



ROBERT W., JR. & JO A. SCHUENAMAN AND GERRILYN DEUTSCH

LOT SPLIT AND PLAT OF RE-SURVEY PREPARED FOR:

PP# 27-B-048-0-00-006-0
THE BOARD OF EDUCATION OF THE WILLOUGHBY - EASTLAKE CITY SCHOOL DISTRICT
VOLUME 382, PAGE 384

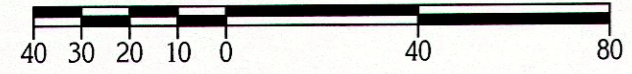
3/4" ANCIENT IRON PIPE FD.:
S. 1.06', W. 0.08'
AND USED FOR PROPERTY LINE
5/8" IRON PIN SET

CITY OF WILLOUGHBY - LAKE COUNTY, OHIO
WILLOUGHBY TWP. LOT NO. 2, GORE TRACT

R-60 ZONING (60' MIN. FRONTAGE):
5' SIDEYARD / 40' REARYARD (OR 30% OF DEPTH)
ACC. BLDG.: 3' SIDEYARD / REARYARD
DRIVEWAY: 2' SIDEYARD
8400 SQ. FT. MIN. AREA

MONTH: 29TH
MAY
YEAR: 2014
PAGE ONE
OF ONE

ROBERT W., JR. & JO A. SCHUENAMAN AND GERRILYN DEUTSCH



GRAPHIC SCALE: 1"CH EQUALS 40'FEET

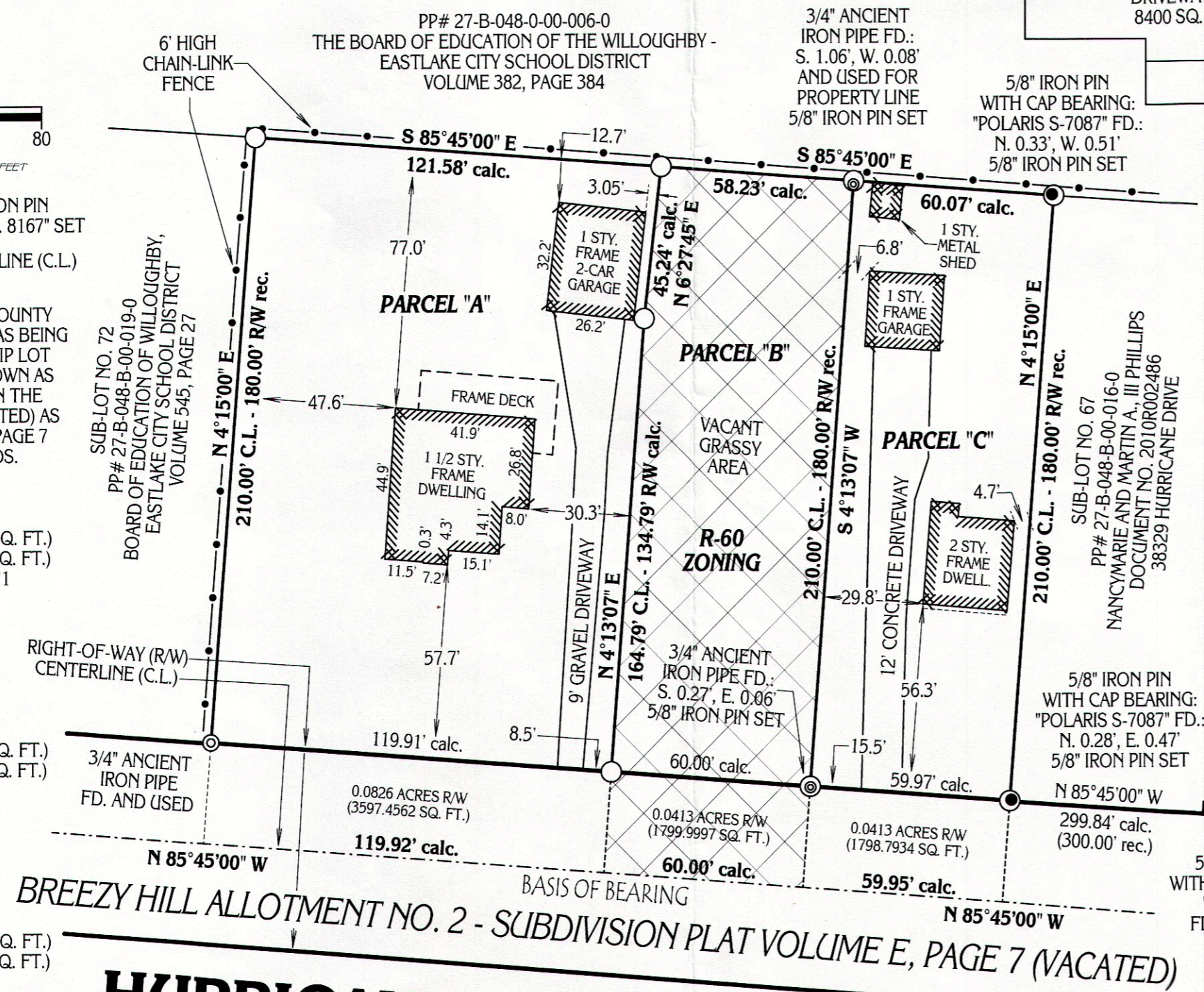
○ - DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
--- DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

