

# LOT PARTITION PLAT FOR:

BEVERLY J. KRAVOS  
29029 CHARDON ROAD  
P.P.N. 31-A-008-E-00-013-0

BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT No. 1, TRACT No. 4.  
SITUATED IN THE CITY OF WILLOUGHBY HILLS, COUNTY OF LAKE, STATE OF OHIO

KRAVOS SUBDIVISION No. 1  
VOL. P OF MAPS PAGE 30

CHRISTINE DRIVE 50' (PRIVATE)

POB REMAINDER

ABANDONED MONUMENT

SPLIT "A"

54,451 SQ. FT.  
1.2500 AC.

SPLIT "B"

54,449 SQ. FT.  
1.2500 AC.

REMAINDER PARCEL

89,376 SQ. FT.  
2.0518 AC.

6,524 SQ. FT.  
0.1498 AC. IN  
CHARDON RD. R/W

F.B. TRACY'S ORCHARD DRIVE  
SUBDIVISION  
VOL. G OF MAPS PAGE 22, 23

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

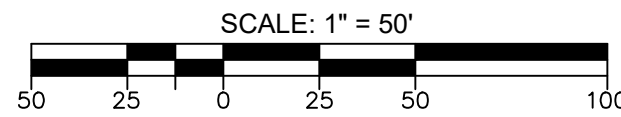
PPN 31-A-008-E-00-008-0  
DAVID G. LEVEREAUX  
29122 EDDY RD.  
DOC. 2010R018921 L.C.R.

PPN 31-A-008-E-00-009-0  
TIMOTHY J. LITTLE TRUSTEE  
29074 EDDY RD.  
DOC. 2010R004468 L.C.R.

PPN 31-A-008-E-00-010-0  
MARY JO PULLELLA  
29034 EDDY RD.  
DOC. 1993R007766 L.C.R.

PPN 31-A-008-E-00-011-0  
CARLA M. LIUZZO  
29030 EDDY RD.  
DOC. 2008R015569 L.C.R.

PPN 31-A-008-E-00-012-0  
TRUSTEES (CEMETARY)  
29021 CHARDON RD.  
(NO RECORD)



**BASIS OF BEARINGS:**

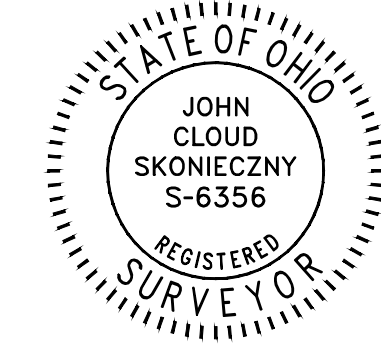
THE CENTERLINE OF CHARDON ROAD AS SOUTH 79°08'20" EAST AS SHOWN BY KRAVOS SUBDIVISION No. 1 RECORDED PLAT VOLUME P OF MAPS, PAGE 30 OF LAKE COUNTY RECORDS.

**LEGEND / ABBREVIATIONS:**

PPN:	INDICATES PERMANENT PARCEL NUMBER	OBS.:	INDICATES OBSERVED
S/L:	INDICATES SUB-LOT	CALC.:	INDICATES CALCULATED
MON.:	INDICATES MONUMENT	☐	INDICATES SURVEY MONUMENT
D.H.:	INDICATES DRILL HOLE	⊙	INDICATES IRON PIN
I.P.:	INDICATES IRON PIN	⊗	INDICATES IRON PIPE
I.PIPE:	INDICATES IRON PIPE	—	SUBJECT PROPERTY LINE
FND.:	INDICATES FOUND	—	PROPERTY LINE
REC.:	INDICATES RECORD	-R/W-	RIGHT-OF-WAY LINE
DD.:	INDICATES DEED	—	CENTERLINE

**DOCUMENTS OF RECORD:**

PP# 31-A-008-E-00-013-0  
BEVERLY J. KRAVOS  
DEED DATED: OCTOBER 12, 2016  
DOC. No. 2016R026719



THIS PLAT WAS PREPARED FROM A FIELD SURVEY DONE UNDER MY DIRECTION AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO (OAC 4733-37). ALL IRON PINS SET ARE 5/8" x 30" REBAR & BEAR CAPS INSCRIBED "SKONIECZNY 6356". BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I ACKNOWLEDGE TO BE CORRECT.

JOHN C. SKONIECZNY  
7739 VIEWMOUNT DR.  
CONCORD TWP., OHIO 44077  
440-537-4111

JOHN C. SKONIECZNY, P.S.  
REGISTERED OHIO PROFESSIONAL  
SURVEYOR No. 6356

SURVEY DATE: AUGUST 23, 2022