VOL 122 PAGE 54

Replat of Lot No. 41
The Lakes at Sharrott Hill Plat No. 2
Plat Volume 121, Page 50
Beaver Township, Mahoning County, Ohio
November, 2011

I do hereby certify that I have surveyed the area and prepared the plat shown hereon, that said plat is correct and that all corner monuments as shown are in place.

Haven R. Grover, P.S. No. 6971

STATE OF OHIO — Haven R. Grover — 6971 — REGISTERED LAND SURVEYOR

We, JCP Management, LLC, owners of the lands indicated on this plat do hereby manifest our approval of the subdivision and dedicate the streets as shown hereon to the public forever. We further certify that the plat is a subdivision of part of the lands conveyed by The Lakes of Beaver Development Company, LLC to us by deed dated September 12, 2011 and recorded in O.R. 5922, Page 385 of the Mahoning County Record of Deeds and that all monuments as required by subdivision regulations will be placed.

As witness our(my) hand(s) this _____ day of _____, 20____.

By: _____
for: JCP Management, LLC
as _____
Title

State of Ohio
Mahoning County } SS

Before me, a notary public in and for said county, personally appeared the above signed person(s) who acknowledge that they are (he or she is) the owner(s) of the land shown on the accompanying subdivision as shown above, and that the signing of the above certificate is their (his or her) own free act and deed.

As witness hereof and have hereunto set my hand and affixed my official seal this 10th day of November 2011.

HAVEN R. GROVER
Notary Public - State of Ohio
My Commission Expires June 08, 2016

Notary Public

Approved by the Mahoning County Planning Commission this 22nd day of November, 2011.

Chairman _____

Director _____

Entered for transfer this 13th day of December 2011.

Mahoning County Auditor _____

Received for record this 13th day of December, 2011, at 3:04 o'clock PM.

Recorded in volume 122 at page 54 of the Mahoning County Record of Plats, this 13th day of December 2011.

Mahoning County Recorder _____

201100028802
Filed for Record in
MAHONING COUNTY, OHIO
MORALYNN PALERMO, RECORDER
12-13-2011 At 03:04 pm.
PLAT 90.00
OR Book 122 Page 54 - 54

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	183.78'	275.00'	38°17'26"	180.38'	S 39°45'26" W
C2	199.12'	225.00'	50°42'18"	192.68'	S 10°54'25" W
C3	137.40'	260.00'	30°16'46"	135.81'	S 69°26'12" E
C4	59.69'	38.00'	90°00'05"	53.74'	N 50°20'22" E
C5	105.93'	168.00'	36°07'39"	104.19'	N 23°24'10"E
C6	89.98'	151.87'	33°56'46"	88.67'	N 23°23'58"E
C7	60.59'	38.00'	91°21'14"	54.37'	N 38°53'58" W
C8	59.81'	38.00'	90°10'38"	53.82'	N 50°20'06" E
C9	59.57'	38.00'	89°49'22"	53.66'	S 39°39'54" E
C10	143.97'	288.27'	28°36'58"	142.48'	S 70°16'06" E
C11	50.52'	238.00'	12°09'45"	50.43'	N 63°00'07" E
C12	130.78'	638.00'	11°44'42"	130.55'	S 63°12'42 W
C13	77.08'	212.24'	20°48'33"	76.66'	S 05°09'24" E
C14	48.33'	187.58'	14°45'47"	48.20'	N 02°07'56' W
C15	45.60'	187.73'	13°55'04"	45.49'	N 23°42'29" W
C16	246.05'	113.00'	124°45'27"	200.24'	N 32°24'50' E
C17	24.27'	14.50'	95°53'12"	21.53'	S 39°49'24" E
C18	132.43'	87.04'	87°10'44"	120.03'	S 51°42'34" W
C19	111.97'	87.00'	73°44'24"	104.40'	N 47°49'48" W
C20	21.15'	113.00'	10°43'19"	21.12'	S 16°19'20 E
C21	12.38'	13.50'	52°32'35"	11.95'	S 04°35'18" W
C22	64.25'	62.25'	59°07'55"	61.43'	S 60°25'33" W
C23	65.37'	81.50'	45°57'22"	63.63'	N 67°00'49" E
C24	21.68'	13.50'	92°00'46"	19.42'	S 89°57'29" E
C25	5.77'	117.68'	02°48'30"	5.77'	S 45°21'21" E
C26	86.45'	100.00'	49°31'52"	83.78'	S 35°43'32' E
C27	74.10'	100.00'	42°27'21"	72.42'	S 39°15'47" E
C28	44.93'	100.00'	25°44'33"	44.55'	S 47°37'12" E
C29	29.17'	100.00'	16°42'48"	29.07'	N 26°23'31" W
C30	129.66'	625.00'	11°53'09"	129.42'	S 63°08'25" W
C31	65.18'	625.00'	05°58'31"	65.15'	N 69°11'06" E
C32	64.47'	625.00'	05°54'38"	64.45'	N 66°07'41" E
C33	68.29'	225.00'	17°23'23"	68.03'	S 60°23'19" W
C34	60.61'	225.00'	15°26'03"	60.43'	S 43°58'36" W

