

CITY ENGINEER: Willoughby Hills, OH
 PROJECT NO.: 7986.24
 SUBMITTAL ID.:
 REVIEWER: Kevin Treppel
 DATE: 2/16/2017

This review shall not be misconstrued as relieving the applicant from any other applicable codes, requirements, or regulations. It is the applicant's responsibility to assure conformance to all applicable local, state, and federal requirements.

BOWEN 13000 Shaker Blvd.
 Cleveland, OH 44120

**Plat of Chagrin North Office Park
 Lot Split and Consolidation
 Prepared for Clover Communities
 Situated in the State of Ohio,
 County of Lake and City of Willoughby Hills
 And Being Part of Original
 Willoughby Township Lot 1, Tract 2
 February 7, 2017 Scale 1"= 50'**

PPN 31-A-004-0-00-005-0
 Bishop of Cleveland
 Vol.613, Page 599 D.R.

Land Remaining: Parcel 5 and 6 Chagrin North Office Park
 Vol. 16, Page 5 L.C.P.R. - PPN 31-A-004-0-00-025-0
 Clover Communities Willoughby, LLC
 Inst. No. 2014R011356
 6.3559 Acres Remaining

PPN 31-A-004-0-00-004-0
 City of Willoughby Hills
 Vol. 39, Page 1302 O.R.

PPN 31-A-004-C-00-001-0
 Magdalena Winter
 Inst. No. 2011R011625
 Sleepy Hollow Estates Section 3
 Volume M, Page 2 L.C.P.R.

Sleepy Hollow Estates Section 2
 Volume K, Page 17 L.C.P.R.

Sublot 55
 PPN 31-A-004-B-00-001-0
 Matthew S. & Melissa J.
 Schoneman
 Inst. No. 2015R021503

Sublot 57
 PPN 31-A-004-B-00-002-0
 Calvin W. & Kyle M.
 Overmyer
 Inst. No. 2002R034115

Sublot 59
 PPN 31-A-004-B-00-003-0
 Susan A. Balante Tr.
 Inst. No. 2015R005739

Sublot 61
 PPN 31-A-004-B-00-004-0
 Josephine A. & Joseph
 Zeolla
 Volume 1169, Page 1228
 O.R.

Sublot 63
 PPN 31-A-004-B-00-005-0
 Donald R. Snyder
 Inst. No. 2012R013282

Sublot 65
 PPN 31-A-004-B-00-006-0
 John J. & Majda Kucmanic
 Inst. No. 2002R019494

Sublot 67
 PPN 31-A-004-B-00-007-0
 Gerda B. Vandycy
 Inst. No. 2011R024154

PPN 31-A-004-B-00-008-0
 Jilan Zhang
 Inst. No. 2008R006738

Sublot 73
 PPN 31-A-004-B-00-009-0
 Donna M. Kautz
 Inst. No. 2012R005321

Sublot 74
 PPN 31-A-004-B-00-010-0
 Lillian J. Cendrowski
 Inst. No. 2015R015345
 Sleepy Hollow Estates Section 2
 Volume K, Page 17 L.C.P.R.

**S.O.M. Center Road
 (S.R. 91) Width Varies**

**Dixon
 Road ~ 50'**

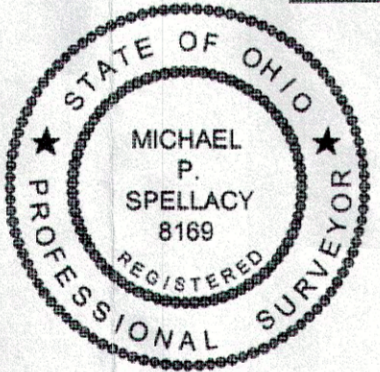
**Euclid - Chardon Road
 (U.S. 6) Width Varies**

**S.O.M. Center Road
 (S.R. 91) Width Varies**

BOUNDARY CERTIFICATION:

