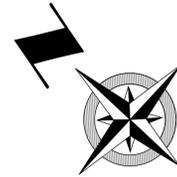


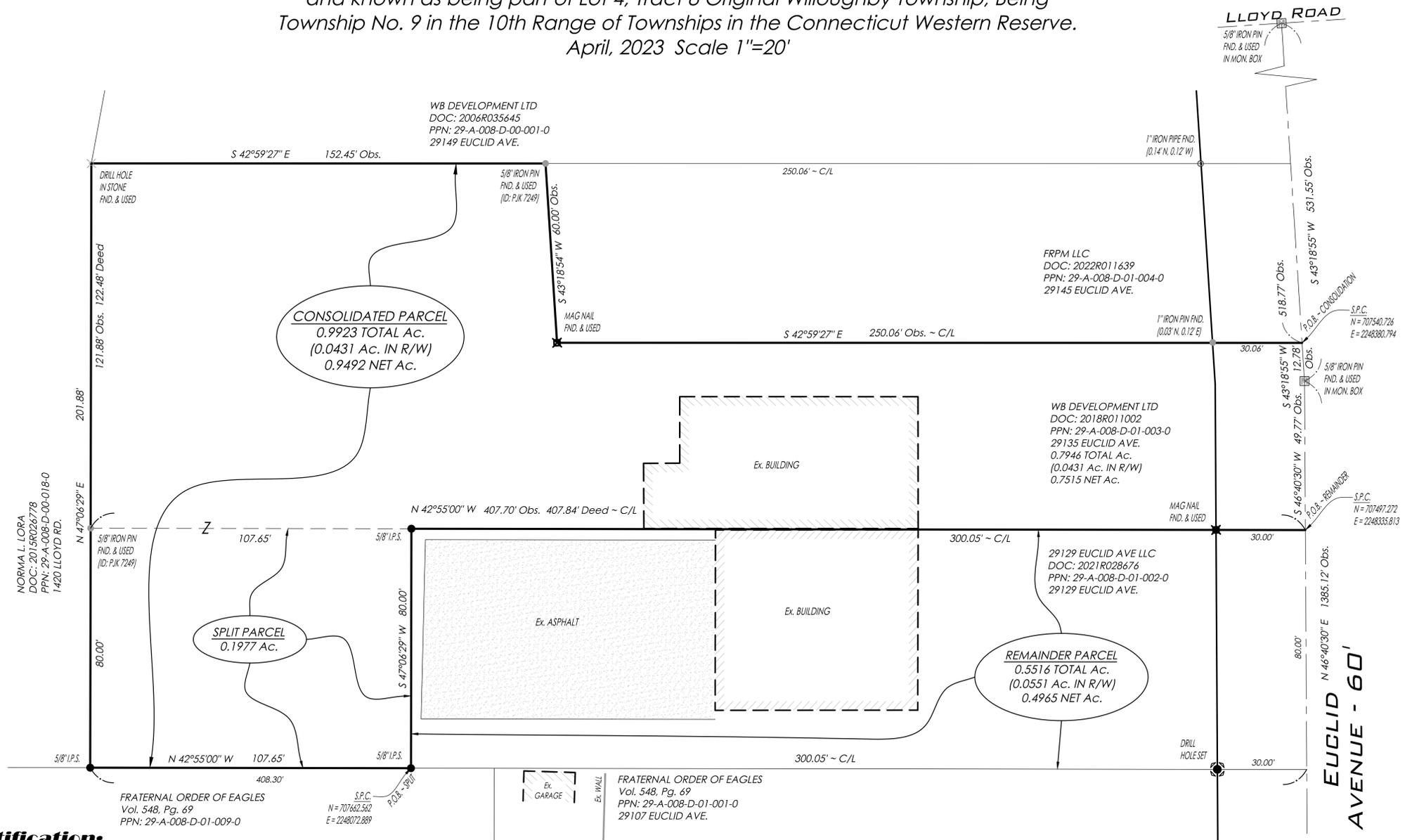
Plat Of Lot Split & Consolidation

For WB Development LTD
 Situated in the City of Wickliffe, County of Lake, and State of Ohio,
 and known as being part of Lot 4, Tract 8 Original Willoughby Township, Being
 Township No. 9 in the 10th Range of Townships in the Connecticut Western Reserve.
 April, 2023 Scale 1"=20'



Monument Legend:

- MON. BOX ASSEMBLY FOUND (AS NOTED)
- EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
- STONE FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- IRON PIN FOUND (AS NOTED)
- 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7249"
- DRILL HOLE FOUND (AS NOTED)
- DRILL HOLE SET (AS NOTED)
- P.K. NAIL FOUND (AS NOTED)
- P.K. NAIL SET (AS NOTED)



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 A EXAMINATION OF THE SAME. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. 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 "PJK 7249" AS SHOWN HEREON (●).

Peter Knezevic
 PETER KNEZEVIC
 OHIO PROFESSIONAL SURVEYOR #7249
 DATE: 4/17/2023

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.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 |
| (Doc.) = DOCUMENT NUMBER | (POB) = PLACE OF BEGINNING |
| (Encr.) = ENCROACHMENT | (PPOB) = PRINCIPAL PLACE OF BEGINNING |
| (Fd.) = FOUND | (Rec.) = RECORD DISTANCE |
| (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 |

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: 4/17/2023
 SCALE: HOR. 1"=30'
 VERT. N/A
 FOLDER: Survey Base
 FILENAME: Split & Consol.
 TAB: 01-Boundary

CONTRACT No.	
23050	
SHEET	OF
01	01