

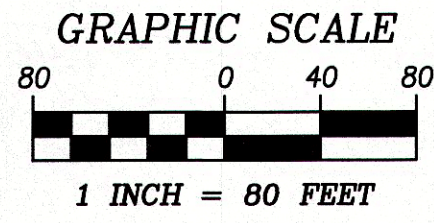
**APPROVALS**

This plat is hereby approved by the Planning and Zoning Commission and Architectural Board of Review of the City of Willoughby Hills, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Christopher Smith  
Chairman

This plat is hereby approved by the Engineer of the City of Willoughby Hills, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

City Engineer Pietro A. DiFranco, P.E.



**LOT SPLIT/CONSOLIDATION**

**THE SHOPPES AT WILLOUGHBY HILLS - LOEHMANS PLAZA - 27853 EUCLID-CHARDON ROAD**

Known as being Parcel's 4, 4-A, & 5 in the Renaissance Resubdivision No. 3 of a part of Original Willoughby Township Lot Nos. 4 and 5, Tract 4, recorded in Volume 11, Page 1 of Lake County Map Records, now situated in the

**CITY OF WILLOUGHBY HILLS  
COUNTY OF LAKE - STATE OF OHIO**

This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 96-026".

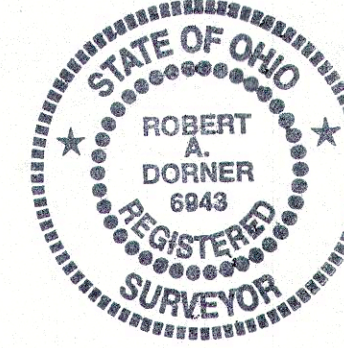
*Robert A. Dörner*  
ROBERT A. DÖRNER  
REG. PROF. SURV. No. 6943  
Job No.: 18-109

Field Date: October 15, 2017  
Survey Date: November 8, 2018  
Latest Revision Date: January 2, 2019  
Previous Reference Job No.: 14-013, 14-063, 16-043 and 17-205

**INDEX OF SHEETS**

SHEET 1: LOT SPLIT / CONSOLIDATION AND EASEMENTS  
SHEET 2: PARKING TABULATION AND EXISTING CONDITIONS

1  
SHEET NO.  
2



- LEGEND**
- denotes rebar found as noted
  - ⊠ denotes rebar inside monument box assembly found as noted
  - ⊙ denotes 5/8" diameter x 30" long rebar with "McSTEEN CA 96-026" ID cap set
  - ⊗ denotes P-K (masonry) nail set
  - ⊕ denotes 5/8" diameter x 30" long rebar with "McSTEEN CA 96-022" ID cap set from prior survey
  - ⊗ denotes P-K (masonry) nail found as noted
  - ⊗ denotes drill hole found as noted

- ⊕ CENTERLINE  
R/W RIGHT-OF-WAY  
CALC. CALCULATED  
REC. RECORD  
FD. FOUND  
MON. MONUMENT  
L.C.M.R. LAKE COUNTY MAP RECORDS  
L.C.D.R. LAKE COUNTY DEED RECORDS

- CHAIN LINK FENCE  
ASPHALT PAVEMENT  
CONCRETE PAVEMENT

**EASEMENT LEGEND**

- TRUCK PARKING EASEMENT AREA
- ACCESS EASEMENT

**SURVEY REFERENCES**

- Renaissance Resubdivision No. 3 (Vol. 11, Pg. 1 L.C.M.R.)
- Centerline Survey Plat for LAK-90/84-0.54/0.43 (Vol. 48, Pg. 24 L.C.M.R.)
- "Plat of Survey" by Polaris Engineering & Surveying, Contract No. 04611, dated October 27, 2004.
- "Lot Split and Easement Plat for 2820-2824-2830 Bishop Road", dated June 10, 2015 by McSteen and Associates.
- "Lot Split and Consolidation for The Shoppes at Willoughby Hills - Loehmans Plaza", dated April 17, 2018 by McSteen and Associates.

**ACCEPTANCE**

I, the undersigned Representative of Bishop Castle, LLC, owner of the land shown hereon, do hereby accept this Lot Split as shown hereon.

