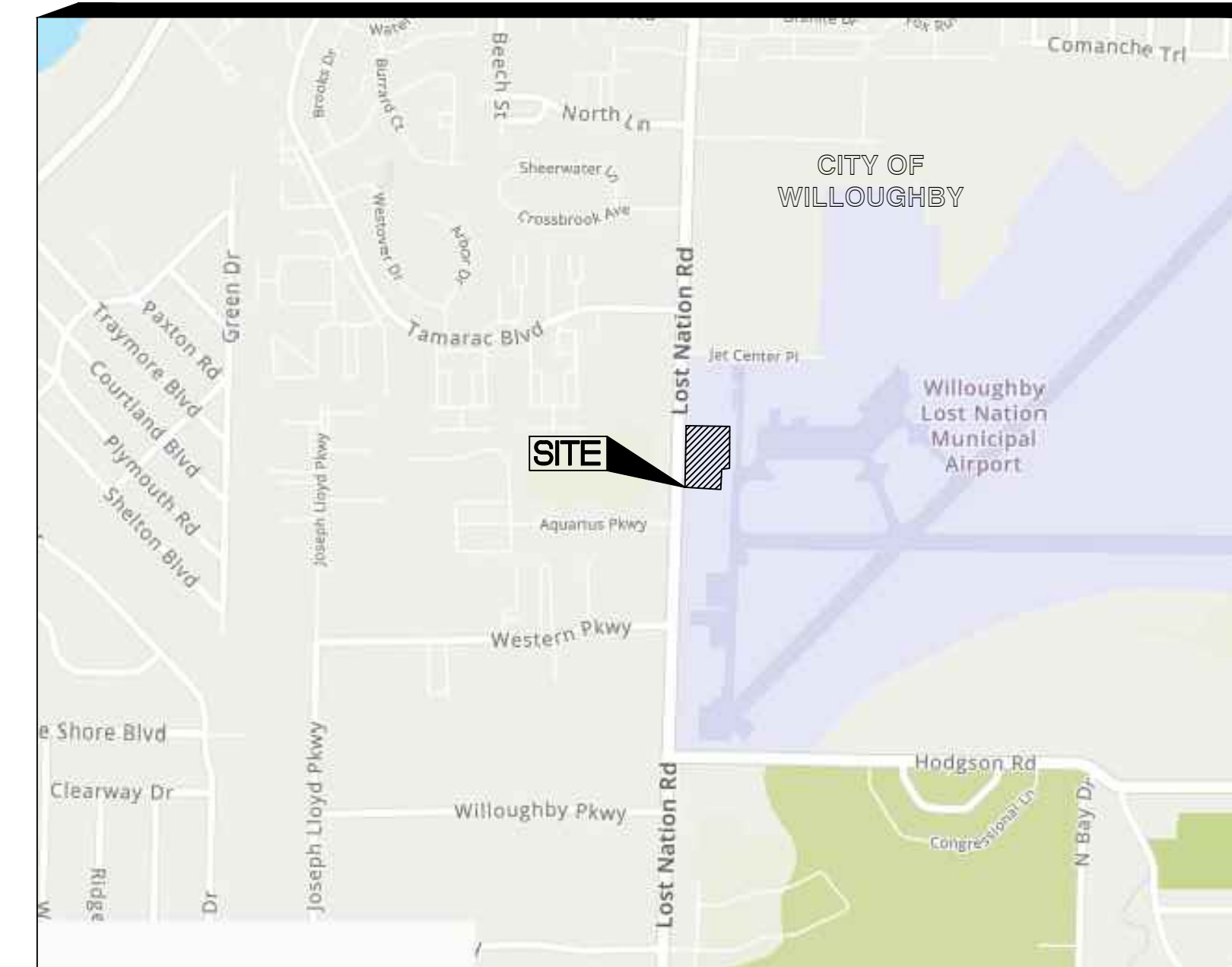


LOT SPLIT OF

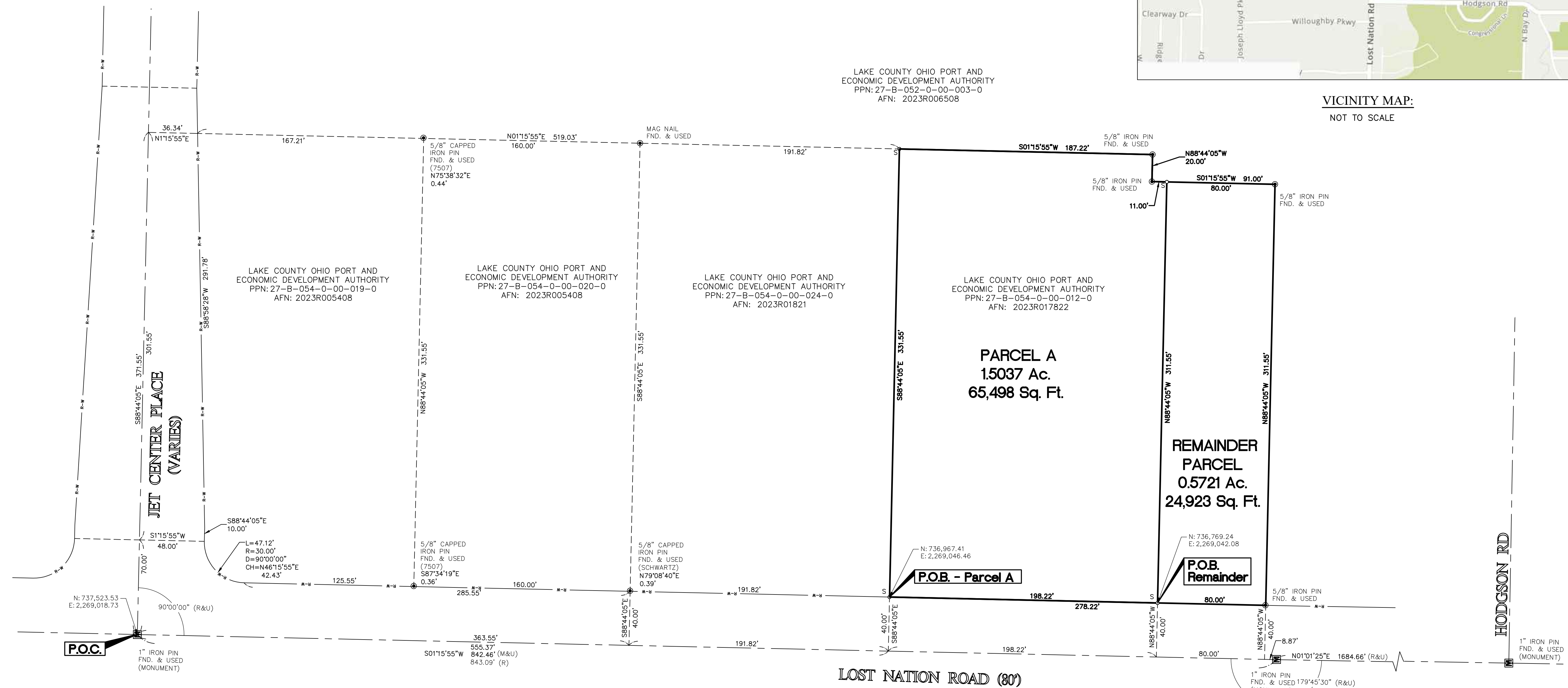
PPN: 27-b-054-0-00-012-0

SITUATED IN THE CITY OF WILLOUGHBY, COUNTY OF LAKE AND STATE OF OHIO;
AND KNOWN AS BEING PART OF ORIGINAL LOT No. 6, DOUGLAS TRACT.



