PLAT OF LOT SPLIT AND CONSOLIDATION

SITUATED IN THE CITY OF WILLOUGHBY HILLS,
COUNTY OF LAKE, AND STATE OF OHIO,
BEING PART OF ORIGINAL WILLOUGHBY
TOWNSHIP LOTS 11 AND 3, TRACT 1
SEPTEMBER 14, 2026
SCALE 1 INCH = 100 FEET

OWNERS ACCEPTENCE:

THE UNDERSIGNED, LORETO IAFELICE, TRUSTEE,
OWNER OF THE LAND SHOWN HEREON, DOES HEREBY
ACCEPT THIS PLAT OF THE SAME.

_____
LORETO IAFELICE, TRUSTEE

NOTARY PUBLIC

STATE OF)
)
COUNTY OF)

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE LORETO IAFELICE, TRUSTEE, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HIS FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

AT _____, OHIO

THIS _____ DAY OF
_____, 2026.

_____
NOTARY PUBLIC
_____
MY COMMISSION EXPIRES

THIS IS AN ACKNOWLEDGEMENT CLAUSE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

OWNERS ACCEPTENCE:

THE UNDERSIGNED, CHAD & JEAN MARIE HOPPER & GARY DOOMS, OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF THE SAME.

_____
CHAD HOPPER

_____
JEAN MARIE HOPPER

_____
GARY DOOMS

NOTARY PUBLIC

STATE OF)
)
COUNTY OF)

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE CHAD & JEAN MARIE HOPPER & GARY DOOMS, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

AT _____, OHIO

THIS _____ DAY OF
_____, 2026.

_____
NOTARY PUBLIC
_____
MY COMMISSION EXPIRES

THIS IS AN ACKNOWLEDGEMENT CLAUSE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

SURVEYOR'S 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 AND 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 IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS".

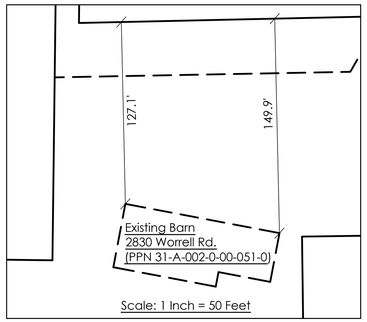
Michael P. Spellacy 09/14/2026
MICHAEL P. SPELLACY P.S. #8169 DATE

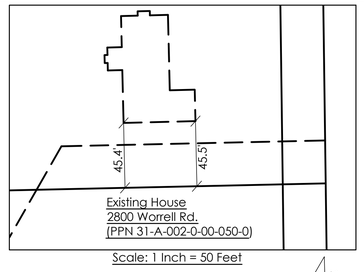
STATE OF OHIO
MICHAEL P SPELLACY 8169 REGISTERED PROFESSIONAL SURVEYOR

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 INCH = 100 FEET

BASIS OF BEARINGS
BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) EPOCH 2010.0 REFERENCE FRAME, GEOID MODEL 2018.

DATE:09/14/2026 DRAWN: mps
SCALE: HOR1"= 100' VERT. 1"=00'
FOLDER: DWG/Proj. Surveying
FILENAME: 26130 Lot Split
TAB: 01-Lot Split
BNDY. BY: XXX
BASE. BY: XXX





PARCEL ACREAGE NOTES

Lot Split 1
11,796 S.F.
0.2708 Ac.

Lot Split 2
5,795 S.F.
0.1330 Ac.

4,895 S.F.
0.1124 Ac.
Less R/W

Combination 1
591,630 S.F.
13.5820 Ac.

579,858 S.F.
13.3117 Ac.
Less R/W

Combination 2
75,947 S.F.
1.7435 Ac.

71,213 S.F.
1.6348 Ac.
Less R/W

BOUNDARY SURVEY LEGEND

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED

APPROVALS

APPROVED BY THE ENGINEER OF THE CITY OF WILLOUGHBY HILLS

THIS _____ DAY OF _____, 2026.

_____
PIETRO DIFRANCO - ENGINEER OF THE CITY OF WILLOUGHBY HILLS

APPROVED BY PLANNING COMMISSION OF THE CITY OF WILLOUGHBY HILLS

THIS _____ DAY OF _____, 2026.

_____
TOM ELLIOT - CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF WILLOUGHBY HILLS

LOT SPLIT / CONSOLIDATION WORRELL ROAD

CITY OF WILLOUGHBY HILLS - LAKE COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433
www.polaris-es.com

polaris Engineering & Surveying

MAP OF LANDS

PREPARED FOR:
CHAD HOPPER
2800 WORRELL ROAD
WILLOUGHBY HILLS,
OHIO 44094

CONTRACT No.
26130

SHEET	OF
1	1