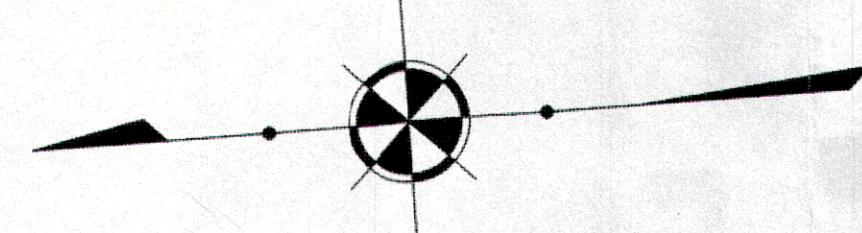
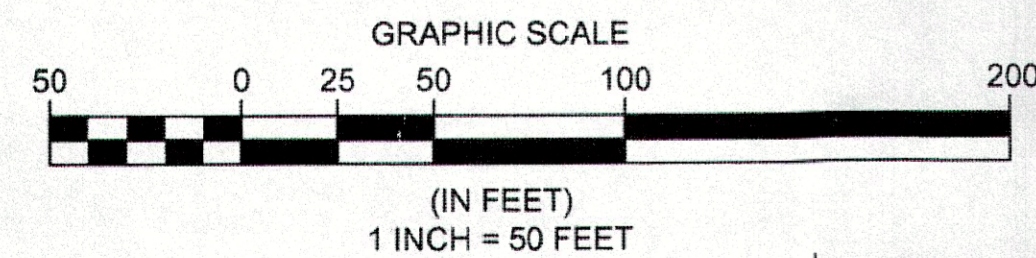
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS 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 AN EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

Michael P. Spellacy
 MICHAEL P. SPELLACY P.S. #8169
 DATE: 02/07/2017



**Boundary
 Survey
 Legend**

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND
- IRON PIPE FOUND
- ⊙ DRILL HOLE FOUND
- ▲ SURVEY MARKER NAIL FOUND
- MONUMENT BOX FOUND



BEARINGS SHOWN HEREON ARE BASED ON THE PLAT FOR THE CHAGRIN NORTH OFFICE PARK RECORDED IN VOLUME 16, PAGE 5 OF LAKE COUNTY PLAT RECORDS

LOT COVERAGE

TOTAL AREA REMAINING LANDS:	6.3559 AC.
LOT COVERAGE INFORMATION (REQUIRED):	
EXISTING PAVEMENT & BUILDINGS:	50,420 SF
PROPOSED PAVEMENT & BUILDINGS:	93,000 SF
TOTAL % OF IMPERVIOUS SURFACES:	143,420 SF (3.29 AC.)
TOTAL % OF OPEN SPACE:	3.29 AC. / 6.3559 AC. = 52% (<60% OK)
	3.07 AC. / 6.3559 AC. = 48% (>20% OK)

OFF STREET PARKING REQUIREMENT:

SPACES REQUIRED:	102
NEW SPACES PROVIDED:	= 91 SURFACE SPACES
	= 9 ENCLOSED SPACES
	= 100 NEW SPACES

NOTE: BALANCE OF REQUIRED PARKING SPACES TO BE PROVIDED FOR IN THE DECLARATION OF EASEMENTS RIGHT AND RESTRICTIONS BETWEEN THE SELLER AND PURCHASER AS DETAILED IN SECTION 7 OF THE PURCHASE AND SALE AGREEMENT BETWEEN CLOVER COMMUNITIES WILLOUGHBY, LLC AND 34900 CHARDON LLC AND DATED 09/26/2016

OWNER'S ACCEPTANCE
 THE UNDERSIGNED, CLOVER COMMUNITIES WILLOUGHBY, LLC, OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF LOT SPLIT AND CONSOLIDATION OF THE SAME AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST.

AGENT FOR CLOVER COMMUNITIES, LLC
 STATE OF OHIO
 COUNTY OF LAKE
 BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL
 AT _____, OHIO THIS _____ DAY
 OF _____, 20____.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

OWNER'S ACCEPTANCE
 THE UNDERSIGNED, 34900 CHARDON, LLC, OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF LOT SPLIT AND CONSOLIDATION OF THE SAME AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST.

AGENT FOR 34900 CHARDON, LLC
 STATE OF OHIO
 COUNTY OF LAKE
 BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL
 AT _____, OHIO THIS _____ DAY
 OF _____, 20____.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

**Part of
 Original Willoughby Twp.
 Lot 1 Tract 2**

POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
 www.polaris-es.com



**Plat of Chagrin North Office Park
 Lot Split and Consolidation
 Prepared for Clover Communities**

CONTRACT No.	
13017	
SHEET	OF
1	1

City of Willoughby Hills - Lake County - Ohio