

PLAT OF LOT LINE ADJUSTMENT

TO RE-ESTABLISH THE ORIGINAL PROPERTY LINE BETWEEN SUBLOTS 8 AND 9 OF THE TIMBERLINE SUBDIVISION -VOLUME "I", PAGE 39 LAKE COUNTY PLAT RECORDS SITUATED IN THE CITY OF WILLOUGHBY HILLS, COUNTY OF LAKE, AND STATE OF OHIO, BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT 10, TRACT 6 JULY 30, 2026  
SCALE 1 INCH = 50 FEET

NOTE: NO NEW LOTS ARE BEING CREATED WITH THIS INSTRUMENT

OWNERS ACCEPTANCE:

THE UNDERSIGNED, JOAN M BAUER, TRUSTEE, OWNER OF THE LAND SHOWN HEREON, DOES HEREBY THIS PLAT OF THE SAME.

JOAN M BAUER, TRUSTEE

NOTARY PUBLIC

STATE OF )  
COUNTY OF )

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE JOAN M. BAUER, TRUSTEE, WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HER OWN FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

AT \_\_\_\_\_, OHIO

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS IS AN ACKNOWLEDGEMENT CLAUSE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

OWNERS ACCEPTANCE:

THE UNDERSIGNED, LAURIE J FELTHAM, OWNER OF THE LAND SHOWN HEREON, DOES HEREBY THIS PLAT OF THE SAME.

LAURIE J FELTHAM

NOTARY PUBLIC

STATE OF )  
COUNTY OF )

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE LAURIE J FELTHAM, WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HER OWN FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

AT \_\_\_\_\_, OHIO

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS IS AN ACKNOWLEDGEMENT CLAUSE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

