

BOUNDARY CERTIFICATION:

I HEREBY CERTIFY TO ERIE TITLE AGENCY, INC., FIRST AMERICAN TITLE INSURANCE COMPANY, CIVISTA BANK AND WILLSOM, LLC, THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. 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. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83(2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP AS SHOWN HEREON (●).

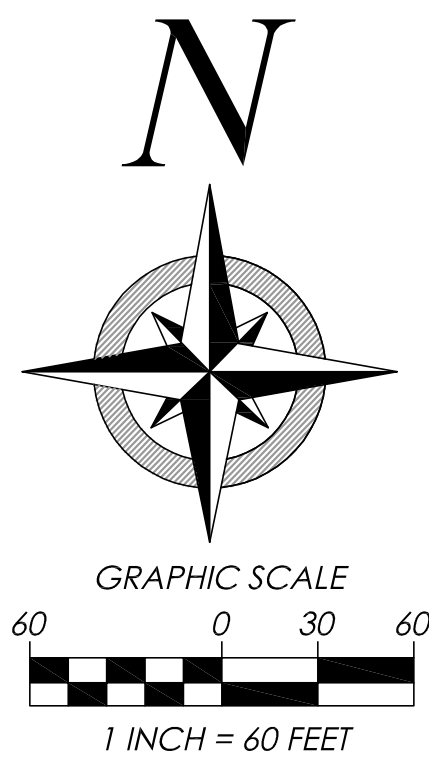
Richard A. Thompson Jr.
 RICHARD A. THOMPSON, JR.
 OHIO PROFESSIONAL SURVEYOR #7388
 DATE: 5/14/21



Plat of Lot Split

Situated in the City of Willoughby, County of Lake, and State of Ohio,
 Being a part of p.p.n.'s 27-A-007-A-00-009-0 and 27-A-007-A-00-008-0
 and further known as being part of Lot 1, Tract 10, Original Willoughby Township, Being
 Township No. 9 in the 10th Range of Townships in the Connecticut Western Reserve.
 May, 2021 Scale 1"=60'

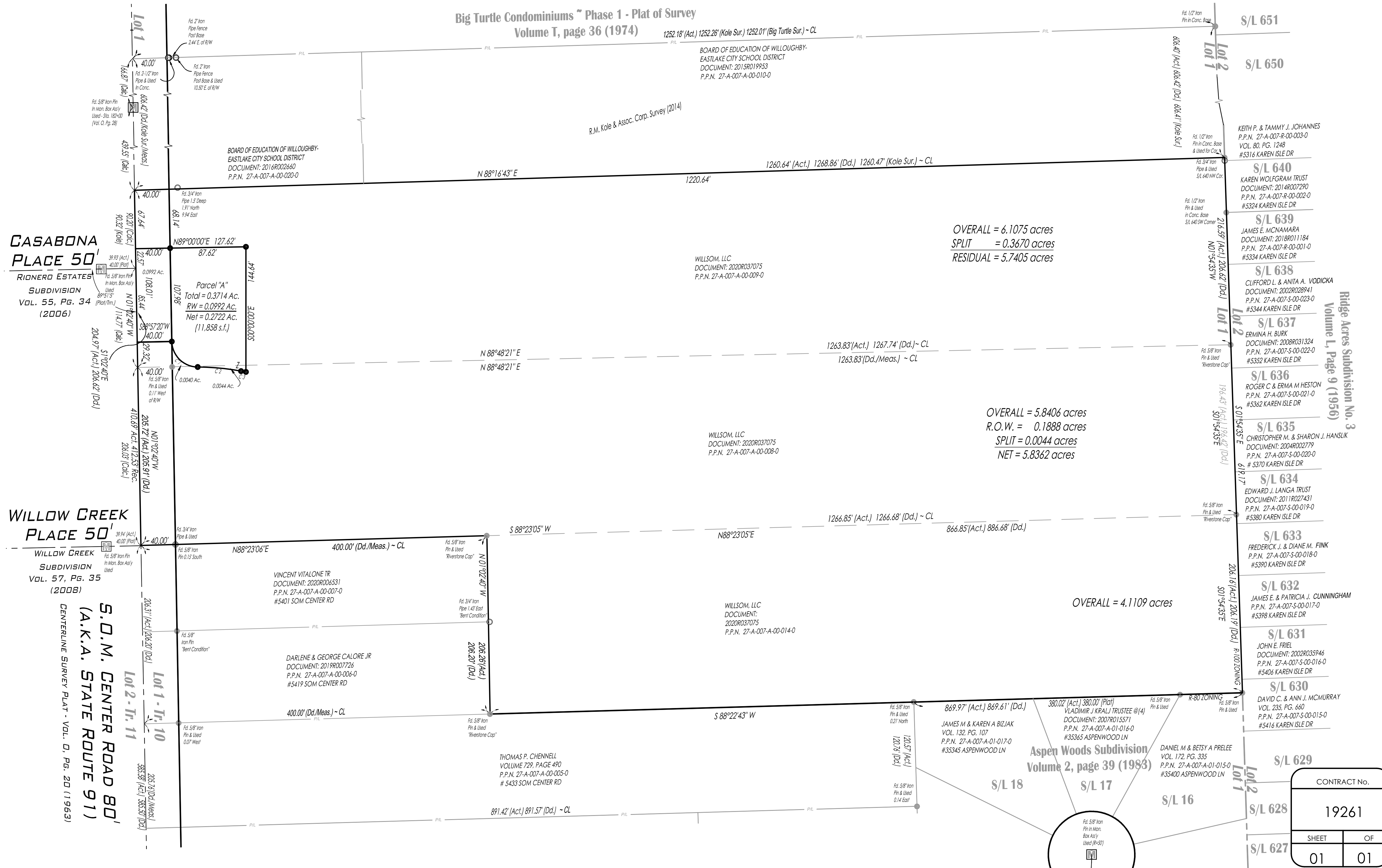
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	46.45'	30.00'	29.34'	41.95'	N45°24'20"W	88°43'19"
C2	50.44'	280.00'	25.29'	50.37'	N84°36'20"W	10°19'19"
C3	5.69'	190.00'	2.85'	5.69'	N80°18'12"W	1°43'02"



SURVEY LEGEND:

- MON. BOX ASSEMBLY FOUND - REFER TO SURVEY
- STONE FOUND - REFER TO SURVEY
- IRON PIPE FOUND - REFER TO SURVEY
- IRON PIN FOUND - REFER TO SURVEY
- 5/8" IRON PIN SET "7388"

DATE: 5/14/21
 SCALE: HOR. 1"=60'
 VERT. 1"=60'
 FOLDER: \User\RAT
 FILENAME: Plat of Lot Split
 TAB: 01 - Lot Split



Ridge Acres Subdivision No. 3
 Volume 1, Page 9 (1956)

CONTRACT No.	
19261	
SHEET	OF
01	01