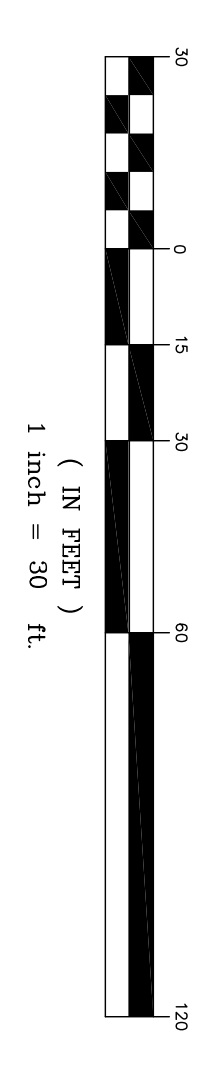




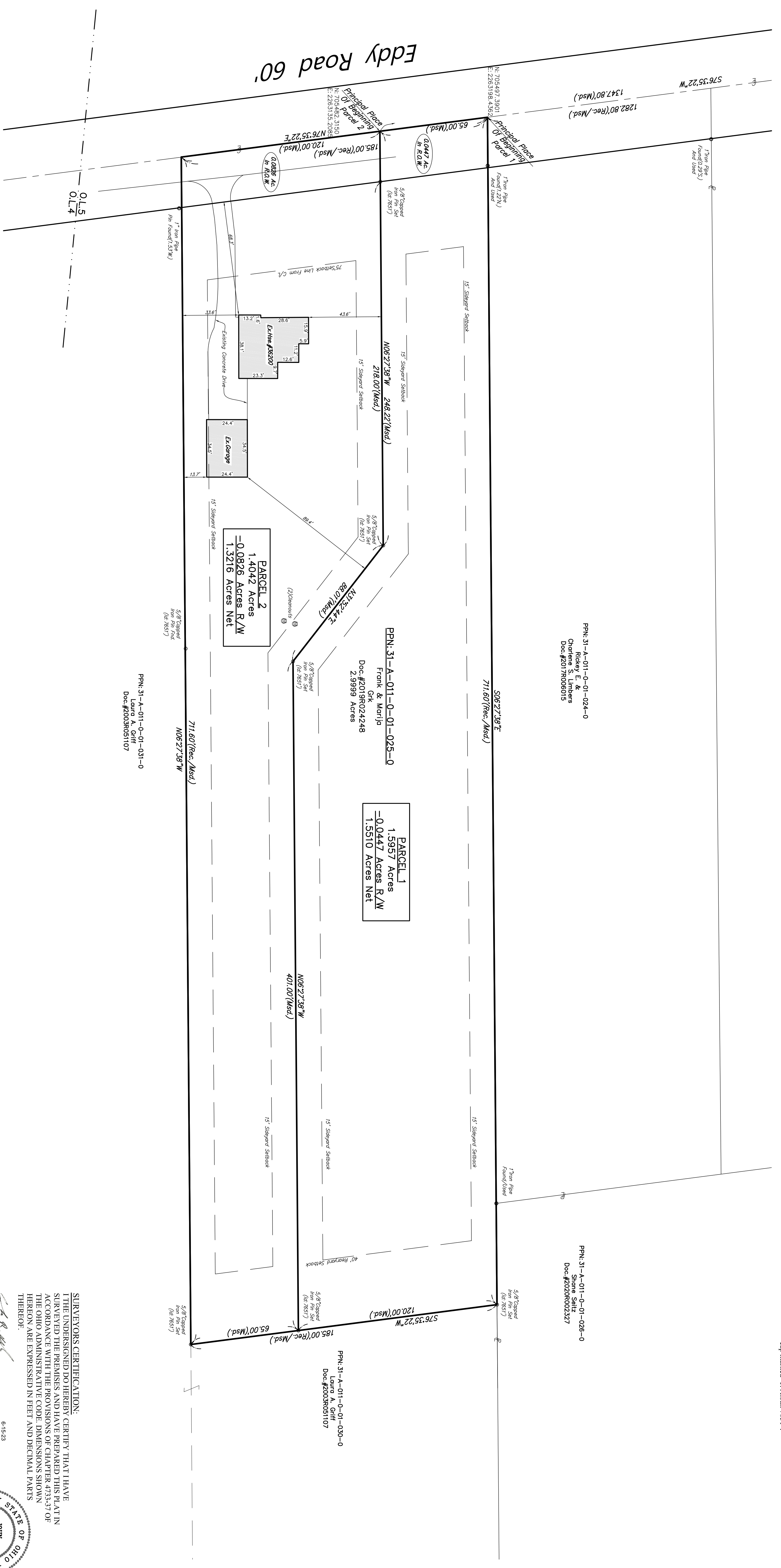
GRAPHIC SCALE



BASIS OF BEARING:
Bearings are based on Ohio State Plane North Zone (NAD 83) by GPS observations.

NOTE:
All pins set are 3/8" x 30" rebar with yellow cap marked "J, Alban 7651".

River Road (SR 174) 60'
Principal Point of Beginning Parcel 1 & 2
N: 705794.9018
E: 226446.2589



PPN: 31-A-011-0-01-024-0
Shirley S. Lammers
Doc: #2017R008015

PPN: 31-A-011-0-01-025-0
Frank & Marjio
Doc: #2019R024248
2.9399 Acres

PARCEL 1
1.5957 Acres
-0.0447 Acres R./W
1.5510 Acres Net

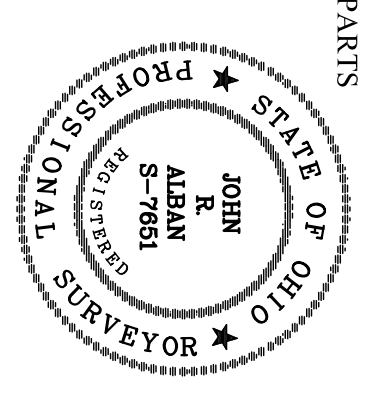
PARCEL 2
1.4042 Acres
-0.0826 Acres R./W
1.3216 Acres Net

PPN: 31-A-011-0-01-031-0
Laura A. Giff
Doc: #2003R051107

PPN: 31-A-011-0-01-030-0
Laura A. Giff
Doc: #2003R051107

SURVEYORS CERTIFICATION:
I THE UNDERSIGNED DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND HAVE PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN HEREOF ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

John R. Alban
JOHN R. ALBAN
P.S. 7651
6-16-23



PREPARED BY:
ALBAN SURVEYING CO.
Engineers and Surveyors
38653 Euclid Avenue, Suite 200
Willoughby, Ohio 44094
Phone: 440-946-0752

REV.	DESCRIPTION	BY	DATE

Plat Of Lot Split
36200 Eddy Road
Lands Known As Being Part Of Original Willoughby Township Lot No. 5 In Tract No. 6, Now In The City Of Willoughby Hills, County Of Lake In The State Of Ohio.

DATE: June, 2023
SCALE: 1"=30'
FIELD M.H.
DRAWN BY: G.S.V.
CHKD BY: J.R.A.
SHEET 1 of 1