SURVEY REFERENCES:  
RECORDED DEEDS AS SHOWN

PLAT FOR TIMBERLINE SUBDIVISION  
VOL "I", PAGE 39 LAKE COUNTY RECORDS

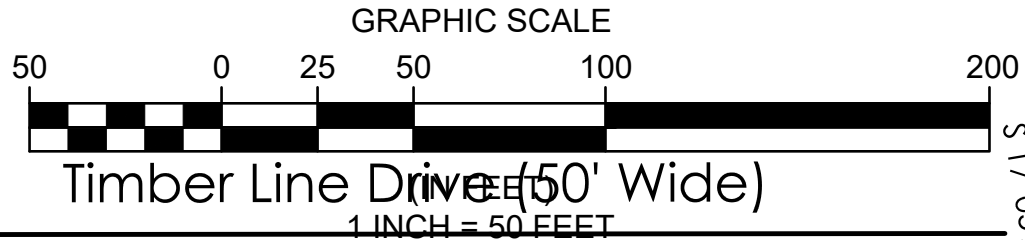
PLAT FOR GLEN KYLE ESTATES SUBDIVISION  
VOL 13, PAGE 37 LAKE COUNTY RECORDS

CENTERLINE PLAT FOR S.R. 91  
VOL "N", PAGE 69 LAKE COUNTY RECORDS

RIGHT OF WAY PLAN FOR S.R. 91  
(LAK 91-0.00-2.38) 1966

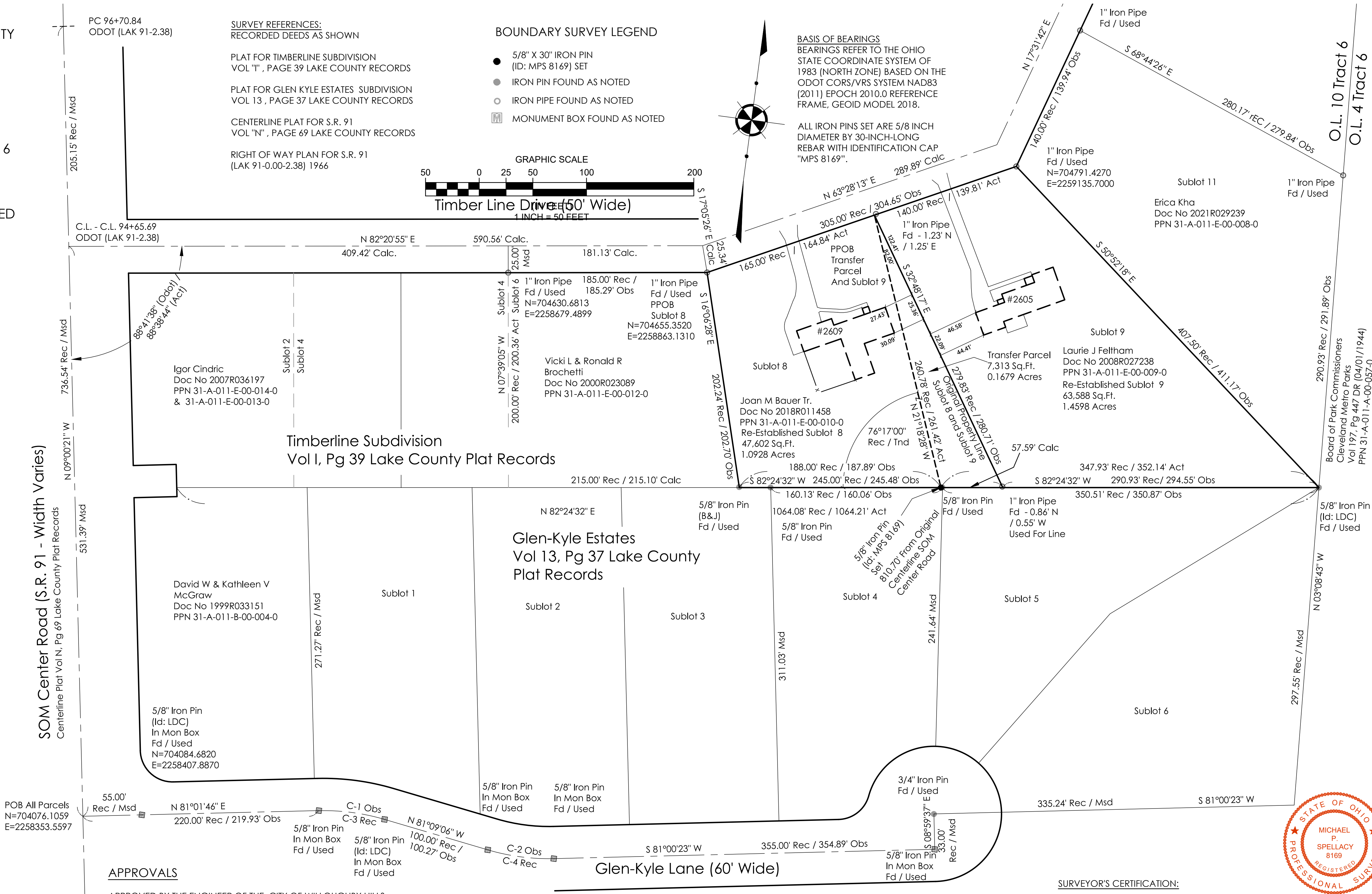
BOUNDARY SURVEY LEGEND

- 5/8" X 30" IRON PIN (ID: MPS 8169) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED



BASIS OF BEARINGS  
BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) EPOCH 2010.0 REFERENCE FRAME, GEOID MODEL 2018.

ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "MPS 8169".



APPROVALS

APPROVED BY THE ENGINEER OF THE CITY OF WILLOUGHBY HILLS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

PIETRO DIFRANCO - ENGINEER OF THE CITY OF WILLOUGHBY HILLS

APPROVED BY PLANNING COMMISSION OF THE CITY OF WILLOUGHBY HILLS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

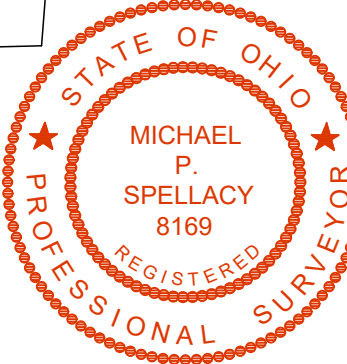
TOM ELLIOT - CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF WILLOUGHBY HILLS

| PARCEL CURVE TABLE |        |         |           |        |             |         |
|--------------------|--------|---------|-----------|--------|-------------|---------|
| CURVE              | LENGTH | RADIUS  | DELTA     | CHORD  | BEARING     | TANGENT |
| C1                 | 62.20' | 200.00' | 17°49'08" | 61.95' | S89°56'20"W | 31.35'  |
| C2                 | 62.28' | 200.00' | 17°50'31" | 62.03' | N89°55'39"E | 31.39'  |
| C3                 | 62.37' | 200.00' | 17°52'00" | 62.11' | N85°52'06"W | 31.44'  |
| C4                 | 62.37' | 200.00' | 17°52'00" | 62.11' | S85°52'06"E | 31.44'  |

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "MPS 8169".

Michael P. Spellacy 07/30/2026  
MICHAEL P. SPELLACY P.S. #8169 DATE



2609 -2605  
TIMBERLINE DRIVE  
WILLOUGHBY HILLS - LAKE COUNTY - OHIO

MPS  
LAND SURVEYING  
MPS LAND SURVEYING LLC  
(COA 07532)  
WILLOUGHBY, OHIO 44094  
(440) 728-8433

MAP OF LANDS

DATE: 07/30/2026 DRAWN: XXX  
SCALE: HOR 1"=50' VERT 1"=100'  
FOLDER: DWG/Plat Surveying  
FILENAME: 26-0424-2609  
TAB: lot line adj  
BNDY BY: XXX  
BASE BY: XXX

CONTRACT No.  
26-0424  
SHEET 1 OF 1