Big Creek. Plans Prepared by Burgess & Nais in 1987 for the Lake County Engineer.

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Distances of pipes found start at the C/L of Girdled Rd.

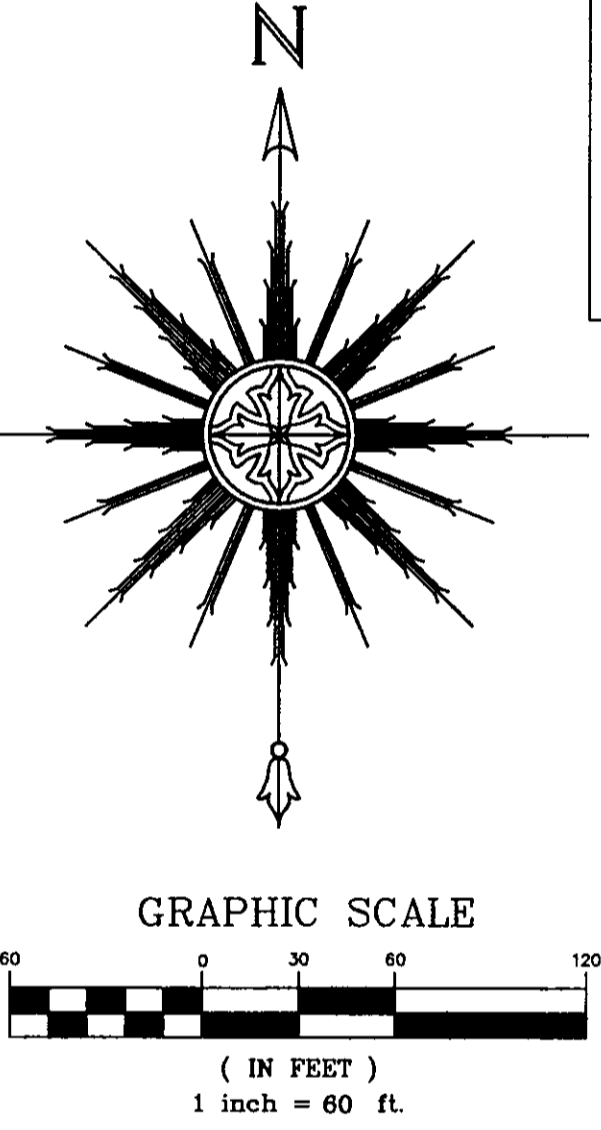
Remainder Acreages:

Area North of Girdled Rd.:
0.5322 Acres 0.2701 Ac. Exc. RW
23,182 s.f. 11,764 s.f.

Area South of Girdled Rd.:
7.1196 Acres Total 6.5618 Ac. Exc. RW
310,132 s.f. 285,831 s.f.

Area of Remainder Total:
7.6518 Acres Total
333,314 s.f.

Area of Remainder Exc. RW:
6.8318 Acres Total
297,596 s.f.



Legend:

- I. Pin Found
- I. Pipe Found
- I. Pin Set
- Monument Box Found
- Monument Box Empty
- ▲ PK Set
- ▲ PK Found
- Stone Found
- Meas. = Measured
- Plat = Subdivision Plat
- D.M. = Deed & Measured
- ⊕ Drill Hole Found
- ⊕ Drill Hole Set
- △ Horizontal Control Point
- Vertical Control Point
- Hub Found
- ⊕ Hub Set
- ⊕ Railroad Spike Found
- ⊕ Railroad Spike Set
- Dd. = Deed
- Rec. = Record
- Act. = Actual

Survey Certification:

I hereby certify that this plat was prepared from a field survey made under my direct supervision in May 2012, based on a previous surveys done by Richard M. Thompson, P.S. 7388 in 2008 & 2009. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to Cascade Road Record in Vol. C, Page 239. 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.

James R. Pegoraro, Jr., P.S. #8150



Survey References:

Cascade Road, Rd. Rec. Vol. C, Pg. 239-244, 1929
Plan for Improving Pecks Hill, Girdled Road, 1929
Survey for G.L. Peck, Dated Mar. 3, 1939
Girdled Road Project 5-278(1), 1946
Girdled Road Project 5-278(4), 1954
Girdled Road Bridge Replacement Plans, 1997
Survey by Babcock & Jones, 2008
Lake County Tax Maps
Lake County Deeds

CONTRACT NO. CONNL1-1202	SHEET 1 OF 1	<h2 style="margin: 0;">Lehtonen Property</h2> <p style="margin: 0;">Township of Concord - Lake County - Ohio</p>	DATE: 5-15-2012 SCALE: HOR: 1"=60' FILENAME: SPLIT COMPILED BY: JRP TAB NAME: PLAT	 LAND DESIGN consultants www.LDCinc.net ENGINEERS PLANNERS SURVEYORS 9025 Osborne Drive Mentor, Ohio 44060 TEL: (440) 255-9483 (440) 951-LAND FAX: (440) 255-9675	<h2 style="margin: 0;">Lot Split</h2>
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