The Lakes at Sharrott Hill Condominium						
BUILDING NO.	PLAT NO.	VOL./PG.	BUILDING NO.	PLAT NO.	VOL./PG.	
1800	--	109/190	1863	18	115/60	
1808 1812	--	109/210	1875	19	115/61	
1804	3	110/30	1820	20	115/96	
1809	4	110/79	1000	21	115/97	
1813	5	110/103	1009	22	115/125	
1171 1181	6	110/163	1005	23	115/163	
1191	7	110/217	1817	24	115/171	
1805	8	111/6	1004	25	115/230	
1001	9	111/148	1828	26	115/243	
1801	10	111/149	1879	27	116/26	
1833	11	112/205	1878	28	116/98	
1859	12	112.206	No Amendment or Plat			
1837	--	114/228	1497	30	116/242	
1871	--	114/230	1493	31	117/1	
1867	--	115/4	1512	32	117/19	
1821	--	115/45	1489	33	117/73	
1008	--	115/49	1487	34	117/108	

Basis of Bearing
Centerline of Sharrott Road, held at South 05 degrees 18 minutes 00 seconds West, as recorded in Volume 109 at Page 102 of the Mahoning County Record of Plats

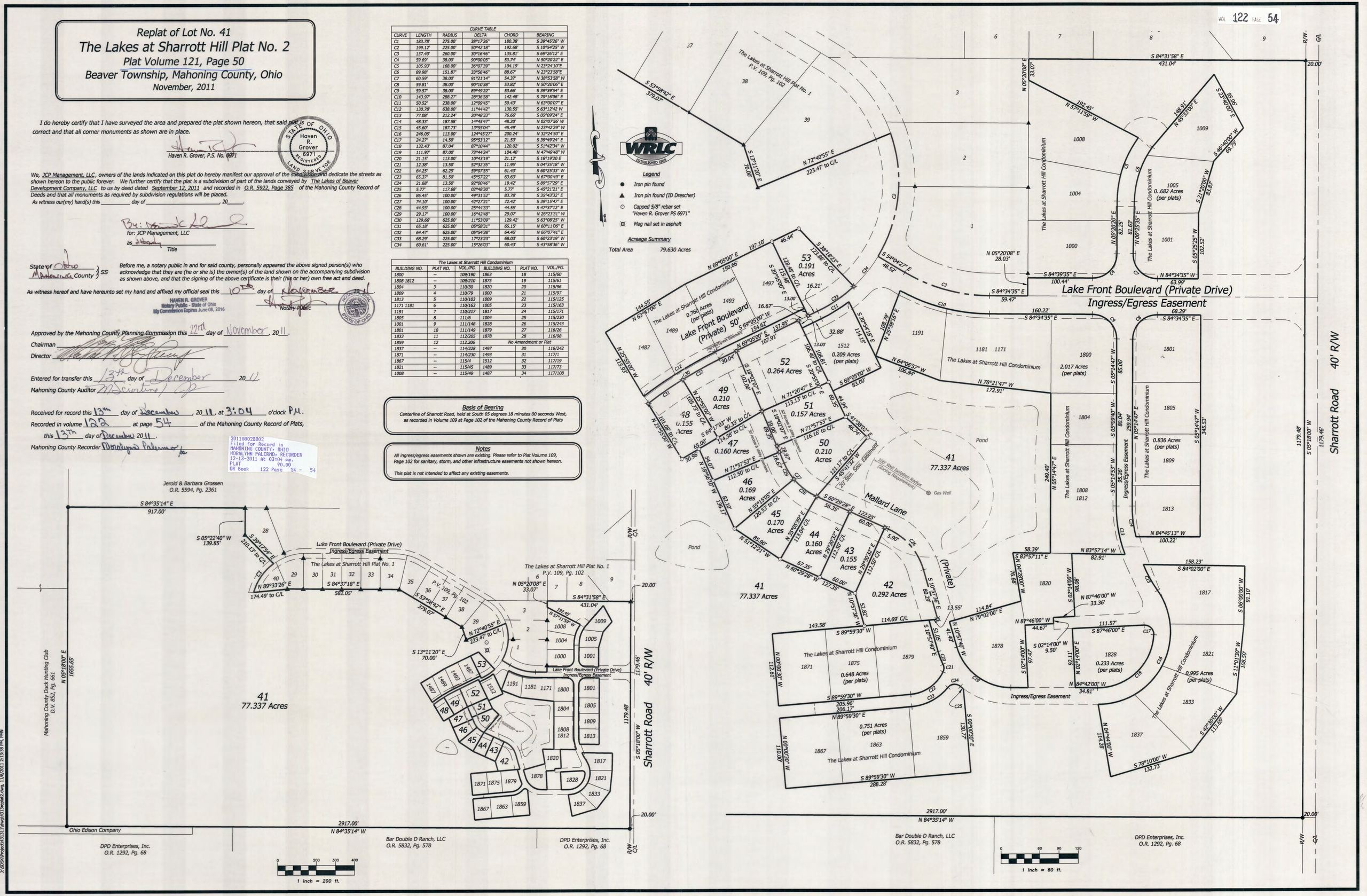
Notes
All ingress/egress easements shown are existing. Please refer to Plat Volume 109, Page 102 for sanitary, storm, and other infrastructure easements not shown hereon.

This plat is not intended to affect any existing easements.

WRLC ESTABLISHED 1868

Legend
- ● Iron pin found
- ▲ Iron pin found (ID Drescher)
- ○ Capped 5/8" rebar set "Haven R. Grover PS 6971"
- ⊠ Mag nail set in asphalt

Acreage Summary
Total Area 79.630 Acres



J:\SDSK\Project\43131\dwg\43131replat2.dwg, 11/8/2011 2:13:38 PM, PAN