

# Plat of Lot Split & Consolidation

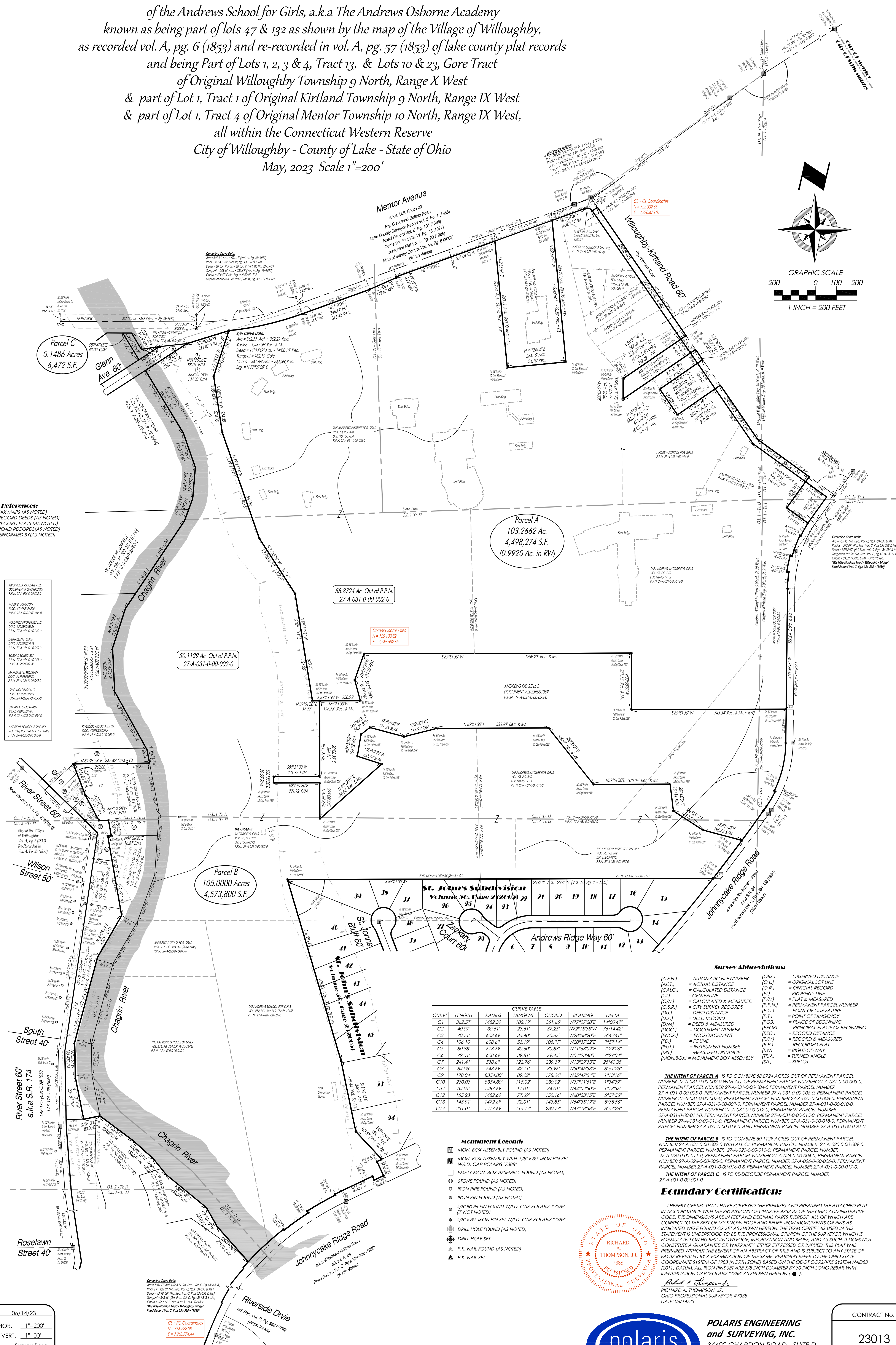
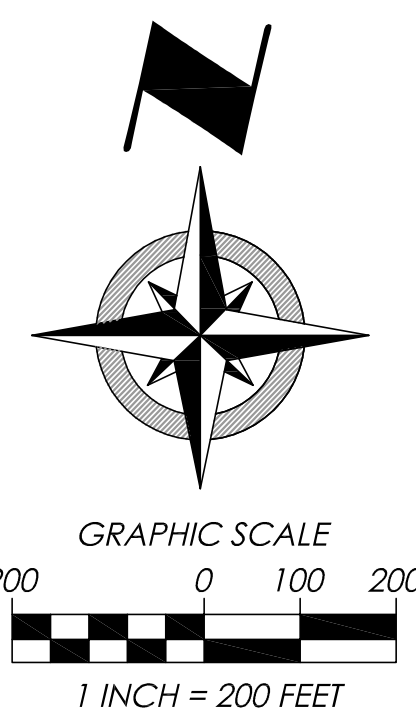
of the Andrews School for Girls, a.k.a The Andrews Osborne Academy  
 known as being part of lots 47 & 132 as shown by the map of the Village of Willoughby,  
 as recorded vol. A, pg. 6 (1853) and re-recorded in vol. A, pg. 57 (1853) of lake county plat records  
 and being Part of Lots 1, 2, 3 & 4, Tract 13, & Lots 10 & 23, Gore Tract  
 of Original Willoughby Township 9 North, Range X West  
 & part of Lot 1, Tract 1 of Original Kirtland Township 9 North, Range IX West  
 & part of Lot 1, Tract 4 of Original Mentor Township 10 North, Range IX West,  
 all within the Connecticut Western Reserve  
 City of Willoughby - County of Lake - State of Ohio  
 May, 2023 Scale 1"=200'

