LINE TABLE: I. N I°09'II" W I.95' 2. 5 87°52'28' W 14.00' 3. N 2°05'28" W I 2.23' R = 45.00'R = 30.00'4. S 89°21'33" W 57.06' L = 85.76 $L = 45.12^{\circ}$ 5. S 6°24'33" W 12.26' $D = 109^{\circ}11'57''$ $D = 86^{\circ}10'39''$ 6. 5 88°43'45" W 176.13 CH = 73.36'CH = 40.99'7. S 1°16'15" E 1.97' N 32°43'51" W N 44°14'30" W 8. N 88°50'25" E 12.83' 9. N 68°07'52" W 80.08' 10. N 85°55'26" E 20.02' II. N 85°55'26" E 20.02' DETAIL OF SPLIT AREA (NOT TO SCALE) PARCEL 'B' N 88°50'25" E 248.99' VINYL FENCE PSPLIT AREA THE SPLIT AREA IS THE PARCEL OF LAND GOING FROM AREA OF SPLIT VICTORWILLIAMS TO SIVO. =1227.35 SQ.FT =0.0282 AC IT IS A NEW LINE CREATED 0.50' PARCEL 'A' (6") OUTSIDE OF THE ENCROACHING VINYL FENCE AS LOCATED. OWNERS ACCEPTANCE: OWNERS ACCEPTANCE: I THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON DO HEREBY ACCEPT THIS LOT SPLIT AND CONSOLIDATION PLAT OF THE SAME. SAME. LINDA J. WILLIAMS RONALD L. VICTOR STATE OF OHIO COUNTY OF LAKE COUNTY OF LAKE BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED OWNER(S) AND ACKNOWLEDGE THAT HE/SHE/THEY DID SIGN THE FOREGOING INSTRUMENTAND THAT IT WAS HIS/HER/THEIR OWN FREE ACT AND DEED IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND OFFICIAL SEAL AT ______, OHIO, THIS _____ DAY OF _____, 2021. NOTARY PUBLIC MY COMMISSION EXPIRES NOTARY PUBLIC

OWNERS ACCEPTANCE:

I THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON DO HEREBY ACCEPT THIS LOT SPLIT AND CONSOLIDATION PLAT OF THE SAME.

MICHAIL J. SIVD

NOTARY STATE OF OHIO COUNTY OF LAKE

REVISION HISTORY: (REV.1 5/20/2021)

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED OWNER(S) AND ACKNOWLEDGE THAT HE/SHE/THEY DID SIGN THE FOREGOING INSTRUMENTAND THAT IT WAS HIS/HER/THEIR OWN FREE ACT AND DEED IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND OFFICIAL SEAL AT _____, OHIO, THIS ____ DAY OF ____, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES I THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON DO

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED OWNER(S) AND ACKNOWLEDGE THAT HE/SHE/THEY DID SIGN THE FOREGOING INSTRUMENTAND THAT IT WAS HIS/HER/THEIR OWN FREE ACT AND DEED IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND OFFICIAL

HOUSE DETAIL

(NOT TO SCALE)

MY COMMISSION EXPIRES

APPROVALS:

THIS LOT CONSOLIDATION IS ACCEPTED AND APPROVED BY THE PLANNING COMMISSION CHAIRMAN OF THE CITY OF WILLOUGHBY HILLS, STATE OF OHIO THIS _____, DAY OF ______, 2021.

PLANNING COMMISSION CHAIRMAN

THE CITY OF WILLOUGHBY HILLS, STATE OF OHIO THIS _____ DAY OF

CITY ENGINEER

HEREBY ACCEPT THIS LOT SPLIT AND CONSOLIDATION PLAT OF THE

SEAL AT ______, OHIO, THIS _____ DAY OF _____, 2021

SCALE: 1"=40'

THIS LOT CONSOLIDATION IS ACCEPTED AND APPROVED BY THE CITY ENGINEER OF

MAG NAIL SET

(R) RECORD

(C) CALCULATED

(M) MEASURED

PLAT OF LOT SPLIT \$ CONSOLIDATION

28920 EUCLID - CHARDON ROAD (S.R. 6) WILLOUGHBY HILLS, OHIO KNOWN AS PN 31-A-006-Q-00-003-0

SITUATED IN THE CITY OF WILLOUGHBY HILLS, COUNTY OF LAKE AND STATE OF OHIO, KNOWN AS BEING SUBLOT 3 IN THE HUNTING TRAIL SUBDIVISION OF PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT NO. 2, TRACT 3, RECORDED IN PLAT VOLUME 46, PAGE 23 OF LAKE COUNTY RECORDS.

THE BASIS OF BEARINGS FOR THIS SURVEY IS FROM A PLAT OF SURVEY FOR RONALD L. VICTOR AND LINDA J. WILLIAMS, PREPARED BY SCHWARTZ LAND SURVEYING INC. ON MARCH 11, 2021.

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

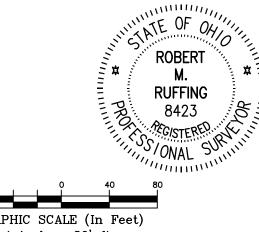
DOCUMENTS USED:

- PLAT VOLUME 46, PAGE 23 OF LAKE COUNTY RECORDS. -PLAT OF SURVEY FOR RONALD L. VICTOR AND LINDA J. WILLIAMS AS SHOWN ABOVE.

