

Plat of Lot Splits Bishop Queen, LLC

Situated in the City of Willoughby Hills, County of Lake and State of Ohio & known as being part of Original Township Lot 4, Tract 4.

March 2024 Scale: 1"=50'

Splits

A- 0.7401 Ac. (32,239 sq.ft.) - to R/W

B- 0.7069 Ac. (30,792 sq.ft.) - to R/W

Remainder

9.9293 Ac. (432,520 sq.ft.) - to R/W

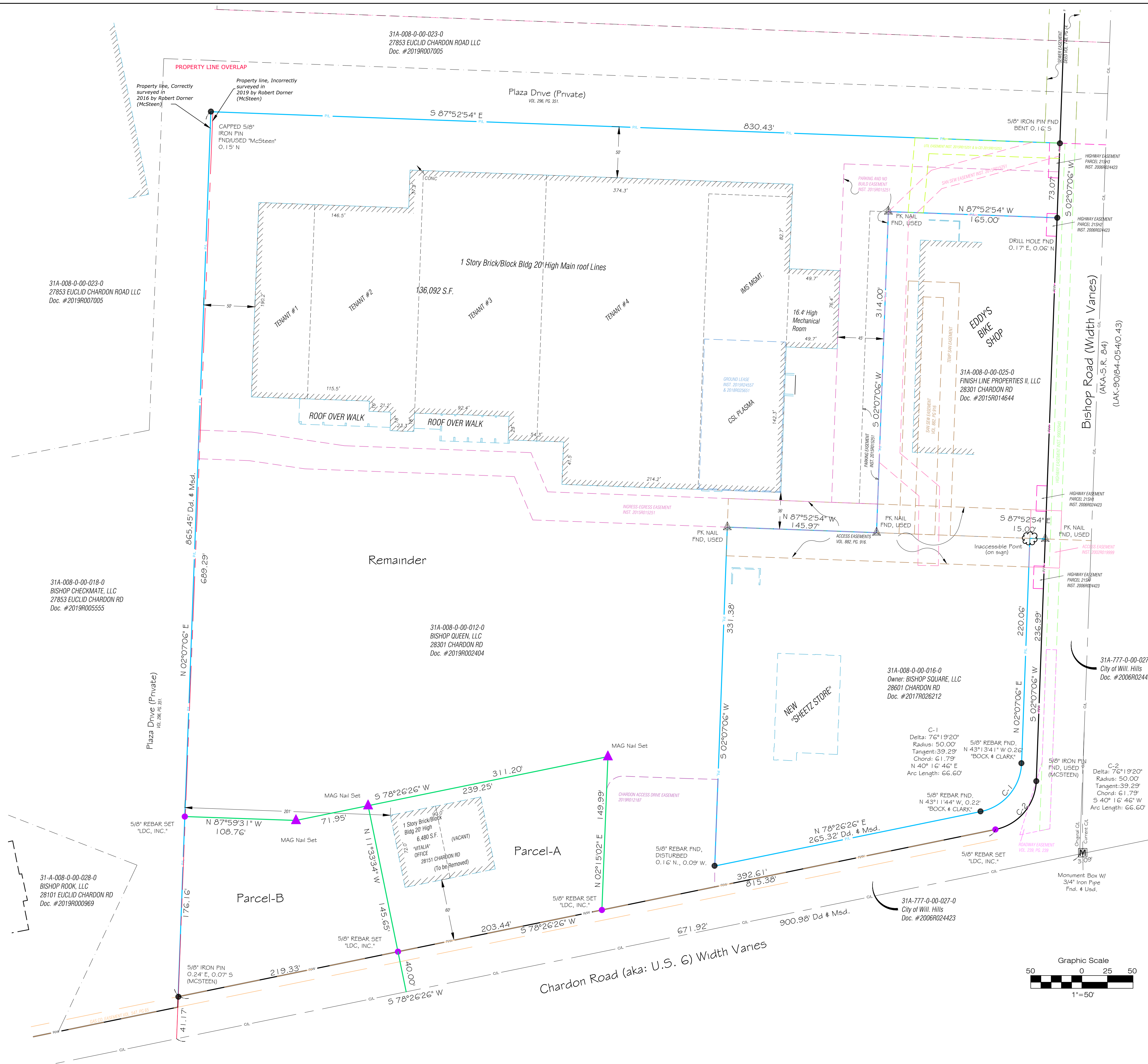
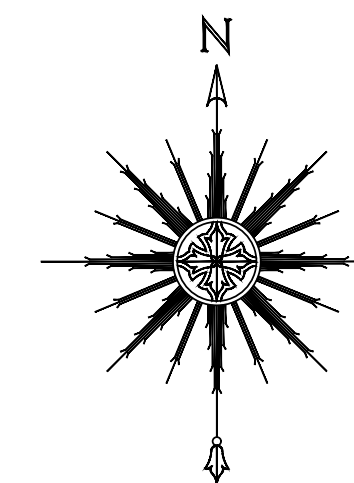
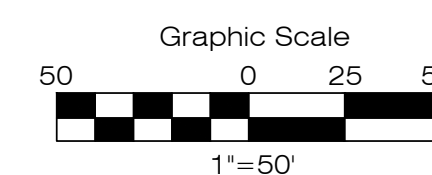
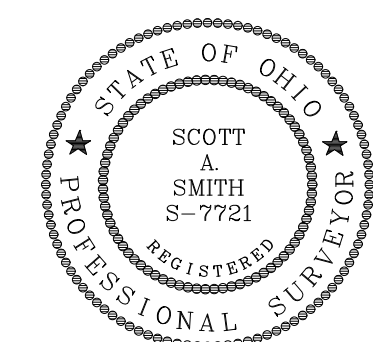
Legend:

- | | | |
|-------------------------------------|--------------------------|---------------------------------------------------|
| ● I. Pin Found | ⊕ Drill Hole Found | Meas. = Measured |
| ○ I. Pipe Found | ⊕ Drill Hole Set | Plat = Subdivision Plat |
| ⊕ 5/8" x 30" I. Pin Set (LDC, Inc.) | ⊕ Vertical Control Point | D./M. = Deed & Measured |
| ⊕ Monument Box Found | ⊕ Hub Found | Dd. = Deed |
| ⊕ Monument Box Empty | ⊕ Hub Set | Rec. = Record |
| ⊕ PK Set | ⊕ Railroad Spike Found | Act. = Actual |
| ⊕ PK Found | ⊕ Railroad Spike Set | ⊕ Property corner unable to pin due to Plaza sign |
| ⊕ Stone Found | | |

Survey Certification:

I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to Ohio North NAD 83(2011) geoid 12B ODOT VRS Network. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. 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.

Scott A. Smith
Scott A. Smith, P.S. #7721
03/28/2024



Lot Splits

LAND DESIGN consultants
www.ldcinc.net
ENGINEERS PLANNERS SURVEYORS



DATE: 3/28/2024
SCALE: HOR. 1"=50'
VERT. _____
FILENAME: Split-2024
COMPUTER: S
TAB NAME: Plat

Bishop Queen, LLC
Chardon Bishop Plaza
City of Willoughby Hills - Lake County - Ohio

SHEET 1 OF 1
CONTRACT No. BISHQ1-2301