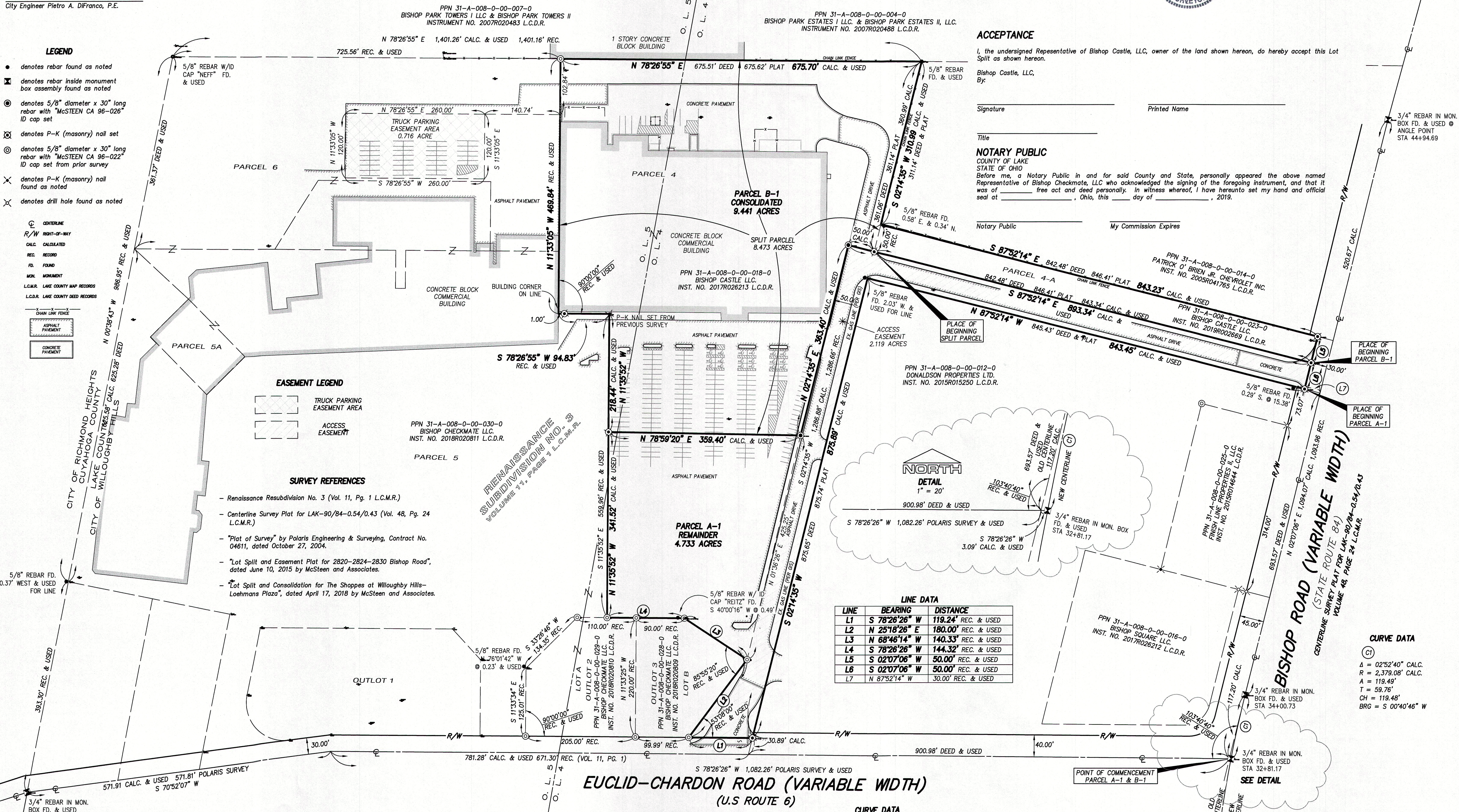
Bishop Castle, LLC,  
By:

Signature \_\_\_\_\_ Printed Name \_\_\_\_\_

**NOTARY PUBLIC**

COUNTY OF LAKE  
STATE OF OHIO  
Before me, a Notary Public in and for said County and State, personally appeared the above named Representative of Bishop Castle, LLC who acknowledged the signing of the foregoing instrument, and that it was of his free act and deed personally. In witness whereof, I have hereunto set my hand and official seal at \_\_\_\_\_, Ohio, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_



**LINE DATA**

LINE	BEARING	DISTANCE
L1	S 78°26'26" W	119.24' REC. & USED
L2	N 25°18'26" E	180.00' REC. & USED
L3	N 68°46'14" W	140.33' REC. & USED
L4	S 78°26'26" W	144.32' REC. & USED
L5	S 02°07'06" W	50.00' REC. & USED
L6	S 02°07'06" W	50.00' REC. & USED
L7	N 87°52'14" W	30.00' REC. & USED

**CURVE DATA**

(C1)

Δ = 02°52'40" CALC.  
R = 2,379.08' CALC.  
A = 119.49'  
T = 59.76'  
CH = 119.48'  
BRG = S 00°40'46" W

**EUCLID-CHARDON ROAD (VARIABLE WIDTH)  
(U.S. ROUTE 6)**

**CURVE DATA**

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	02°52'46" CALC. & USED	2,379.08' REC. & USED	119.49' CALC. & USED	59.76' CALC. & USED	119.48' CALC. & USED	S 00°40'46" W