

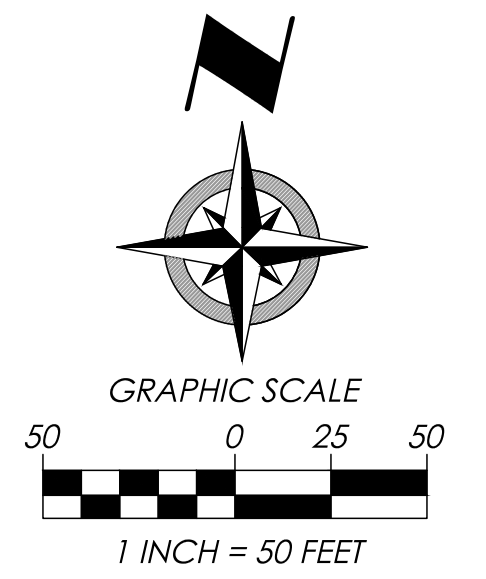
# Plat of Lot Split

of P.P.N. 27-B-052-0-00-004-0

Being the same lands described in Doc. #2021Ro40646

Situated in the City of Willoughby, County of Lake, and State of Ohio,  
and further known as being part of Lot 9, Douglass Tract, Original Willoughby Township, Being  
Township No. 10 North in the 10th Range West of Townships in the Connecticut Western Reserve.

October 2, 2024 -- Scale 1"=50'



## 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 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 (●).

*Michael P. Spellacy*  
MICHAEL P. SPELLACY  
OHIO PROFESSIONAL SURVEYOR #8169  
DATE: 10/02/2024



CITY OF WILLOUGHBY  
P.P.N. 27-B-052-0-00-007-0  
#38890 HODGSON RD  
Vol 375, Page 272 O.R.

JOSEPH CONTI  
DOC. #2024R004751  
P.P.N. 27-B-052-0-00-004-0  
#38751 HODGSON RD

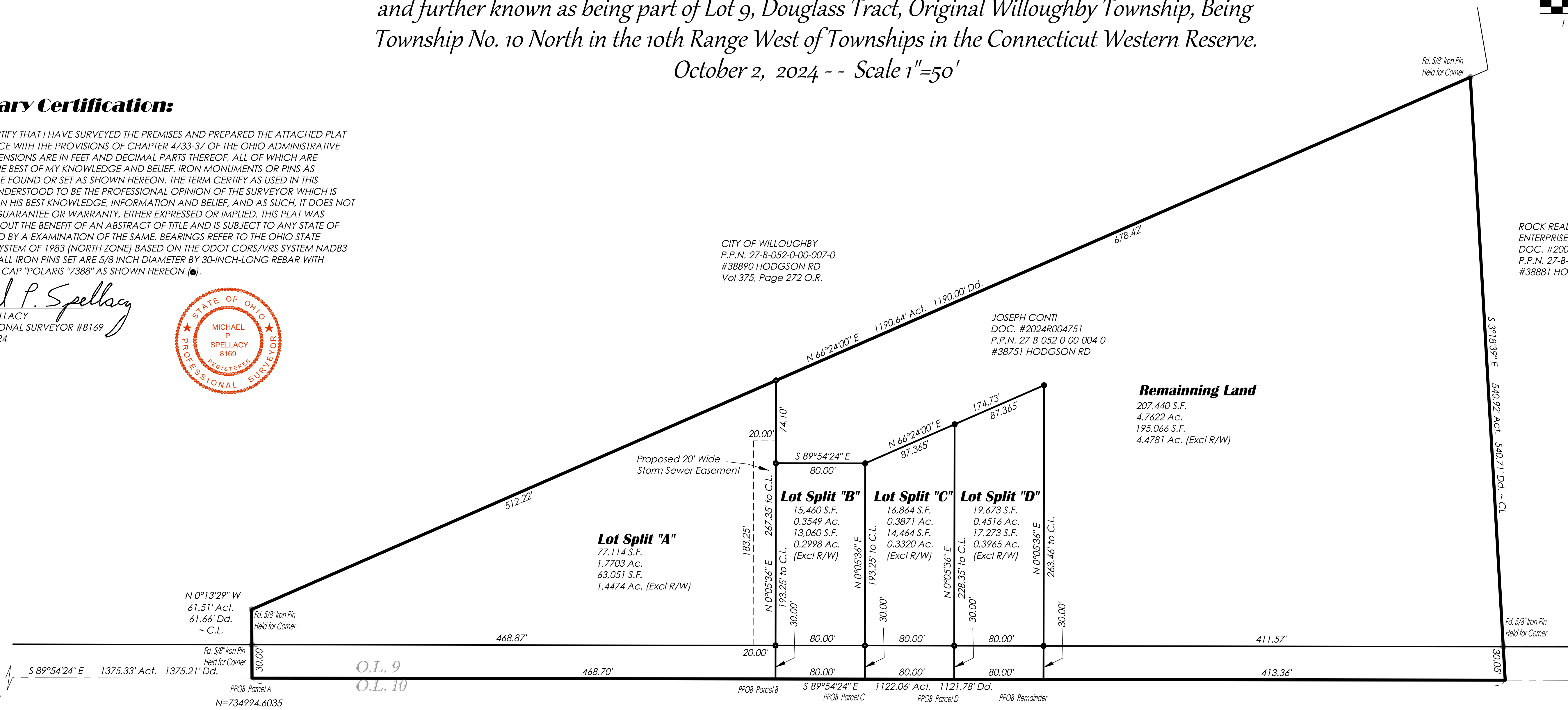
ROCK REAL ESTATE  
ENTERPRISE LLC  
DOC. #2008R019788  
P.P.N. 27-B-052-0-00-005-0  
#38881 HODGSON RD