**Survey References:**  
 COUNTY TAX MAPS (AS NOTED)  
 COUNTY RECORD DEEDS (AS NOTED)  
 COUNTY RECORD PLATS (AS NOTED)  
 COUNTY ROAD RECORDS (AS NOTED)  
 SURVEY PERFORMED BY (AS NOTED)

- INTERLOCK ASSOCIATES LLC**  
 DOCUMENT # 202202029  
 P.P.N. 27-A-031-0-00-002-0
- MARK B. JONKON**  
 DOC. # 201805009  
 P.P.N. 27-A-026-0-00-048-0
- HOLLAND PROPERTIES LLC**  
 DOC. # 202202028  
 P.P.N. 27-A-031-0-00-049-0
- KATHLEEN L. SMITH**  
 DOC. # 202202048  
 P.P.N. 27-A-031-0-00-050-0
- ROBIN J. SCHWARTZ**  
 P.P.N. 27-A-026-0-00-051-0  
 DOC. # 199902008
- MARGARET L. WISHMAN**  
 DOC. # 199902029  
 P.P.N. 27-A-026-0-00-052-0
- CMC HOLDINGS LLC**  
 DOC. # 202202022  
 P.P.N. 27-A-026-0-00-053-0
- JULIANA A. JEDONALAS**  
 DOC. # 202202044  
 P.P.N. 27-A-026-0-00-054-0
- ANDREWS SCHOOL FOR GIRLS**  
 VOL. 126 PG. 24 D.R. 3876485  
 P.P.N. 27-A-031-0-00-055-0
- INTERLOCK ASSOCIATES LLC**  
 DOC. # 202202029  
 P.P.N. 27-A-031-0-00-056-0

DATE: 06/14/23  
 SCALE: HOR. 1"=200'  
 VERT. 1"=00'  
 FOLDER: Survey Base  
 FILE: Plat of Lot Split (LDD)  
 TAB: 01 - Boundary Survey

