

Boundary Certification:

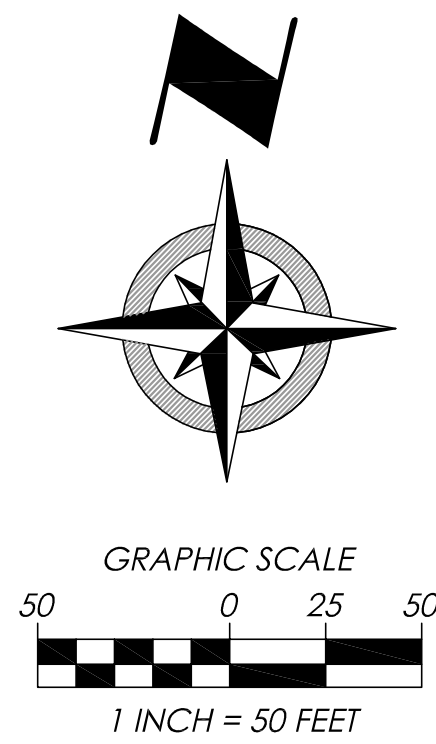
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS 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 "POLARIS 7388" AS SHOWN HEREON (●).

Richard A. Thompson, Jr.
 RICHARD A. THOMPSON, JR.
 OHIO PROFESSIONAL SURVEYOR #7388
 DATE: 08/04/22

