

Plat of Lot Splits Bishop Castle, LLC

Situated in the City of Willoughby Hills, County of Lake and State of Ohio & known as being part of Original Township Lots 4 & 5, Tract 4. Further being a re-configuration of the Renaissance Re-Subdivision recorded in Volume 11, Page 1 of Lake County Plat Records.

September 2024 Scale: 1"=50'

Pertinant Survey Information¹

- Renaissance Re-Subdivision No. 3 Vol. 11, Pg. 1 L.C.P.R. (1987)
- The Shoppes at Willoughby Hills - Loehmans Plaza, by Robt. Dorner (McSteen) - 2018 (Lot Splits & Consolidation)
- The Shoppes at Willoughby Hills - Loehmans Plaza, by Robt. Dorner (McSteen) - 2019 (Lot Splits & Consolidation)

Owners Acceptance:

I, the undersigned Representative of Bishop Queen, LLC, Owner of the land shown hereon, do hereby accept these Lot Splits as shown hereon.

Executed on this _____, Day of _____, 2024.

By: _____
Bishop Castle, LLC

STATE OF OHIO } SS:
COUNTY OF _____

Before me a Notary Public in and for said County and State, personally appeared the above named _____, Bishop Castle, LLC., who represented that he is duly authorized in the premises, who acknowledged that he did sign the foregoing instrument and that the same was his voluntary act and deed, individually, and the free act and deed of said Corporation. In testimony whereof, I hereunto set my hand and official seal at _____, Ohio this _____ day of _____, 2024.

NOTARY PUBLIC

Line Table:

LINE	LENGTH	BEARING	NOTES
L-1	126.71	N 00°37'20" W	126.78 Rec.
L-2	77.77	S 54°27'41" E	77.78 Rec.
L-3	139.86	S 11°38'07" E	140.00 Rec.
L-4	85.03	N 78°26'26" E	85.06 Rec.
L-5	124.97	N 11°38'07" W	125.01 Rec.
L-6	134.41	N 33°26'46" E	134.35 Rec.
L-7	55.63	S 78°26'26" E	55.68 Rec.
L-8	144.51	N 78°26'26" E	Split Line
L-8A	89.97	N 78°26'26" E	90.00 Rec.
L-9	180.60	N 78°26'26" E	Split Line
L-10	100.26	N 88°47'53" E	Split Line
L-11	133.04	N 88°47'53" E	Split Line
L-12	53.57	N 02°14'40" E	Split Line
L-13	140.40	N 68°48'58" W	140.00 Rec.
L-14	219.99	S 11°33'24" E	220.00 Rec.
L-15	119.00	N 78°26'26" E	119.24 Rec.
L-16	30.00	S 11°34'14" E	Split Line
L-17	99.98	S 78°26'26" W	99.99 Rec.

APPROVALS

Approved this _____ day of _____, 2024, by the Engineer of the City of Willoughby Hills, Ohio.

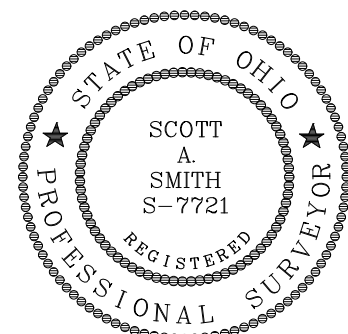
Pietro A. DiFranco, City Engineer

This Plat is hereby approved by the Planning and Zoning Commission and Architectural Board of the City of Willoughby Hills, Ohio this _____ day of _____, 2024.

Tom Elliott, Chairman

Survey Certification:

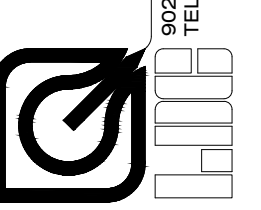
I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to Ohio North NAD 83(2011), VRS Network. All of which are correct to the best of my knowledge 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.



September 12, 2024
Scott A. Smith, P.S. #7721

Lot Splits

LAND DESIGN CONSULTANTS
www.ldcinc.net
ENGINEERS PLANNERS SURVEYORS



DATE 9/12/2024
SCALE: HOR. 1"=100'
VERT. _____
FILENAME BS-Mstr
COMPUTER S:
TAB NAME Spl-BC-018

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

SHEET 1 OF 1
CONTRACT No. BISHQ1-2301