VICINITY MAP:
NOT TO SCALE

LAKE COUNTY OHIO PORT AND
ECONOMIC DEVELOPMENT AUTHORITY
PPN: 27-B-052-0-00-003-0
AFN: 2023R006508



LEGEND:	
○ S	5/8" BY 30" IRON PIN WITH CAP "ENGINE", TO BE SET
✕ S	SET MAG NAIL
○ F	FOUND MONUMENTATION AS SHOWN
Ⓞ	CENTERLINE
R/W	RIGHT OF WAY
P.N.	PARCEL NUMBER
n/f	NOW OR FORMALLY OWNER BY
VOL	VOLUME
PG	PAGE
(C)	CALCULATED
(D)	DEED
(U)	USED
(R)	RECORD
(M)	MEASURED
SQ. FT.	SQUARE FEET
P.R.O.	PRESENT ROAD OCCUPIED

BASIS OF BEARINGS:
BEARINGS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, ESTABLISHED FROM GPS OBSERVATIONS FIRST ON 04-20-2021.

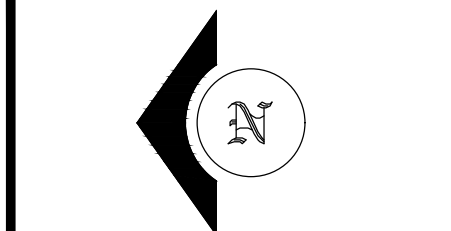
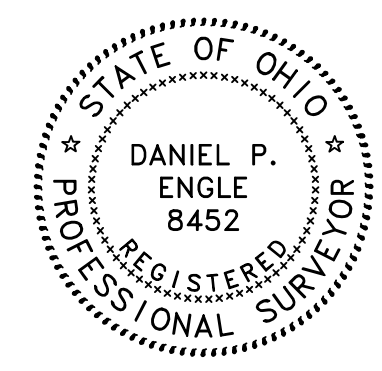
SURVEY NOTES:
1. NO TITLE SEARCH WAS PERFORMED FOR THIS SURVEY. NO EASEMENTS OR ZONING REQUIREMENTS ARE SHOWN HEREON.
2. CONTRACTOR IS RESPONSIBLE TO CONTACT "811" BEFORE ANY SITE IMPROVEMENTS ARE TO BE MADE.

SURVEY REFERENCES:
1. RECORDED DEEDS AS NOTED
2. COUNTY TAX MAP SURVEY 27-B-054-0-00-001,002
3. RECORDED PLAT VOLUME 16, PAGE 34
4. COUNTY TAX MAP SURVEY 27-B-054-0-00-001,006
5. COUNTY TAX MAP SURVEY 27-B-054-0-00-012
6. COUNTY TAX MAP SURVEY 27-B-054-0-00-015

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Daniel P. Engle
DANIEL P. ENGLE
A REGISTERED SURVEYOR IN THE STATE OF OHIO (#8452)
2473 RIVER SUMMIT, NORTH ROYALTON, OHIO 44133 PH: 216.235.4322
E-MAIL: DANIEL@ENGLESURVEYING.COM

02/28/2024
DATE:



THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY ENGLE, TROTTER & ASSOCIATES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ENGLE & ASSOCIATES OR OWNER WILL NOT ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OF ANY ON OR OFF-SITE STRUCTURE OR OF ANY OTHER PERSONS ON OR NEAR THE CONSTRUCTION SITE. THE SAFETY OF THE CONSTRUCTION SITE AND PLACES NEAR ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THESE DRAWINGS ARE THE PROPERTY OF ENGLE & ASSOCIATES AND NO PRODUCTION OF THESE DRAWINGS SHALL OCCUR WITHOUT THE WRITTEN CONSENT OF ENGLE & ASSOCIATES.



ENGLE & ASSOCIATES
DBA ENGLE SURVEYING
5473 RIVER SUMMIT
NORTH ROYALTON, OHIO 44133
(216) 235-4322

LOT SPLIT PLAT
EXHIBIT

REVISIONS

SCALE: 0 20 40
1" = 40 FEET

CLIENT NAME:
LCEA
PROJECT NUMBER:
2023001.1
PROJECT ADDRESS:
0 LOST NATION RD
CITY OF WILLOUGHBY
LAKE COUNTY, OHIO
DATE:
FEBRUARY 1, 2024
SHEET NUMBER: