Plat of Lot Split WILLOUGHBY FOX P.P.N. 27-B-054-0-00-022-0 RUN OWNER LLC 5/8" IRON PIN FND. DOC: 2022R006846 (0.30' N, 0.21' E) Situated in the City of Willoughby, County of PPN: 27-B-055-0-00-012-0 N 88°50'32" E 242.21' Rec./Msd. 0.L. 3 0.L. 5 1337 LOST NATION RD. Lake, and State of Ohio, and further known as being part of Lot 6, The 0.L. 6 Douglas Tract, Original Willoughby Township, Being Township No. 10 North in the 10th Range West of GRAPHIC SCALE Townships in the Connecticut Western Reserve. June, 2025 Scale 1"=30" KENNEDY GROUP LOST LAKE DEVELOPMENT AUTHORITY 1 INCH = 30 FEET KENNEDY GROUP LOST NATION PARKWAY I LTD DOC: 2025R011062 NATION PARKWAY I LTD DOC: 2009R009485 PPN: 27-B-052-0-00-003-0 DOC: 2009R009486* PPN: 27-B-054-0-00-021-0 1969 LOST NATION RD. PPN: 27-B-054-0-00-022-0 38601 KENNEDY PKWY. 3.3497 Ac. Survey Abbreviations: *NOTE: THIS PARCEL IS SUBJECT = AUTOMATIC FILE NUMBER TO A BLANKET ACCESS EASEMENT = ACTUAL DISTANCE FOR DRAINAGE, INSPECTION, AND = CALCULATED DISTANCE (CALC.) S 88°43'00" E MAINTENANCE OF THE EXISTING = CENTERLINE 60.00' Rec./Msd. 5/8" BENT IRON 5/8" BENT IRON DETENTION AREA, PER DEED. = CITY SURVEY RECORDS PIN FND. & USED PIN FND. & USED = DEED DISTANCE (Dd.) (D.R.) = DEED RECORD = DOCUMENT NUMBER (Doc.) = ENCROACHMENT (Encr.) = FOUND (Fd.) = INSTRUMENT NUMBER (Inst.) = MEASURED DISTANCE (Ms.) (Mon.Box) = MONUMENT BOX ASSEMBLY= OBSERVED DISTANCE (O.L.) = ORIGINAL LOT LINE (O.R.) = OFFICIAL RECORD = PROPERTY LINE = PERMANENT PARCEL NUMBER = POINT OF CURVATURE = POINT OF TANGENCY (POB) = PLACE OF BEGINNING = PRINCIPAL PLACE OF BEGINNING = RECORD DISTANCE = RECORDED PLAT = RIGHT-OF-WAY = TURNED ANGLE = SUBLOT RESIDUAL PARCEL 3.0302 Ac. 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) Monument Legend: Boundary Certification: MON. BOX ASSEMBLY FOUND (AS NOTED) EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED) I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT STONE FOUND (AS NOTED) 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 IRON PIPE FOUND (AS NOTED) CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS IRON PIN FOUND (AS NOTED) 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 • 5/8" IRON PIN FOUND I.D. CAP POLARIS #7388 FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT • 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388" 5/8" IRON PIN CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS FND. & USED PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF ◆ ◆ DRILL HOLE FOUND (AS NOTED) FACTS REVEALED BY A EXAMINATION OF THE SAME. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 DRILL HOLE SET (AS NOTED) (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH △ P.K. NAIL FOUND (AS NOTED) IDENTIFICATION CAP "POLARIS "7388" AS SHOWN HEREON (•). 5/8" IRON PIN Richard S. Thompson fr. A P.K. NAIL SET (AS NOTED) FND. & USED (ID: HAYWOOD) RICHARD A. THOMPSON, JR. 5/8" IRON PIN OHIO PROFESSIONAL SURVEYOR #7388 N 88°43'00" W RICHARD FND. & USED S 88°43'00" E 231.99' DATE: 6/12/2025 70.00' Rec./Msd. (ID: HAYWOOD) ★ THOMPSON, JR. N 88°16'00" E \$ 88°43'00" E 800.18' Rec./Msd. 399.82' Rec./Msd. SPLIT PARCEL 5/8" IRON PIN 73.57 Rec./Msd. 5/8" IRON PIN KENNEDY PARKWAY 60' 0.3195 Ac. FND. & USED FND. & USED CONTRACT No. Vol. 34, Pg. 13 IN MON. BOX IN MON. BOX **POLARIS ENGINEERING** (1999) SCALE: HOR. <u>1''=30'</u> and SURVEYING, INC. 25064 34600 CHARDON ROAD - SUITE D N 88°43'00" W 231.99' Rec./Msd. FOLDER: DWG/Survey KENNEDY GROUP LOST WILLOUGHBY HILLS, OHIO 44094 FILENAME: Survey Base NATION PARKWAY I LTD (440) 944-4433 (440) 944-3722 (Fax) SHEET OF DOC: 2009R009487 AB: 01-Lot Split www.polaris-es.com PPN: 27-B-054-0-00-023-0