

### Plat of Lot Split

Situated in the City of Willoughby, County of Lake and State of Ohio, Known as being part of Original Township Lot No. 3, Tract 6

**Area Tabulation**

Survey	8 9677 Acres
Survey Exc R/W	7 9764 Acres (Rt 91 & Maplegrove)
R/W Commerce Circle	0 5416 Acres
Developable Land	7 4348 Acres
Area in City of Willoughby	7 1258 Acres
Area in Willoughby Hills	0 3090 Acres

**Split-1**

Survey	2 0327 Acres (88,545 sq ft)
Survey Exc R/W	1 4666 Acres (63,883 sq ft) (Rt 91 & Maplegrove)

I Herby 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. This Plat Was Prepared In Accordance With The Provisions Of Chapter 4733-37 Of The Ohio Administrative Code.

*James R. Pogoroda, P.S. No. 8190*  
11-6-02

JAMES R. POGORODA, JR.  
S 81.50

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C-1	334.17	5729.58	03°20'30"	167.13	334.12	N06°38'15"E
C-2	31.42	20.00	82°32'54"	20.00	28.28	S41°31'33"E
C-3	75.67	1025.00	41°14'27"	37.85	75.65	S01°01'30"W
C-4	34.57	50.00	30°36'53"	18.01	33.89	N18°43'03"E
C-5	229.29	50.00	262°44'53"	56.72	75.04	N87°09'03"E
C-6	37.89	50.00	43°24'07"	19.91	36.99	S22°30'50"E
C-7	67.12	975.00	1°56'40"	33.57	67.11	S01°10'04"W
C-8	31.42	20.00	90°00'00"	20.00	28.28	S48°08'27"W
C-9	137.63	1000.00	7°53'08"	68.92	137.52	N00°48'10"W
C-10	312.05	5784.58	3°05'27"	156.07	312.02	N06°45'46"E
C-11	189.59	5784.58	1°58'37"	99.81	189.58	N06°12'21"E

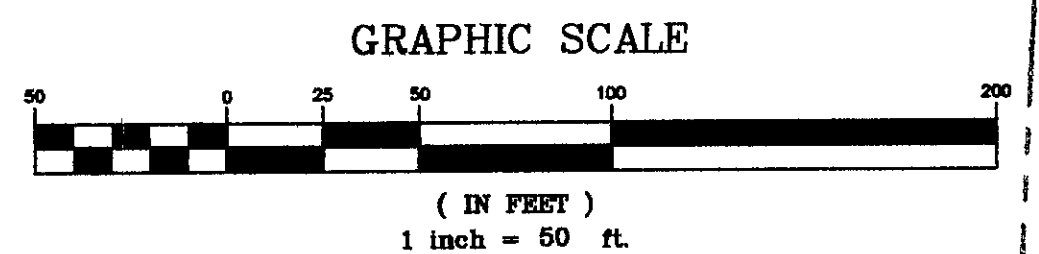
### Maplegrove Road 80'

(A Public Right-of-Way)

SCP 2001A-CSF-62, LLC  
Doc #2002R011982  
PPN 27A-01-19  
(CVS Pharmacy)

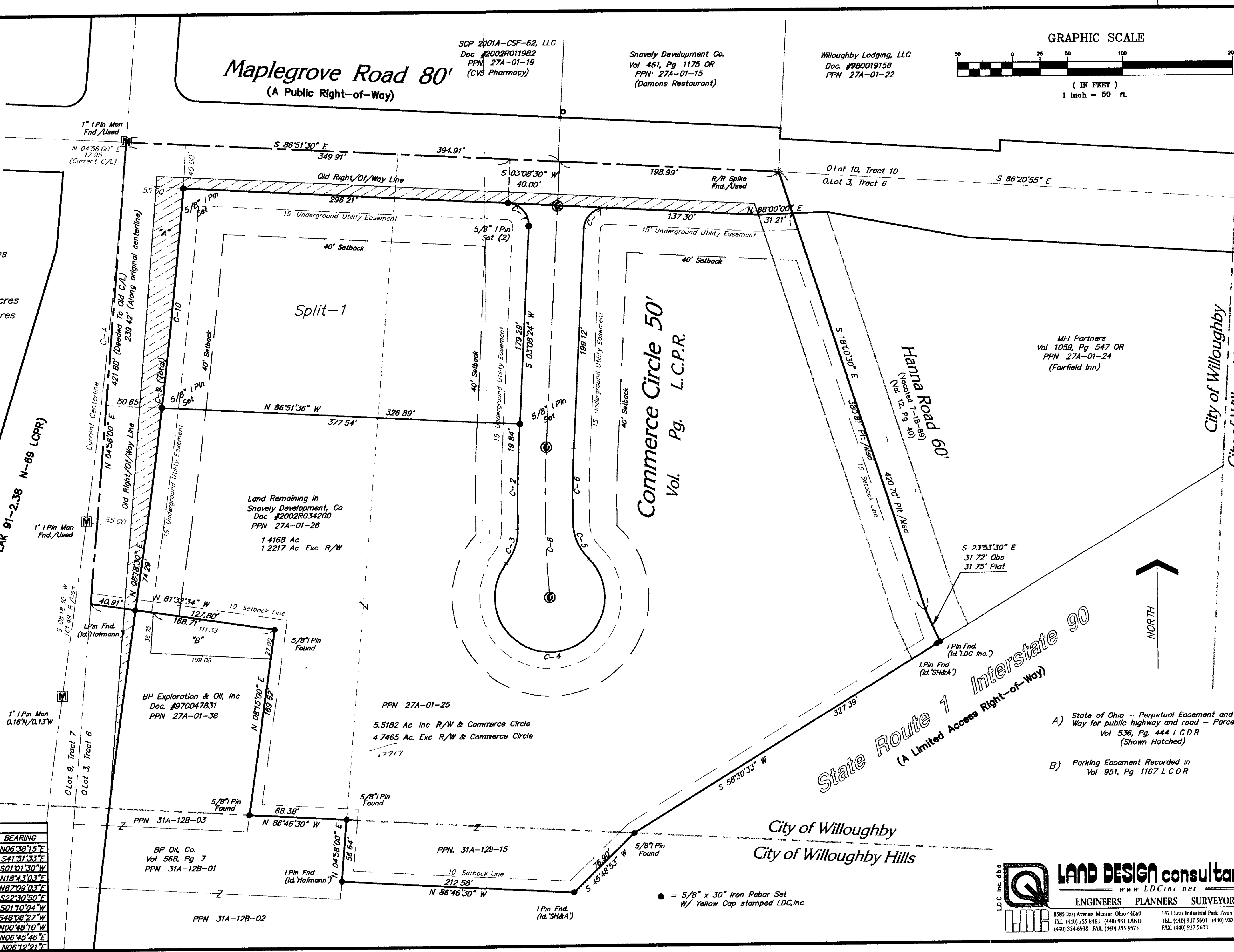
Snively Development Co.  
Vol 461, Pg 1175 OR  
PPN 27A-01-15  
(Damon's Restaurant)

Willoughby Lodging, LLC  
Doc. #930019158  
PPN 27A-01-22



### S.O.M. Center Road (S.R. 91)

(Centerline Plat S.R. 91 Relocation LAK 91-2-38 N-89 LOPR)



Land Remaining In Snively Development, Co  
Doc #2002R034200  
PPN 27A-01-26  
1 4168 Ac  
1 2217 Ac Exc R/W

BP Exploration & Oil, Inc  
Doc. #970047831  
PPN 27A-01-38  
5.5182 Ac Inc R/W & Commerce Circle  
4 7465 Ac Exc R/W & Commerce Circle

PPN 27A-01-25  
5.5182 Ac Inc R/W & Commerce Circle  
4 7465 Ac Exc R/W & Commerce Circle

BP Oil, Co.  
Vol 568, Pg 7  
PPN 31A-12B-01

PPN 31A-12B-15

PPN 31A-12B-02

### Commerce Circle 50'

Vol. Pg. L.C.P.R.

### State Route 1 Interstate 90

(A Limited Access Right-of-Way)

MFI Partners  
Vol 1059, Pg 547 OR  
PPN 27A-01-24  
(Fairfield Inn)

### Hanna Road 60'

(Vol 12, Pg 40)

A) State of Ohio - Perpetual Easement and Right of Way for public highway and road - Parcel No. 82 Vol 536, Pg. 444 L.C.D.R. (Shown Hatched)

B) Parking Easement Recorded in Vol 951, Pg 1167 L.C.O.R.

**LAND DESIGN consultants**  
www.LDCinc.net  
ENGINEERS PLANNERS SURVEYORS

8585 East Avenue Mentor Ohio 44060  
TEL (440) 255 8464 FAX (440) 951 5400  
1471 Lear Industrial Park Avon Ohio 44011  
TEL (440) 937 5601 FAX (440) 937 5602  
(440) 354-6938 FAX (440) 255-9575

REV No	DATE	BY	CHK'D

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**Lot Split Plat**  
Snively Development Co.  
Willoughby - Lake County - Ohio

DATE November 6th, 2002  
SCALE HOR 1"=50'  
VERT none  
FILENAME LotSplit-1  
COMPUTER JTP  
FIELD CREW

Parcel - 1

SHEET	OF
1	1
CONTRACT No	
Snab1-0203	