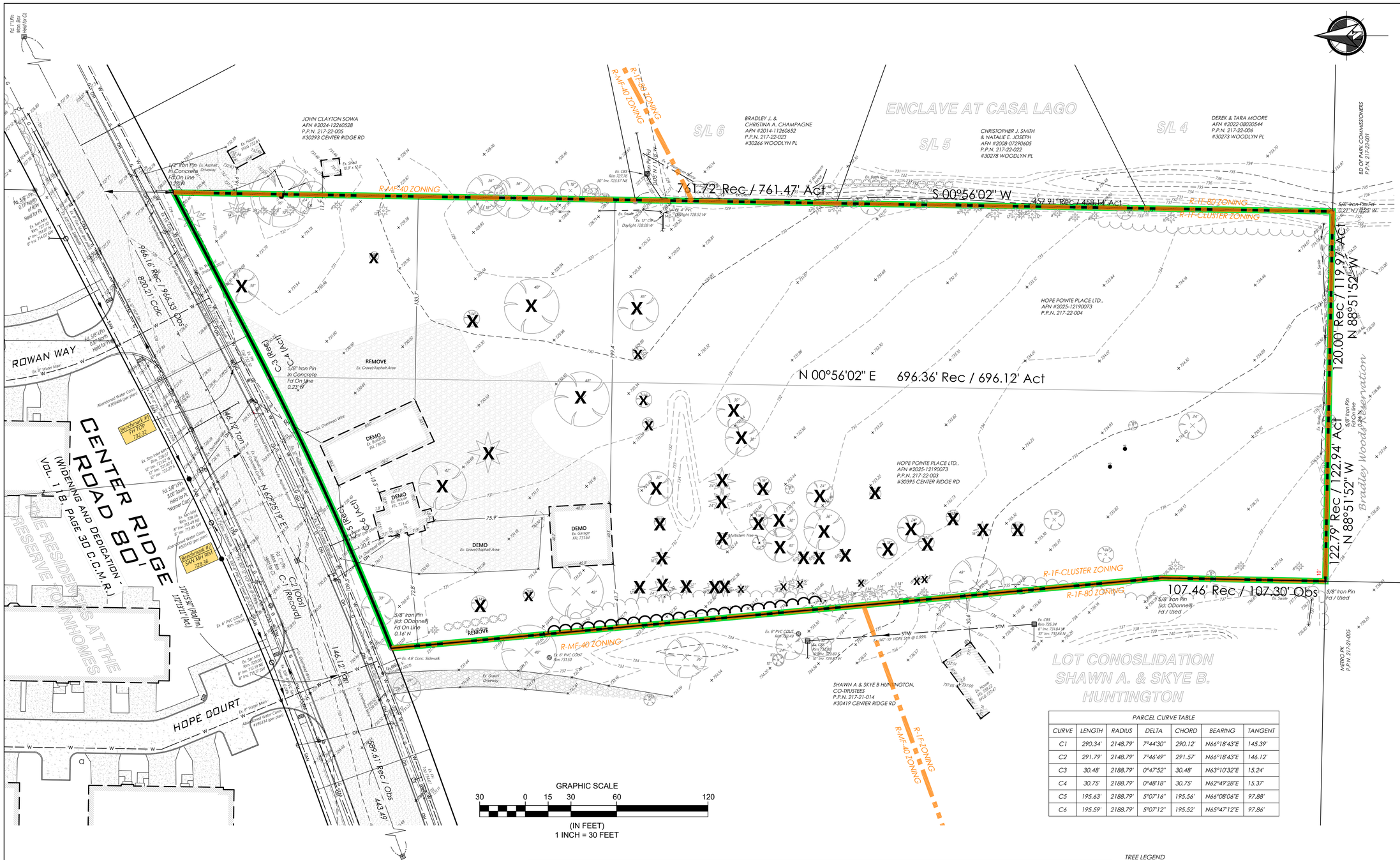
ROWAN GATE CLUSTER DEVELOPMENT

CITY OF WESTLAKE- CUYAHOGA COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
24600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433
www.polaris-es.com

EXISTING CONDITIONS



PARCEL CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	290.34'	2148.79'	7°44'30"	290.12'	N66°18'43"E	145.39'
C2	291.79'	2148.79'	7°46'49"	291.57'	N66°18'43"E	146.12'
C3	30.48'	2188.79'	0°47'52"	30.48'	N63°10'32"E	15.24'
C4	30.75'	2188.79'	0°48'18"	30.75'	N62°49'28"E	15.37'
C5	195.63'	2188.79'	5°07'16"	195.56'	N66°08'06"E	97.88'
C6	195.59'	2188.79'	5°07'12"	195.52'	N65°47'12"E	97.86'

SYMBOL LEGEND

Ex. Clean Out; Ex. Catch Basin; Prop. Catch Basin; Ex. Yard Drain; Ex. Manhole; Ex. Storm Manhole; Prop. Storm Manhole; Ex. Sanitary Manhole; Prop. Sanitary Manhole; Prop. Curb Inlet; Ex. Curb Inlet; Ex. Storm Inlet MH; Ex. Gas Meter; Ex. Gas Valve; Ex. Gas Marker; Ex. Water Valve; Ex. Water Meter; Ex. Fire Hydrant; Prop. Hydrant; Prop. WL Valve; Well; Ex.Telphone Box; Ex. Electrical Box; Ex. Power Transformer; Cable TV Box; Ex. Power Pole; Ex. Light Power Pole; Ex. Yard Light; Ex. Guy Wire; Ex. Light Pole; Prop. Light Pole; Traffic Signal Pole; Traffic Signal Box; Ex. Tree; Ex. Pine Tree; Ex. Bush; Ex. Stump; Ex. Mailbox; Ex. Sign; Ex. Monument Box; Irrigation Valve; Sprinkler Control Box; Sprinkler Head; Test Bore; Guard Post

TREE LEGEND

Ex. Tree to Be Cleared by Developer (50)

Ex. Tree to Remain Subject to House Construction/Future Owner Preference 49 Trees @ 748 Caliper Inches

REV. No.		DATE	BY

STATE OF OHIO — KEVIN T. HOFFMAN 74831 — REGISTERED PROFESSIONAL ENGINEER

DATE: 6/3/26 DRAWN: KTH
SCALE: HOR. 1"=30' VERT. N/A
FOLDER: DWG/Proj. Surveying
FILENAME: 25207 Improve Plans
TAB: 03-Existing
BNDY. BY: MPS
BASE. BY: SRB

PREPARED FOR:
HOPE POINTE PLACE, LTD
P.O. BOX 40186
BAY VILLAGE, OH 44140
PHONE: (440) 941-3340
CONTACT: ED PAVICIC

CONTRACT No.

25207

SHEET	OF
02	18