

SITUATED IN THE CITY OF WILLOUGHBY HILLS, COUNTY OF LAKE,
AND STATE OF OHIO, AND FURTHER KNOWN AS BEING PART OF
LOTS 2 & 3, TRACT 3, ORIGINAL WILLOUGHBY TOWNSHIP, BEING
TOWNSHIP NUMBER 9 NORTH IN THE 10TH RANGE WEST OF
TOWNSHIPS IN THE CONNECTICUT WESTERN RESERVE

The survey plat depicts a large parcel labeled "PARCEL 'A'" with an area of 1.7750 acres. This parcel is situated between Oak Street 60' to the west and Eddy Road to the east. The northern boundary of the parcel is defined by several segments: a 200.00-foot segment from Crystal K. Johnson, a 515.47-foot segment from Christine A. Klun, and a 157.84-foot segment from Derrick Platzar. The southern boundary consists of a 200.00-foot segment from Dennis A. Waite and a 315.47-foot segment from Christian M. Platzar. The eastern boundary runs north-south, measuring 150.00 feet from the intersection with Eddy Road back to the northern boundary. A diagonal easement or road, Pleasant View Highlands Vol. 6, Pg. 6 (1925), crosses the parcel from the southwest towards the northeast. Various monuments are noted along the boundaries, including 8-inch concrete monuments at the northwest corner and 1-inch bent iron pipe monuments used throughout the survey.

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 A 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

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 INCH = 20 FEET

DATE: 4/3/2025 DRAWN: RMK
SCALE: HOR. 1"=20' VERT. N/A
FOLDER: DWG/Proj. Surveying
FILENAME: 25031 Survey Base
TAB: 01-Boundary
BNDY. BY: MPS
BASE. BY: RMK

CITY OF WILLOUGHBY HILLS - LAKE COUNTY - OHIO

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CONSOLIDATION PLAT

CONTRACT No.

25031

SHEE

OF

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