CL - PC Coordinates  
 N = 716,722.08  
 E = 2,268,734.44



**CURVE TABLE**

| CURVE | LENGTH | RADIUS  | TANGENT | CHORD  | BEARING     | DELTA     |
|-------|--------|---------|---------|--------|-------------|-----------|
| C1    | 362.57 | 1482.39 | 182.19  | 361.66 | N77°07'28"E | 14°00'49" |
| C2    | 40.07  | 30.51   | 23.51   | 37.25  | N72°15'35"W | 75°14'42" |
| C3    | 70.71  | 608.69  | 35.40   | 70.67  | N28°59'20"E | 6°42'41"  |
| C4    | 106.10 | 608.69  | 53.19   | 105.97 | N20°37'22"E | 9°59'14"  |
| C5    | 80.88  | 618.69  | 40.50   | 80.83  | N11°53'02"E | 7°29'26"  |
| C6    | 79.51  | 608.69  | 39.81   | 79.45  | N04°23'48"E | 7°29'04"  |
| C7    | 241.41 | 538.69  | 122.76  | 239.39 | N13°23'33"E | 25°40'35" |
| C8    | 84.05  | 543.69  | 42.11   | 83.96  | N30°45'33"E | 8°51'25"  |
| C9    | 178.04 | 854.80  | 89.02   | 178.04 | N35°47'54"E | 1°13'16"  |
| C10   | 230.03 | 854.80  | 115.02  | 230.02 | N37°11'51"E | 1°34'39"  |
| C11   | 34.01  | 1487.69 | 17.01   | 34.01  | N64°02'30"E | 1°18'36"  |
| C12   | 155.23 | 1482.69 | 77.69   | 155.16 | N60°23'15"E | 5°59'56"  |
| C13   | 143.91 | 1472.69 | 72.01   | 143.85 | N54°35'19"E | 5°35'56"  |
| C14   | 231.01 | 1477.69 | 115.74  | 230.77 | N47°18'38"E | 8°57'26"  |

- Monument Legend:**
- MON. BOX ASSEMBLY FOUND (AS NOTED)
  - MON. BOX ASSEMBLY WITH 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
  - 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 W/I.D. CAP POLARIS #7388 (IF NOT NOTED)
  - 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
  - DRILL HOLE FOUND (AS NOTED)
  - DRILL HOLE SET
  - P.K. NAIL FOUND (AS NOTED)
  - P.K. NAIL SET

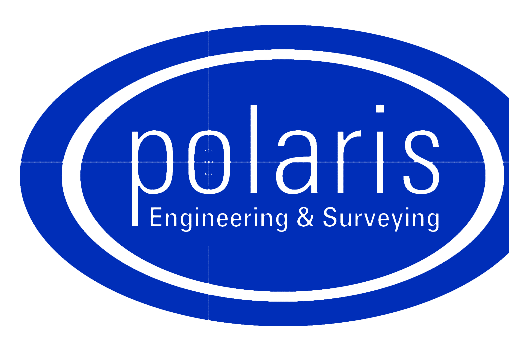
**Survey Abbreviations:**

|                                   |                                    |
|-----------------------------------|------------------------------------|
| (A.F.N.) = AUTOMATIC FILE NUMBER  | (OBS.) = OBSERVED DISTANCE         |
| (ACT.) = ACTUAL DISTANCE          | (O.L.) = ORIGINAL LOT LINE         |
| (CALC.) = CALCULATED DISTANCE     | (O.R.) = ORIGINAL RECORD           |
| (C.L.) = CENTERLINE               | (P.L.) = PROPERTY LINE             |
| (C.S.R.) = CITY SURVEY RECORDS    | (P/M) = PLAT & MEASURED            |
| (D.G.) = DEED DISTANCE            | (P.P.N.) = PERMANENT PARCEL NUMBER |
| (D.E.D.) = DEED RECORD            | (P.C.) = POINT OF CURVATURE        |
| (D/M) = DEED & MEASURED           | (P.T.) = POINT OF TANGENCY         |
| (DOC.) = DOCUMENT NUMBER          | (P.O.B.) = PLACE OF BEGINNING      |
| (ENC.) = ENCROACHMENT             | (R.C.) = RECORD DISTANCE           |
| (F.D.) = FOUND                    | (R/M) = RECORD & MEASURED          |
| (INST.) = INSTRUMENT NUMBER       | (R.P.) = RECORDED PLAT             |
| (M.S.) = MEASURED DISTANCE        | (R/W) = RIGHT-OF-WAY               |
| (MON.BOX) = MONUMENT BOX ASSEMBLY | (T.N.) = TURNED ANGLE              |
|                                   | (S/L) = SUBLOT                     |

**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. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE GROUND CONTROL 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: 06/14/23



**POLARIS ENGINEERING and SURVEYING, INC.**  
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 www.polaris-es.com

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