SITUATED IN THE CITY OF WILLOUGHBY, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT NO. 2, IN THE GORE TRACT, AND ALSO KNOWN AS BEING SUB-LOTS NO. 68, 69, 70, AND 71 IN THE BREEZY HILL ALLOTMENT NO. 2 (NOW VACATED) AS SHOWN IN SUBDIVISION PLAT VOLUME E, PAGE 7 OF LAKE COUNTY RECORDS AND DEEDS.

PARCEL "A"
0.5788 TOTAL GROSS ACRES (25211.8802 SQ. FT.)
0.4962 NET ACRES LESS R/W (21614.4240 SQ. FT.)
SUB-LOTS NO. 69 (IN PART), 70, AND 71
PP# 27-B-048-B-00-018-0
GERRILYN DEUTSCH
DOCUMENT NO. 2006R026758
38287 HURRICANE DRIVE

PARCEL "B"
0.2883 TOTAL GROSS ACRES (12559.9594 SQ. FT.)
0.2470 NET ACRES LESS R/W (10759.9596 SQ. FT.)
SUB-LOT NO. 69 (IN PART)
PP# 27-B-048-B-00-018-0
GERRILYN DEUTSCH
DOCUMENT NO. 2006R026758

PARCEL "C"
0.2893 TOTAL GROSS ACRES (12601.9066 SQ. FT.)
0.2480 NET ACRES LESS R/W (10803.1132 SQ. FT.)
SUB-LOT NO. 68
PP# 27-B-048-B-00-017-0
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38321 HURRICANE DRIVE



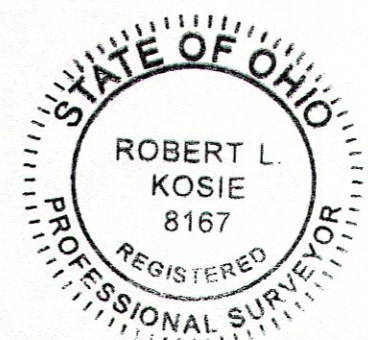
BASIS OF RESEARCH AND RECORDS
ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM.
ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE COUNTY ENGINEER'S OFFICE.
ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.

I CERTIFY TO: ROBERT W., JR. & JO A. SCHUENAMAN AND GERRILYN DEUTSCH

THAT I HAVE SURVEYED THESE PREMISES AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISED CODE GOVERNING LAND SURVEYS IN THE STATE OF OHIO. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND INDICATE ANGULAR RELATIONSHIPS ONLY. DISTANCES ARE BASED ON U.S. FEET WITH DECIMAL PARTS. THE ABOVE CERTIFICATION IS INTENDED ONLY TO THOSE PARTIES NAMED HEREIN, AND IS VALID ONLY WHEN ACCOMPANIED BY AN ORIGINAL SIGNATURE BELOW. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. NO LIABILITY IS ASSUMED FOR THE EXISTENCE OF ANY OTHER DOCUMENTS THAT MAY AFFECT THE SURVEYED PREMISES THAT WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGNED ASSUMES NO LIABILITY FOR THE USE OF UNAUTHORIZED COPIES OF THIS PLAT OF SURVEY, NOR FOR ANY USE, OR RELIANCE UPON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED HEREIN FOR THE INTENDED PURPOSE OF THIS SURVEY.



ROBERT L. KOSIE
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 8167



This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying
1040 Madison Road
Montville, Ohio 44064
440.286.2131
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HURRICANE DRIVE 60 FEET WIDE

DBK PLAT NO. 673 2012