## Remaining Land

207,440 S.F.  
4.7622 Ac.  
195,066 S.F.  
4.4781 Ac. (Excl R/W)

LOST NATION ROAD  
(WIDTH VARIES)

Fd. 1" Iron Pin  
in Mon. Box Assy,  
Held for C.L.-CL  
POB All Parcels  
N=734996.8470  
E=2268970.0590



## HODGSON ROAD 60'

### Survey Abbreviations:

(A.F.N.) = AUTOMATIC FILE NUMBER	(OBS.) = OBSERVED DISTANCE
(ACT.) = ACTUAL DISTANCE	(O.L.) = ORIGINAL LOT LINE
(CALC.) = CALCULATED DISTANCE	(O.R.) = OFFICIAL RECORD
(CL) = CENTERLINE	(PL) = PROPERTY LINE
(C/M) = CALCULATED & MEASURED	(P/M) = PLAT & MEASURED
(C.S.R.) = CITY SURVEY RECORDS	(P.P.N.) = PERMANENT PARCEL NUMBER
(Dd.) = DEED DISTANCE	(P.C.) = POINT OF CURVATURE
(D.R.) = DEED RECORD	(P.T.) = POINT OF TANGENCY
(D/M) = DEED & MEASURED	(POB) = PLACE OF BEGINNING
(DOC.) = DOCUMENT NUMBER	(PPOB) = PRINCIPAL PLACE OF BEGINNING
(ENCR.) = ENCROACHMENT	(REC.) = RECORD DISTANCE
(FD.) = FOUND	(R/M) = RECORD & MEASURED
(INST.) = INSTRUMENT NUMBER	(R.P.) = RECORDED PLAT
(MS.) = MEASURED DISTANCE	(RW) = RIGHT-OF-WAY
(MON.BOX) = MONUMENT BOX ASSEMBLY	(TRN.) = TURNED ANGLE
	(S/L) = SUBLOT

### 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 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)

DATE: 10/02/2024  
SCALE: 1"=50'  
FOLDER: Survey Base  
DWG: 23-060 Survey Base  
TAB: 01 - Boundary Survey

CONTRACT No.  
**23060**  
SHEET 01 OF 01