

Lot Split Survey

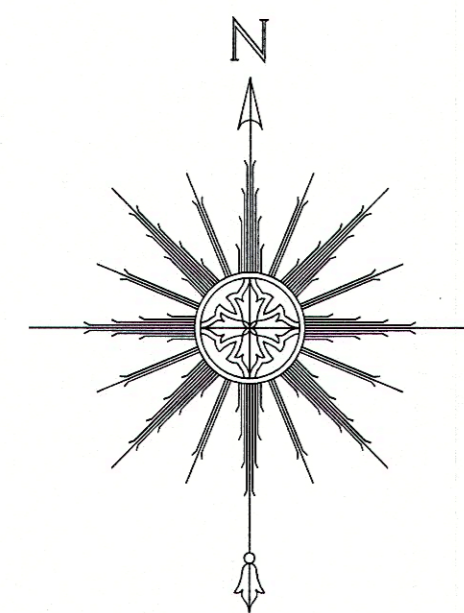
Prepared for Rocpark Investments Group, LLC

P.P.N. : 27-A-032-0-00-019-0 ~ #38882 Mentor Ave.

Known as Being a part of Lot 1, Tract 4
Original Mentor Township 10 North, Range 9 West
of the Connecticut Western Reserve

City of Willoughby - County of Lake - State of Ohio

Mar 2018 Scale 1"=50'



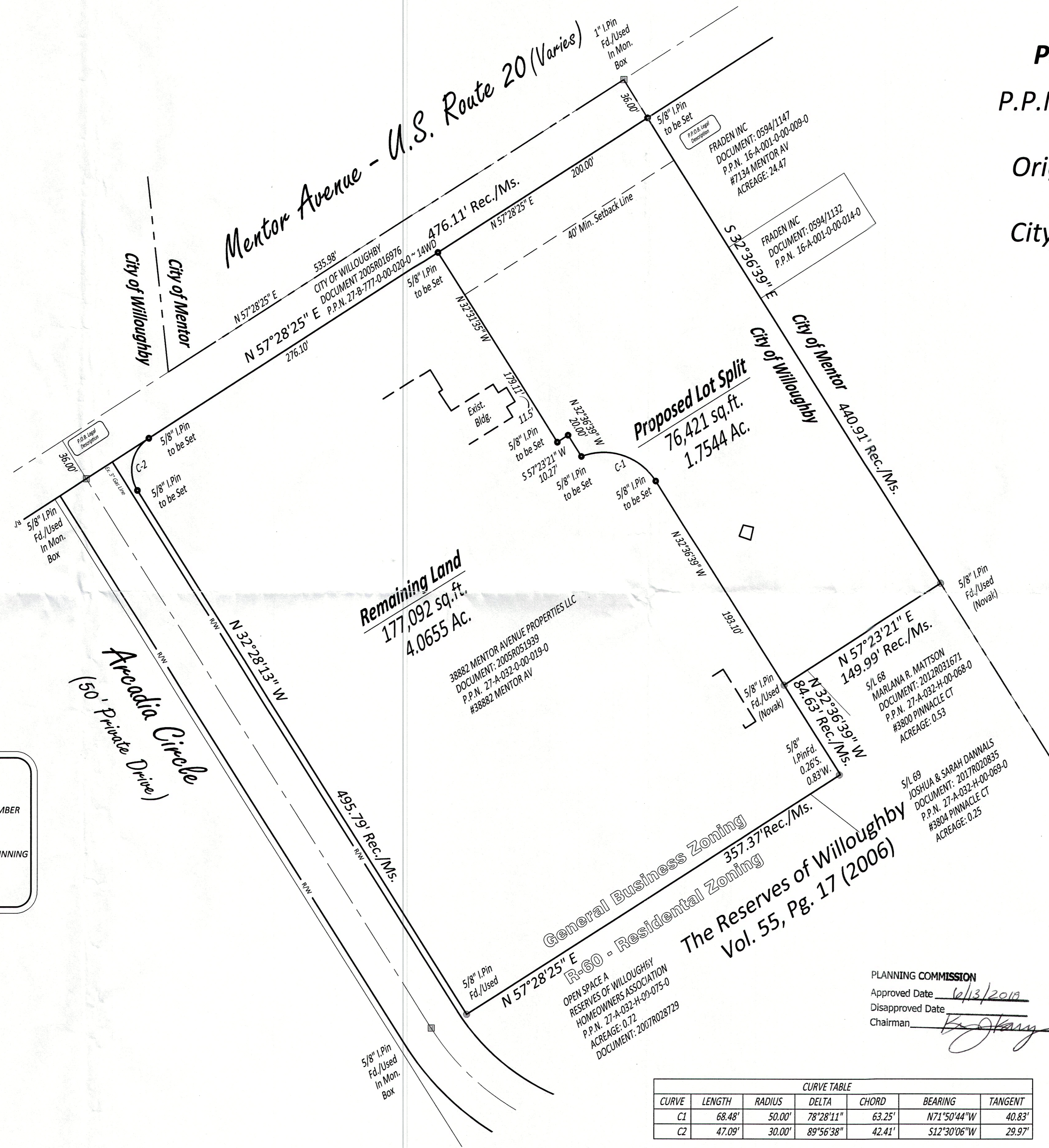
GRAPHIC SCALE
(IN FEET)
1 INCH = 50 FEET

BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT

● = 5/8 X 30 INCH IRON PIN TO BE SET W/ I.D. CAP STAMPED "POLARIS S-7087" UNLESS OTHERWISE NOTED

(AFN) = AUTOMATIC FILE NUMBER	(OBS.) = OBSERVED DISTANCE
(ACT.) = ACTUAL DISTANCE	(O.L.) = ORIGINAL LOT LINE
(CALC.) = CALCULATED DISTANCE	(RP) = RECORDED PLAT
(CL) = CENTERLINE	(O.R.) = OFFICIAL RECORD
(C.S.R.) = CITY SURVEY RECORDS	(P.P.N.) = PERMANENT PARCEL NUMBER
(DD.) = RECORDED DEED DISTANCE	(P.C.) = POINT OF CURVATURE
(D.R.) = DEED RECORD	(P.T.) = POINT OF TANGENCY
(DOC.) = RECORDED DOCUMENT	(POB) = PLACE OF BEGINNING
(ENCR.) = ENCROACHMENT	(PPOB) = PRINCIPAL PLACE OF BEGINNING
(FD.) = FOUND IN FIELD	(REC.) = RECORD DISTANCE
(INST.) = INSTRUMENT	(RW) = RIGHT-OF-WAY
(MS.) = MEASURED DISTANCE	(TRN) = TURNED ANGLE
(MON.BOX) = MONUMENT BOX ASS'LY	(S/L) = SUBLOT

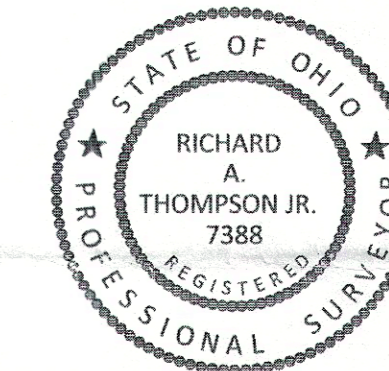
DATE: 4.26.18
SCALE: HOR. 1"=50'
VERT. 1"=00'
FOLDER: Survey
FILENAME: Survey Base
TAB: 01 - Preliminary



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 AND 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 IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

Richard A. Thompson, Jr.
RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388



REV. NO.	COMMENTS	DATE	BY
1	Address Review Comments from the City of Willoughby	03/12/18	RAT
2	Address Review Comments from Tax Map Dept.	04/26/18	RAT

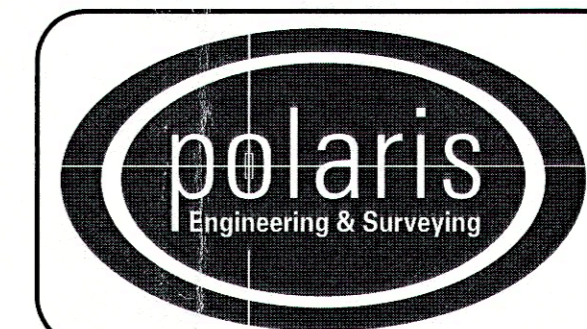
Subject Property is Zoned G - B "General Business"

Willoughby Code#

1141.04(a)	Min. Lot Area = 1 Acre
1141.04(b)	Min. Lot Width = 200'
1141.04(c)	Min. Landscaped Open Space = 20%
1141.05(a)	Min. Setback = 40'
1141.05(b)	Min. Side/Rear yard = 10' (when yard abuts a non-residential district)
1141.05(b)	Min. Side/Rear yard = 40' (when yard abuts a residential district)

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	68.48'	50.00'	78°28'11"	63.25'	N71°50'44"W	40.83'
C2	47.09'	30.00'	89°56'38"	42.41'	S12°30'06"W	29.97'

PLANNING COMMISSION
Approved Date: 6/13/2018
Disapproved Date:
Chairman: [Signature]



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WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

CONTRACT No.	
18043	
SHEET	OF
01	01

RECEIVED JUN 12 2018