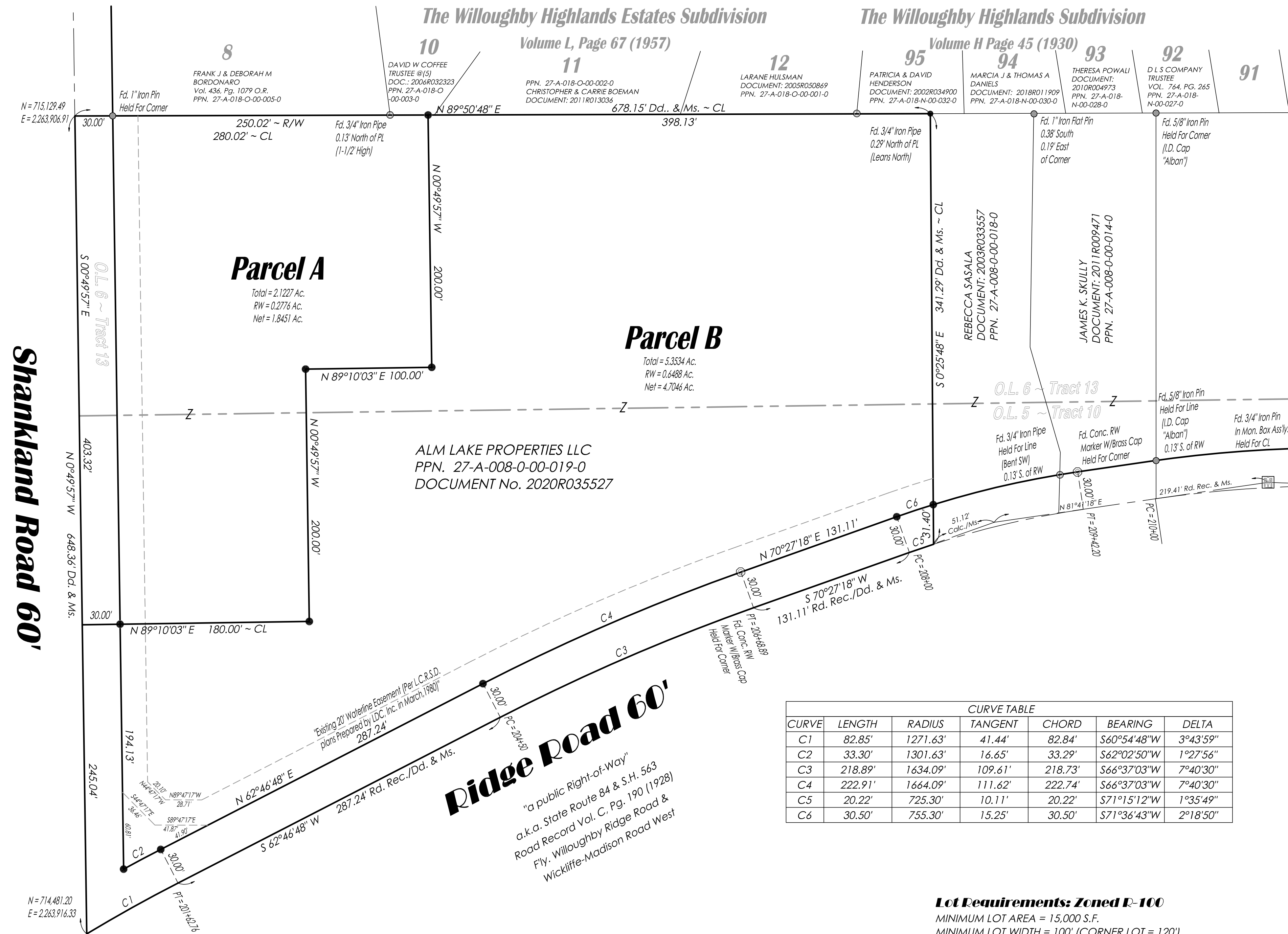


Plat of Lot Split

Being a Lot Split of Land Conveyed to ALM Lake Properties LLC, ppn. 27-a-008-0-00-019-0, doc. no. 2020R035527
 Situated in the City of Willoughby, County of Lake, and State of Ohio, Known as
 being part of Lot 6, Tract 13 and Lot 5, Tract 10 Original Willoughby Township, Being
 Township No. 10 in the 9th Range of Townships in the Connecticut Western Reserve.
 August, 2022 Scale 1"=50'



"a public Right-of-Way"
 Road Record Vol. 1, Pg. 401 (1824)
 Road Record Vol. D, Pg. 62 (1940)
 Name Change - Old 1958-40 5/28/58
 Fly: Chandler Road



Survey Abbreviations:

- (A.F.N.) = AUTOMATIC FILE NUMBER
- (ACT.) = ACTUAL DISTANCE
- (CALC.) = CALCULATED DISTANCE
- (CL) = CENTERLINE
- (C.S.R.) = CITY SURVEY RECORDS
- (Dd.) = DEED DISTANCE
- (D.R.) = DEED RECORD
- (Doc.) = DOCUMENT NUMBER
- (Encr.) = ENCROACHMENT
- (Fd.) = FOUND
- (Inst.) = INSTRUMENT NUMBER
- (Ms.) = MEASURED DISTANCE
- (Mon.Box) = MONUMENT BOX ASSEMBLY
- (Obs.) = OBSERVED DISTANCE
- (O.L.) = ORIGINAL LOT LINE
- (O.R.) = OFFICIAL RECORD
- (P.L.) = PROPERTY LINE
- (P.P.N.) = PERMANENT PARCEL NUMBER
- (P.C.) = POINT OF CURVATURE
- (P.T.) = POINT OF TANGENCY
- (POB) = PLACE OF BEGINNING
- (PPOB) = PRINCIPAL PLACE OF BEGINNING
- (Rec.) = RECORD DISTANCE
- (R.P.) = RECORDED PLAT
- (RW) = RIGHT-OF-WAY
- (Trm.) = TURNED ANGLE
- (S/L) = SUBLOT

Monument Legends:

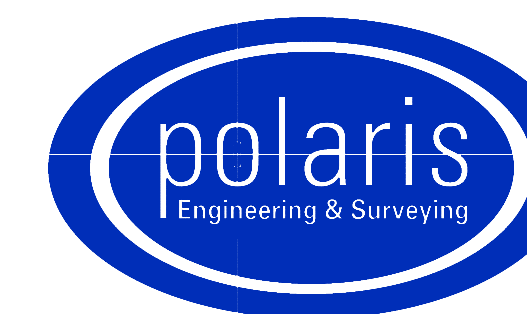
- MON. BOX ASSEMBLY FOUND (AS NOTED)
- EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
- STONE FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- IRON PIN FOUND (AS NOTED)
- 5/8" IRON PIN FOUND I.D. CAP POLARIS #7388
- 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
- DRILL HOLE FOUND (AS NOTED)
- DRILL HOLE SET (AS NOTED)
- P.K. NAIL FOUND (AS NOTED)
- P.K. NAIL SET (AS NOTED)

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	82.85'	1271.63'	41.44'	82.84'	S60°54'48"W	3°43'59"
C2	33.30'	1301.63'	16.65'	33.29'	S62°02'50"W	1°27'56"
C3	218.89'	1634.09'	109.61'	218.73'	S66°37'03"W	7°40'30"
C4	222.91'	1664.09'	111.62'	222.74'	S66°37'03"W	7°40'30"
C5	20.22'	725.30'	10.11'	20.22'	S71°15'12"W	1°35'49"
C6	30.50'	755.30'	15.25'	30.50'	S71°36'43"W	2°18'50"

Lot Requirements: Zoned R-100

- MINIMUM LOT AREA = 15,000 S.F.
- MINIMUM LOT WIDTH = 100' (CORNER LOT = 120')
- MINIMUM LOT DEPTH = 130'
- MINIMUM LOT DEPTH = 170' (RIDGE ROAD)
- MINIMUM SETBACK = 50'
- MINIMUM SETBACK = 60' (RIDGE ROAD)
- MINIMUM SIDEYARD - 8' (TOTAL OF 20')
- MINIMUM REAR YARD = 40' (OR 30% OF LOT DEPTH, WHICHEVER IS GREATER)
- MINIMUM CORNER SIDE = 33' & 8'

DATE: 8/2/22
 SCALE: HOR. 1"=50'
 VERT. 1"=00'
 FOLDER: Sur.Base
 FILENAME: Plat of Lot Split (LDD)
 TAB: 01 - Plat of Lot Split



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CONTRACT No.	
20223	
SHEET	OF
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