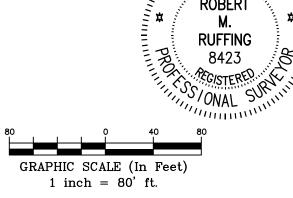
-DEEDS AS SHOWN HEREON. -LAKE COUNTY G.I.S./ TAX MAPS.

CERTIFICATION:

THIS MAP REPRESENTS A LOT SPLIT AND CONSOLIDATION SURVEY DONE UNDER MY DIRECTION ON MAY 12, 2021 WHICH CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AND IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.







• 5/8" x 30" IRON ROD PIN SET AND CAPPED M MONUMENT BOX FOUND

IRON PIN / PIPE FOUND (IPF / PIPF) DRILL HOLE SET

ADJACENT CENTERLINE CHAIN LINK FENCE EAST ENCRS. ENCROACHES

R/W RIGHT OF WAY

INST. NO. INSTRUMENT NUMBER

N NORTH

s SOUTH P.O.B. POINT OF BEGINNING P.O.T. POINT OF TANGENCY P.O.L. POINT ON LINE S.F. SQUARE FEET

VOL VOLUME

W WEST

W.F. WOOD FRAME GAS LINE MARKER P.O.C. POINT OF COMMENCEMENT / UTILITY POLE

CHARDON ROAD - S.R. 6 (60' R/W)

FD 5/8" IRON PIN SCHWARTZ 7 I 93

FD 5/8" IRON PIN

SCHWARTZ 7193

N 89°27'05" E 241.80' (R)

MICHAEL J. SIVO

2006R044501 10-31-2006

NEW AREA

=99,657.15 SQ.FT.

=2.2878 AC.

IN R/W (45,44,43,42)

=600.762 SQ.FT.

=0.0138 AC.

SPLIT AREA SEE DETAIL

LOT 3

7.6X7.1'

VINYL SHED NO FNDT'N

LOT 3

RONALD L. VICTOR \$

LINDA J. WILLIAM'S

2019R019267

8-15-09

NEW AREA

IN R/W

=600.73 SQ.FT.

=0.0138 AC.

S 89°27'04" W 141.81' (R)

PN 31-A-005-A-00-002-0

JENNIFER M. \$ JAMES W.

KINNAIRD

INST# 2014R006571

3-17-2014

164,607.23 SQ.FT =3.7788 AC.

S 88°50'25" W 248.99' (R)

FD 5/8" CAPPED IRON PIN SCHWARTZ 7193

0.04' W

PN 31-A-006-Q-00-002-0

ROSE VALENTINO OR SUCESSORS AS TRUSTEE

INST# 2018R022056 8-30-2018

PN 31-A-005-A-00-001-0

JENNIFER M. & JAMES W.

KINNAIRD

2014R006571

3-17-2014

SET 5/8"x30" CAPPED IRON PIN

"R RUFFING PS 8423 EXACTA SURVEYING"

N 85°55'26" E 242.05' (R)

PN 31-A-006-0-00-068-0

MICHAEL J. SIVO

2006R044498

10-31-2006

FD 5/8" CAPPED IRON PIN

SCHWARTZ 7193

2'± USED

SET 5/8"x30" CAPPED IRON PIN "R RUFFING PS 8423 EXACTA SURVEYING"

FD 5/8" IRON PIN SCHWARTZ 7193

FD 5/8" IRON PIN

15' SAN. SWR. ESMT.

TPOB PARCEL 'E \$ SPLIT PARCEL

TPOB PARCEL 'A

FD 5/8" CAPPED IRON PIN

LOT I

FD | 1/2" IRON PIPE

PN 31-A-006-L-00-016-0 DEBORAH R. \$

CHRISTOPHER D. BREWER

INST# 2019R019267

8-15-2019

S/L 21

PN 31-A-006-L-00-015-0

EDWARD J. & CHRISTINE

HAINRIHAR

VOL. 1032, PG. 0508

7-28-1994

S/L 20 PN 31-A-006-L-00-014-0

LENWOOD P. JR. & WENDY Y. INST# 2020R018432

7-9-2020

S/L 19

ASHOKUMAR S. \$

PN 31-A-006-L-00-013-0

RENUKA A.PATEL

INST# 1999R041038

8-25-1999

5/L 18 PN 31-A-006-L-00-012-0

JERRY & DEBRA STACHURSKI INST# 2009R019430

7-27-2009

PN 31-A-006-L-00-011-0 PAUL A. & CHRISTINE A.

FIHINDI INST# 2002R065898 12-17-2002

PN 31-A-006-L-00-010-0

JOANN L. SAMODELL \$

JENNIFER L. RICHMOND,

CO-TRUSTEES

INST# 2019R005669

3-20-2019

PN 31-A-006-L-00-009-0

DANIEL P. CHROSNIAK INST# 2019R004909 3-12-2019

BLOCK 'A' PN 31-A-006-L-00-021-0

JASON H. & DENISE A.

NYSTROM

INST# 2018R014470

6-11-2018

FD 5/8" IRON PIN

FD 5/8" CAPPED IRON PIN

FD 5/8" CAPPED IRON PIN

6CHWARTZ 7193

■EXACTA Exacta Land Surveyors, LLC 1500 W 3rd St | MZ130, Cleveland, Ohio 44113 P: 216.751.9000 | F: 216.751.9510 Job Number: 2103.6381 Field Work Date: 5/5/2021 Date: 05/06/21 Drawn By: N.R.